

## OFFER FORM

To : The Head  
Office Services Department  
Canara Robeco Asset Management Company Ltd.  
4<sup>th</sup> Floor, Construction House,  
5, Walchand Hirachand Marg,  
Ballard Estate, Mumbai 400001

This refers to your advertisement in Times of India / Nav Shakti dated 19<sup>th</sup> October 2013/ notification posted on your website (canararobeco.com) regarding sale of (Flat No/s) ..... situated in National Park View – 1 Co-operative Society Ltd at A-Wing, National Park View – 1, Raheja Estate, Kulupwadi Road, Borivali (E), Mumbai – 400066 belonging to Canara Robeco Asset Management Company Ltd on “as is where is” basis.

I/ We, ..... do hereby confirm that I/ we have made adequate enquiries and inspected the above flat/s and hereby offer to purchase the same for a total sum of Rs. .... /- (Rupees. ....Only)

I/ We accept the terms & conditions set out on the reverse of this Form and accordingly, remit herewith the Earnest Money Deposit of Rs..... /- (Rupees ..... Only) vide DD/ Pay Order No ..... dated ..... drawn on ..... Bank, ..... Branch, payable at Mumbai in favor of “**Canara Robeco Asset Management Company Ltd.**”

I/ We acknowledge and accept that this offer will be binding on us till completion of the sale process as set out in the accompanying terms and conditions. My/our profile is given hereunder:

.....  
**PROSPECTIVE PURCHASER's PROFILE:** (All fields are compulsory)

Name : .....  
Company : ..... Designation: .....  
PAN No. : ..... (please enclose a photocopy of PAN Card)  
Address : .....  
.....  
.....  
Mobile : ..... Res. Tel: .....  
Email : .....

Dated the ..... day of ..... 2013  
.....

.....  
(Stamp & Signature of the Offeror)

Return the Offer Form duly signed along with 'Terms & Conditions' to The Head, Officer Services Department, **Canara Robeco Asset Management Company Ltd.**, Construction House, 4<sup>th</sup> Floor, 5, Walchand Hirachand Marg, Ballard Estate, Mumbai 400 001.

TO BE DELIVERED BY HAND IN “SEALED ENVELOPES” TO THE ABOVE OFFICE OF CANARA ROBECO, MUMBAI NOT LATER THAN 11<sup>TH</sup> NOVEMBER, 2013.

- \*Note:
- 1) Prospective purchasers are free to verify any/all the above stated information.
  - 2) All loose fixtures and furniture, air-conditioners etc., if any, are not part of the sale.
  - 3) Offers submitted by organizations or power of attorney holders shall be accompanied by a certified copy of resolution or a duly attested power of attorney.

**(Please see overleaf for detailed Terms & Conditions)**

## TERMS & CONDITIONS FOR PURCHASE OF RESIDENTIAL FLATS

**Name of the Seller :** Canara Robeco Asset Management Company Ltd (“CANARA ROBECO”)

**Details & Address of the property:**

Flat No.	Area/Flat	Reserve Price for Flat	Address
401, 504, 603 & 701	1030 Sq.Ft. + Covered Car Parking	Rs.1,12,15,000/-	A-Wing, National Park View – 1, Raheja Estate, Kulupwadi Road, Borivali (E), Mumbai – 400066

**Terms & Conditions :**

1. All offers for purchase of property shall be on an ‘as-is-where-is’ basis and must be quoted in Indian Rupees for a lump sum price, which shall not stand varied for any reason whatsoever (except as provided hereunder) including, but not limited to, shortfall or excess in area of the flat, brokerage, TDS, society transfer fee, stamp duty, registration charges, any additional charges levied by the society such as Apex Society charges, cable, parking, outgoings, building development fund, sinking fund etc.,
2. The enclosed offer Form shall be submitted in a sealed envelope and reach CANARA ROBECO on or before 11<sup>th</sup> November, 2013 (closing date). Offers submitted by organizations or power of attorney holders shall be accompanied by a certified copy of resolution or a duly attested power of attorney, as the case may be.
3. An interest free Earnest Money Deposit (“EMD”) of Rs.1,00,000/- (Rupees One Lac Only) per Flat shall be paid by the offeror at the time of submission of offer.
4. All payments shall be made by Pay Order/ Demand Draft favoring “Canara Robeco Asset Management Company Ltd.”, payable at Mumbai and drawn on a Nationalized Bank or any other bank acceptable to CANARA ROBECO.
5. Any offers received below the said ‘Reserve Price’ will be rejected.
6. Once the offer is submitted along with the EMD, the offer shall remain valid for a period of 2 months from the closing date. The offer cannot be withdrawn or revised downwards by the offeror during the validity period. This validity period may be extended at the discretion of CANARA ROBECO, if required.
7. The sealed bids will be opened on 14<sup>th</sup> November, 2013 at 3.00 p.m. in the office of CANARA ROBECO at the above given address in the presence of the Bidders and the “Sale Steering Committee” constituted for the purpose of processing the bids. If no Bidders are present, bids will be opened in the presence of 3-4 independent witnesses. No declaration of the accepted bids will be made on the same day. A separate intimation will be sent later to the bidders/offerors whose bid is accepted.
8. Offers for bulk purchase will be given preference, however, subject to the bids being competitive and at the sole discretion of CANARA ROBECO.
9. CANARA ROBECO, prior to the closing date or anytime thereafter, is entitled at its absolute discretion to terminate the entire process of sale without assigning any reasons.
10. In the event of termination of sale process, the EMD placed with CANARA ROBECO will be refunded to the bidders/offerors within 10 working days from such termination without any interest.
11. If the bidder/offeror, whose bid is accepted (“Selected Bidder”), fails to comply with further process to complete the sale, the EMD will be forfeited and proceed to accept the next highest bidder, provided such bid is above the Reserve Price.
12. The Selected Bidder, whose offer is so accepted, shall, within the time limit specified in the acceptance letter issued by CANARA ROBECO, deposit 20% of the sale price, however, after deducting there from the amount deposited by way of EMD and sign an Agreement for Sale (AFS) in the prescribed format. If the said amount of 20% or any part of thereof remains unpaid within the stipulated time limit, the letter of acceptance issued by CANARA ROBECO stands automatically revoked and the EMD forfeited. Thereafter, CANARA ROBECO, is entitled to proceed in such manner as it deems fit.
13. The EMD of the bidders/offerors, whose bids are not accepted, will be returned within 10 working days from the date of declaration of the Selected Bidder/s.
14. On signing of AFS, CANARA ROBECO shall apply to the Society for issue of No Objection Letter (NOL) from the Society. CANARA ROBECO shall also arrange an introduction of the Selected Bidder to the Society, if and when required. Within 4 weeks of AFS and on receipt

of NOL from the Housing Society, whichever is later, the sale shall be completed through execution of Sale Deed. The Selected Bidder shall remit the balance sale consideration prior to execution of such Sale Deed. In the event of failure to remit the balance 80% of the sale consideration or part thereof within the stipulated time, CANARA ROBECO is entitled to revoke its acceptance and forfeit 10% of the amount deposited by then (i.e. 20% of sale price) and return the balance amount to the defaulted buyer. Thereafter, CANARA ROBECO is at liberty to invite fresh offers or make offer to the next highest bidder or terminate the sale process.

15. It shall be the responsibility of the Successful Bidder to get the Sale Deed adequately stamped and registered with the Registrar of Assurances at his own cost and effort. At the time of completion of the sale, the Successful Bidder shall also be obliged to execute such other forms, applications and other writings in respect of the sale and transfer of the said flat/premises. Vacant possession of flat/premises shall be handed over along with original document/s, forms etc., after registration is complete.
16. For the reasons beyond the control of CANARA ROBECO, if the NOL is not issued or the proposal of the Successful Bidder for transfer of shares in his/her/its name is rejected by the Society, CANARA ROBECO reserves the right to cancel the letter of acceptance issued to the Successful Bidder and choose another bidder from the other bidders/offerors or withdraw the property from the sale process without incurring any liability in this regard. In such event, the Successful Bidder shall have no lien or right to enforce any specific performance on CANARA ROBECO, except seeking refund of the EMD or any other amounts paid to CANARA ROBECO.
17. Transfer charges, share money, society deposits, donations/contributions (if any) payable to the society or any other charges payable on transfer/conveyance shall be borne entirely by the Successful Bidder.
18. Charges towards stamp duty, registration and any other expenses connected with the transfer/ conveyance of the said flat/premises are to be borne by the Successful Bidder entirely.
19. The law relating to Taxes prevalent as on the date of conclusion of sale shall be strictly complied with by the Successful Bidder
20. Each party shall bear its own legal & real estate advisors/broker's cost.
21. Only one covered Parking is available to each of the above flats. Additional parking will be as per Society's policy and prospective offerors/buyers are advised to check & verify the same with the Society.
22. Offer Form for submitting offers/bids is available on the website and can be downloaded. The details of commencement and closure of bid process, extension of time (if any), reserve price, place of submission, mode of giving acknowledgements, etc., will also be provided/displayed on the website: [www.canararobeco.com](http://www.canararobeco.com).

**Agreed and Accepted**

.....  
(Stamp & Signature of the Offeror)

-----  
**\*Note : 1) Prospective purchasers are free to verify any/all the above stated information.  
2) All loose fixtures & furnitures, air-conditioners etc., if any, are not part of the sale.**