

OFFER/ BID FORM

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

Place: Mumbai
Date:

This is in response to your advertisement in Times of India / Nav Shakti dated 24th May 2014 and the "Terms & Conditions" posted on your website (www.canararobeco.com) regarding sale of (Flat No) situated in "A" Wing of Co-operative Society Ltd at Andheri / Borivali, belonging to Canara Robeco Asset Management Company Ltd on *"as is where is" basis.

I/ We, do hereby confirm that after making adequate enquiries and inspecting the above flat/s and the title documents, I/we do hereby offer to buy the above Flat for a total sum of Rs. /- (Rupees. only).

I/ We accept the terms & conditions set out on the reverse of this Form/ website and accordingly, remit herewith the Earnest Money Deposit of Rs.1,00,000/- (Rupees one lakh only) vide DD/ Pay Order No dated drawn on Bank, Branch in favor of "Canara Robeco Asset Management Company Ltd" payable at Mumbai.

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:

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

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

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.
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(Stamp & Signature of the Bidder)

This Offer/Bid Form shall be submitted in a sealed envelope along with 'Terms & Conditions' duly signed. Please annex the DD to the envelope and mention the name of the bidder and flat number on the envelope.
To be delivered by hand or courier or registered post in "sealed envelopes" at the above office not later than 13th June, 2014.

*Note: 1) Prospective buyers/ bidders 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.

(Please see overleaf/ next page for detailed Terms & Conditions)

TERMS & CONDITIONS FOR SALE OF RESIDENTIAL FLATS

Name of the Seller: Canara Robeco Asset Management Company Ltd (“CANARA ROBECO”), Construction House, 4th Floor, 5, Walchand Hirachand Marg, Ballard Estate, Mumbai 400 001. Tel.: 66585000 Fax: 66585012 / 13

Details & Address of the property:

Flat No.	Area/Flat	Reserve Price for Flat	Address
401, 402 & 701	1030 Sq. Ft. + Covered Parking	Rs.1,12,15,000/-	A-Wing, National Park View – 1, Raheja Estate, Kulupwadi Road, Borivali (E), Mumbai – 66
101 & 201	1110 Sq. Ft.	Rs.1,88,70,000/-	A-Wing, Abhar, Behind Sanjeev Enclave, Seven Bungalows, Versova, Andheri (W), Mumbai - 61
104	1000 Sq. Ft. + Covered Parking	Rs.1,75,00,000/-	A-Wing, Abhar, Behind Sanjeev Enclave, Seven Bungalows, Versova, Andheri (W), Mumbai - 61
203	1045 Sq. Ft. + Covered Parking	Rs.1,82,65,000/-	A-Wing, Uphar, Behind Sanjeev Enclave, Seven Bungalows, Versova, Andheri (W), Mumbai - 61

Terms & Conditions:

- All offers to buy shall be on an * **“as-is-where-is”** basis and must be quoted in Indian Rupees for a lump sum price, which shall not be 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.,
- Before participating in bidding process, bidders are advised to inspect/verify the flat/s at the respective locations & also the property/ title documents at CANARA ROBECO’s office during business hours/days with prior appointment. It shall be noted that the **“original Agreement for Sale”** between the Builder and Canbank Mutual Fund (first buyer) with respect to Flats in National Park View – I, Borivali (E) is not available.
- The enclosed offer Form shall be submitted in a sealed envelope and reach CANARA ROBECO on or before **13th June, 2014** (closing date). Bid/s 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.
- Bidders are requested to mention their name & flat number on the sealed envelope.
- In case of multiple bids, bidders are requested to use separate offer form & envelope for each bid.
- An interest free Earnest Money Deposit (**“EMD”**) of **Rs.1,00,000/-** (Rupees One Lac Only) per Flat shall be paid by the bidder/s at the time of submission of bid/s.
- 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.
- Any bid received below the said **“Reserve Price”** will be rejected.
- Once the bid 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 bidder during the validity period. This validity period may be extended at the discretion of CANARA ROBECO, if required.
- The sealed bids will be opened on **18th June, 2014** 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 Committee”** constituted for the purpose of processing the bids. If no bidders are present, bids will be opened in the presence of 2-3 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 whose bid is accepted.
- Bids for bulk purchase will be given preference, however, subject to the bids being competitive and at the sole discretion of CANARA ROBECO.
- CANARA ROBECO, prior to the closing date or anytime thereafter, is entitled at its absolute discretion to terminate the entire sale process without assigning any reasons.
- In the event of termination of sale process, the EMD placed with CANARA ROBECO will be refunded to the bidders within 10 working days from such termination without any interest.
- If the bidder whose bid is accepted (**“Selected Bidder”**) fails to comply with further process to complete the sale, the bidder shall forfeit the EMD and CANARA ROBECO is at liberty to accept the next highest bidder, provided such bid is above the Reserve Price.

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15. 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 bid price**, however, after deducting therefrom the amount deposited by way of EMD and sign **Articles of Agreement (AOA)** 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 including further recourse. Thereafter, CANARA ROBECO is entitled to proceed in such manner as it deems fit.
16. The EMD of the bidders, whose bids are not accepted, will be returned within 10 working days from the date of declaration of the Selected Bidder/s.
17. On signing of AOA, CANARA ROBECO shall apply to the respective Society for issue of **No Objection Letter (NOL)**. CANARA ROBECO would arrange for introduction of the Selected Bidder to the Society, if and when required. Within 4 weeks of signing AOA or on receipt of NOL from the Housing Society, whichever is later, the sale shall be completed through execution of **Indenture of Sale**. The Selected Bidder shall remit the balance **80% of the bid price** prior to execution of such Indenture of Sale. 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 the buyer shall forfeit 10% of the amount deposited by then (i.e. 20% of sale price) and CANARA ROBECO would return the balance amount to the defaulted buyer without any further recourse. Thereafter, CANARA ROBECO is at liberty to either invite fresh offers or make offer to the next highest bidder or terminate the sale process at its sole discretion.
18. It shall be the responsibility of the Successful Bidder to get the Indenture of Sale adequately stamped and registered with the Registrar of Assurances at his/her 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 payment of the entire sale consideration and registration is complete.
19. 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 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.
20. 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.
21. 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.
22. Flats would be registered only in the name of the successful Bidder or his/her spouse or children, after establishing the identity with supporting documents to the satisfaction of CANARA ROBECO.
23. The law relating to Taxes (including remittance of TDS) prevalent as on the date of conclusion of sale shall be strictly complied with by the Successful Bidder.
24. Each party shall bear its own legal & real estate advisors/broker's cost.
25. Covered parking is available only to those flats which are specifically indicated above. For others, parking of their vehicles shall be as per Society's policy and the prospective buyers are advised to check & verify the same with the Society.
26. Offer Form for submitting 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.

Agreed and Accepted

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(Stamp & Signature of the Offeror)

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***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.**