Truhome FINANCE	**TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Limited)** **Head Office: Level 1, Wockhardt Towers, East Wing, C-2, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051. Tel: +91 22 4241 0400** **Reg. Office: Srinivasa Tower, 1st Floor, Door No. 5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai - 600018, Tamil Nadu** **Website: http://www.truhomefinance.in**

Terms and Conditions for sale of assets of borrower accounts through Private Treaty under SARFAESI Act

State	**Gujarat**
City	**Kalol-Gandhinagar**
Lan	**SLPHAHMD0003070**
Name of Borrower	**Sagar Nikulkumar Panchal**
Newspaper Name & Date	**21.08.2026-Free Press Gujarat(English) & Lok Mitra(Gujarati.)**
Auction Date	**21-08-2026 (Time-11 AM to 1 PM)**
Reserve Price & EMD Amount	**Reserve Price Rs.13,00,000/-(Rupees Thirteen Lakh Only)**
Property Address	**Milkat No.397, Panchal Vas, Near Veraimaa man dir,Dantali-sherth road, Near Ahmedabad-Kalol Highway, Dantali, Kalol, Gandhinagar-382423**
Possession	**Physical possession taken dated.26.01.2026**

Terms and Conditions for sale of property through Private Treaty:

1. **Caution to the Intending Purchaser:**
   a. **Property is being sold on "As is where is"," As is what is ", and "Whatever there is".**
   b. **To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties except those mentioned in the Notice. However, The intending purchaser should make their own independent inquiries regarding the encumbrances, title of property put on Private Treaty, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the intending purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The Private Treaty advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of The Truhome Finance Limited (Formerly Shriram Housing Finance Limited). The property is being sold with all the existing and**

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future encumbrances whether known or unknown to the The Truhome Finance Limited (Formerly Shriram Housing Finance Limited). The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

c. **The Truhome Finance Limited (Formerly Shriram Housing Finance Limited) does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees or any other dues of the property if any in respect of and/or in relation to the sale of the said property. The intending purchaser has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.**

d. **The intending purchaser are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax or any other etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before entering to the Private Treaty.**

e. **The Purchaser is advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before entering to the Private Treaty.**

f. **Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the intending purchaser (s).**

2. **<u>Inspection of Property/Immovable Assets:</u>**
   a. **The Purchase shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.**
   b. **The Purchase is bound by the principle of caveat emptor (Buyer Beware).**
3. **<u>Inspection of Title Deeds:</u>**
   a. **The Purchase may inspect and verify the title deeds and other documents relating to the property available with The Truhome Finance Limited (Formerly Shriram Housing Finance Limited).**
4. **<u>Submission of bid forms:</u>**
   a. **The intending purchaser shall be submitted application along with the 10 % of the offered amount on or before the last date of Private Treaty Execution.**
   b. **The intending purchaser should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested purchaser should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the purchaser s themselves. It is the sole responsibility of the bidder.**
   c. **The application shall be duly filled in with all the relevant details. The intending purchaser should submitted copies of PAN card and proof of residential address, while submitting bid form. The intending purchaser other than individuals should also upload proper mandate for Private Treaty Execution.**
   d. **The intending purchaser staying abroad/ NRIs/ PIOs/Bidders holding dual**

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citizenship must submit photo page of his/her valid Indian Passport.

e. **Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. will be accepted as the identity document and should be submitted along with the application.**

f. **Original Identity Document copy of which is submitted along with the application must be produced on demand.**

5. **Earnest Money Deposit (EMD):**

a. **The application shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT. to the Bank: AXIS BANK LIMITED, BRANCH- BANDRA KURLA COMPLEX, MUMBAI. Current Account No. 911020045677633/IFSC CODE-UTIB 0000230 or by way of demand draft drawn in favour of Truhome Finance Limited, of the Nationalized Bank, payable at par. Earnest Money Deposit (EMD) shall be adjusted with sale consideration amount, otherwise refunded within 15 working days of finalization of sale. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the purchaser will neither be entitled for any interest nor damages.**

b. **The intending purchaser not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.**

c. **The intending purchaser shall preserve the remittance challan and shall produce the same as and when demanded.**

d. **The application without EMD shall be summarily rejected.**

e. **All details regarding remittance of EMD shall be entered in the application.**

f. **EMD, either in part or in full, is liable for forfeiture in case of default.**

6. **Deposit of purchase price:**

a. **The intending purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.**

b. **The balance amount of purchase money shall be paid on or before the 15th (Fifteenth) day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.**

7. **Default of Payment:**

a. **Default of payment of 25% of Sale Consideration amount (less EMD) on the same day or within 24 hours as stated in para 6(a) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.**

b. **The EMD and any other monies paid by the intending purchaser shall be forfeited by the Authorised Officer of The Truhome Finance Limited (Formerly Shriram Housing Finance Limited).**

8. **Sale Certificate / Payment of Stamp Duty:**

a. **On confirmation of the sale by The Truhome Finance Limited (Formerly Shriram Housing Finance Limited) and compliance of the terms of payment, The Authorized Officer shall issue a certificate of sale of the said property in favour of the intending purchaser in the form given in Appendix V to Enforcement of**

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Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.

b. **No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.**
c. **Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person with authority letter.**
d. **The intending Purchaser would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.**
e. **The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period.**
f. **No request for return of deposit either in part or full/cancellation of sale will not be entertained.**

9. **Return of EMD:**
   a. **In any circumstances the EMD will be returned through NEFT/RTGS transfer, account details provided by them in the application form and intimated via their email id.**
10. **Stay/Cancellation of Sale:**
   a. **In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the sale may either be deferred or cancelled and person participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.**
   b. **Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time shall result in forfeiture and cancellation of sale and The Truhome Finance Limited (Formerly Shriram Housing Finance Limited) will be entitled to re-auction the same.**
11. **Delivery of Title Deeds:**
   a. **The title deeds and other documents related to the property and deposited with The Truhome Finance Limited (Formerly Shriram Housing Finance Limited) for creation of Equitable Mortgage shall be delivered to the intending purchaser, at the time on execution of the Sale Certificate.**
12. **Delivery of possession:**
   a. **All expenses and incidental charges there to shall be borne by the intending purchaser.**
13. **Other Conditions:**
   a. **The Authorised Officer will be at liberty to amend/modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.**
   b. **The Truhome Finance Limited (Formerly Shriram Housing Finance Limited) has the absolute right and discretion to accept or reject any bid or**

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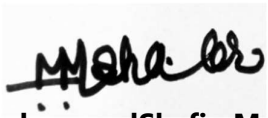
adjourn/postpone/cancel the sale/ modify any terms and conditions of the sale without any prior notice and assigning any reason.

c. **The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.**
d. **The intending purchaser shall be deemed to have read and understood all the conditions of sale and are bound by the same.**
e. **No counter-offer/conditional offer/ conditions by the intending purchaser will not be entertained.**
f. **The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.**
g. **Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/ Truhome Finance Limited (Formerly Shriram Housing Finance Limited) and Truhome Finance Limited (Formerly Shriram Housing Finance Limited) would not entertain any claim or representation in that regard from the intending purchaser.**
h. **The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale.**
i. **Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.**
j. **Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.**



Date.21-08-2026
Place.Ahmedabad

MohammedShafiq M.Shaikh
(Authorised Officer)
Truhome Finance Limited
(Earlier Known as Shriram Housing Finance Limited)

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