



भारतीय प्रतिभूति और विनिमय बोर्ड
Securities and Exchange Board of India

NBCC Complex, Tower 1, 8th Floor, Block A
East Kidwai Nagar, New Delhi – 110023
Ph: 011 69012922, 011 69012926
Email: auctionsnro@sebi.gov.in,
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Notice of
E-
Auction /
Sale

**NOTICE FOR SALE FOR E-AUCTION OF THE IMMOVABLE PROPERTIES OF
RICH INFRA DEVELOPERS INDIA LIMITED**

Securities and Exchange Board of India (SEBI) invites bids for sale of immovable properties attached under Recovery proceedings initiated under Section 28A of the SEBI Act, 1992 read with the Second Schedule to the Income Tax Act, 1961 vide **Recovery Certificate No. 2823 of 2020** dated February 05, 2020 against **Rich Infra Developers India Limited** and its directors namely Shri **Harvinder Pal Singh, Shri Gurpreet Singh Sidhu, Shri Parampreet Singh Sidhu and Shri Baljinder Preet Singh (Defaulters)** through e-auction platform on "*as is where is and whatever there is*" basis.

Quikr India Private Limited (hereinafter referred to as "the Agency", "Quikr") has been engaged by SEBI to assist it in the e-auction. C1 India is the service provider and online registration and e-auction will be conducted through <https://www.quikrrealty.com>

Intending bidders are invited to submit their bid(s) along with an amount equivalent of **10% of the Reserve Price as Earnest Money Deposit (EMD)** for each of the following properties to be paid through EFT/NEFT/RTGS in the bank account of SEBI.

Description of Immovable Property

Sl No	Description of the property	Area	Reserve Price (in Rs.)	EMD (in Rs.)	Bid Increase Amount (in Rs)	Date & Time of E- auction
1	Land situated at Shengaon Village, Rajura Taluk, Chandrapur, Maharashtra - 442505 (Survey nos. 668/659/680/2/53 & 668/659/680/2/55)	335 Sq Mts	4,82,400	48,240	10,000	July 20, 2026 (11:00AM to 1:00PM)
2	Land situated at Savali Bujurg Village, Karanja Taluka, Wardha, Maharashtra-442201 (Survey nos. 213/1/218/1, 213/1/218/5,213/1/218/10 & 213/1/218/17)	3782.16 Sq mts	78,12,051	7,81,205	1,00,000	July 20, 2026 (11:00AM to 1:00PM)

Sl No	Description of the property	Area	Reserve Price (in Rs.)	EMD (in Rs.)	Bid Increase Amount (in Rs)	Date & Time of E- auction
3	Land situated at Sabkund Village, Katol Taluka, Nagpur, Maharashtra - 441103 (Survey nos. 47, 58, 59, 60, 75/2, 78/1, 78/3, 80, 82, 83, 84, 85, 86 & 113)	2.48 Hectare	26,10,000	2,61,000	50,000	July 20, 2026 (11:00AM to 1:00PM)
4	Land situated at, Kadoli Village, Patan, Taluk, Satara District, Maharashtra State- 415206 (Survey No. 3 & 4/5)	19.41 Acres	49,50,000	4,95,000	1,00,000	July 20, 2026 (11:00AM to 1:00PM)
5	Land situated at Khot Village, Garhshankar Tehsil, Hoshiarpur District, Punjab- 144527	56.40 Acres	1,80,90,000	18,09,000	1,50,000	July 20, 2026 (11:00AM to 1:00PM)

Note:

a) The intending bidder(s) should make their own independent enquiries regarding the extent, measurement, nature, type, classifications, encumbrances, litigations, attachments, acquisition liabilities of the property, title, survey number(s) / plot number(s) and claim/rights/dues, etc. in respect of the property put on auction, prior to submitting their bid(s). The notice of sale does not constitute and will not be deemed to constitute any commitment or any representation of SEBI / the Agency. The property is being sold with all the existing and future encumbrances, whether known or unknown to SEBI / the Agency. SEBI / the Agency shall not be responsible in any way for any third party claims/rights/dues, etc. Taxes/other applicable rates, charges etc. of whatever description, shall have to be borne by the successful bidder(s).

b) The words online auction and e-auction are used interchangeably.

c) Singular word includes its plural and vice-versa.

1. **EMD Remittance:** The intending bidder is required to **submit its EMD on or before July 15, 2026 up to 5:00 PM** in favor of 'SEBI Recovery Proceeds' with Virtual Account Number 'SEBIRNCIS2823' IFS Code BKID00VAN04, followed by an intimation at [auctionsnro@sebi.gov.in](mailto:auctionsno@sebi.gov.in) , deepshikhaL@sebi.gov.in and auctions@quikr.com . The **Bid Form (Online)** along with KYC documents and details of EMD shall be submitted latest by **July 15, 2026 up to 5:00 PM**. All the properties are separate and intending bidder (s) shall specify name of the property at the time of depositing EMD and the same shall be intimated through email to: [auctionsnro@sebi.gov.in](mailto:auctionsno@sebi.gov.in) , deepshikhaL@sebi.gov.in and auctions@quikr.com

2. **Online Auction will commence on July 20, 2026 between 11:00 AM to 01:00 PM** (provided the auction is not adjourned to the next day) with auto time extension of 5 minutes each from the expiry of the closing time given above, in case any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, till sale is concluded. E-Auction will commence at highest price (not below the Reserve Price) offered by the Intending Bidder(s) in the Bid Form (Online) and subsequent bidder(s) can increase / quote their bids in multiples of "Bid Increase Amount" as detailed above in Table. In case any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time shall be automatically extended by five minutes and in case no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale shall automatically get closed at the expiry of the extended five minute. In such manner, there shall be an extension of bidding-time, each of five minutes' duration, till auction is concluded. The extension shall not be given post 5PM on the auction day, provided that the auction is not adjourned to the next day.
3. Sale/Auction shall be through online bidding. Bidders can participate in the e-auction from anywhere. The intending bidders need to fill up the Bid Form, upload copy of any valid photo identity/address proof and copy of the PAN Card & Aadhaar Card at the platform provided by the service provider by following the instructions contained therein
4. The registered bidder shall log in to the auction portal with the user ID and password provided by the e-auction service provider at the commencement of auction. The Bidder shall not be entitled to withdraw the bid/s once submitted on payment of EMD. However, if the auction is adjourned for any reason, the bidders may opt to withdraw from the auction. Such decision to withdraw shall be intimated to the Agency/service provider before the revised last date of submission of bids through the registered e-mail ID and seek a refund of EMD.
5. The property shall not be sold below the Reserve Price fixed. Bidders are advised to enter their bid accordingly, keeping in mind the five minutes' duration. No complaint on time-factor or paucity of time for bidding shall be entertained.
6. The highest bidder shall be declared the successful bidder subject to confirmation by SEBI and he/ she will be intimated at the registered e-mail ID, after closure of auction.
7. **Inspection.** The intending bidders can view scanned copies of the available deeds on the website / portal of the Agency after completion of registration process. It shall be the responsibility of the intending bidders to inspect the properties and documents relating

thereto from the concerned local authorities and satisfy themselves about the title and nature of property before submitting bid in e-auction.

8. The successful bidder shall have to deposit 25% of the highest / successful bid amount (inclusive of EMD amount), after the closure of the auction, within 48 hours of receipt of intimation from agency/SEBI declaring them as successful bidder, and the balance amount along with 1% of highest / successful bid amount as poundage fee within 15 (fifteen) days from closure of auction, to SEBI Bank Account number mentioned at para 1 of this Notice. All the payments shall be made through EFT/RTGS/NEFT/IMPS to the Bank Account details mentioned at para 1 of this Notice and shall be intimated to auctionsno@sebi.gov.in , deepshikhaL@sebi.gov.in and auctions@quikr.com, immediately. If the said amount is not paid within the specified time, then, the cost of the auction shall be recovered from the deposit money and the balance shall be forfeited forthwith. No request for extension of time for depositing 25% of the successful bid amount, balance amount and Poundage Fees shall be entertained under any circumstances.
9. The payment of all statutory / non statutory dues, taxes, rates, assessments, charges, fees, dues to any authority, conveyance, stamp duty, etc. owing to anybody shall be the sole responsibility of successful bidder(s) only.
10. EMD of unsuccessful bidder shall be refunded without any interest after completion of the auction process.
11. The interested bidder(s) who require assistance in submitting Bid Form and bidding process, may contact **Quikr India Private Ltd.** on mobile nos. **+919930504931; +919619118875, +919321575329, auctions@quikr.com** (Address: No. 201, Mehra Compound, VSP building, Andheri Kurla Road, Sakinaka, Andheri, Mumbai – 400072).
12. The sale shall be subject to the order of SEBI and detailed terms and conditions of the Notice of Sale.

Place: New Delhi
Date: June 12, 2026

Rajan Kumar
Recovery Officer
Securities and Exchange Board of India

TENDER CUM E-AUCTION

This document has been issued for the purpose of carrying out the e-auction in respect of the property of **Rich Infra Developers India Limited (hereinafter referred to as 'the defaulter')** by way of issuance of Notice of E-Auction for Sale (the Notice). **Quikr India Private Limited (the Agency)** has been appointed as the e-auction service provider. The sale of property by e-auction mentioned in the Notice shall be subject to the following conditions:

TERMS & CONDITIONS OF TENDER-CUM-E-AUCTION

1. Auction shall be by way of online electronic bidding through the link provided on the website of the Agency i.e. <https://www.quikrrealty.com> . All interested bidders shall fill the bid form available on e-Auction domain with necessary details and obtain a User ID and Password from the Agency. The bids shall be submitted online.
2. The property, as mentioned in the Notice of Sale dated June 12, 2026 shall be sold on '**as is where is and as is what is' basis**, subject to encumbrances, litigations, attachments and liabilities, if any, without recourse to SEBI and/or the Agency. The extent of the property shown in the Notice of Sale is as per the details received from defaulter. Hence, SEBI and/or the Agency shall not be responsible for any variation in the extent due to any reason.
3. Intending bidders are advised to peruse copies of title deeds, available on the website of the Agency to undertake any verification of the identity and correctness of the property details, encumbrances with the concerned Sub-registrar's office as well as revenue records, to their satisfaction, without recourse to SEBI and/or the Agency.
4. Intending bidders should not be a 'Related Party' to the defaulter. 'Related Party' shall have the same meaning as assigned to them under section 2(76) of the Companies Act, 2013.
5. The sale shall be by Tender-cum-e-Auction to the highest bidder subject to confirmation by SEBI.
6. Bidders may participate in the e-auction online from anywhere in India or outside India. The intending Bidder shall participate in the e-Auction on his own behalf and no third party intervention (except authorized representative of bidder which is a Body Corporate) would be permitted.

7. The successful bidder / purchaser shall bear the charges/ fee payable as per law for conveyance of the property such as applicable stamp duties/ additional stamp duty / transfer charges, registration expenses, fees, etc. for transfer of the property in his / her / its name(s). All taxes shall be borne by the successful bidder / purchaser.
8. The Agency shall allot a login/ User ID and Password to the intending bidders for participating in the e-Auction upon payment of EMD. Thereafter, the intending bidders shall fill up the Bid Form online, upload self-attested copy of any valid photo identity / address proof (KYC) viz; self-attested copy of Voter ID Card / Driving Licence/ Aadhar /Passport and self-attested copy of the PAN at the above website, following the instructions therein. In case the bidder is not having a PAN, then, he/ she shall submit an affidavit on a Rs.100/- non-judicial stamp paper stating the reasons for exemption from Rule 114B of the Income-tax Rules, 1962. In case, the intending bidder is a corporate legal entity or an incorporated body, the constitution documents of the entity, resolution authorising the person to act as the authorized representative and the KYC documents of the authorized representative shall have to be filled up and uploaded.
9. **EMD of 10% of the Reserve Price** (as mentioned above in Table) shall be made through EFT/RTGS/ NEFT transfer to the SEBI's Bank of India (BOI) Virtual Bank Account '**SEBI Recovery Proceeds**' (number '**SEBIRNCIS2823, IFS Code of BOI Virtual account is BKID00VAN04**') as provided in the Notice of Sale,' followed by an intimation at auctionsnro@sebi.gov.in , deepshikhaL@sebi.gov.in and auctions@quikr.com The details of remittances made shall be entered in the Bid Form (Online) along with the UTR number, date of remittance and the Bank name
10. The Agency shall provide training manual to the registered bidder(s) at their request before the date of auction. Prospective / Intending bidders may avail online training on e-auction from <https://www.quikrrealty.com>.
11. SEBI / the Agency shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
12. The registered bidder shall log in to the auction portal at the commencement of auction with the user ID and password provided by the Agency. In case of failure to participate in the auction by being present in person or by logged into the online bidding portal or on withdrawal of tender prior to the auction, the EMD shall be forfeited and no claim whatsoever shall be entertained in respect of the manner of auction. The Bidder shall not be entitled to withdraw the bid/s once submitted on payment of EMD. However, if the auction is adjourned for any reason except adjournment due to technical glitches or

auction being adjourned to next day due to market-leading bid being received within the last five minutes of closing of the auction day at 05:00 PM, the bidders may opt to withdraw from the auction. Such decision to withdraw shall be intimated to SEBI and the Agency before the revised last date of submission of bids, through the registered e-mail ID and seek a refund of EMD.

13. The highest bidder shall be the successful bidder subject to confirmation by SEBI and it/he/she will be intimated at the registered e-mail ID immediately after closure of auction.
14. **Inspection.** The inspection of the scanned copies of only the title deeds and/or Index-II, which have been obtained from defaulter, shall be made available to the intending bidders on e-Auction Portal after completion of registration process. It shall be the responsibility of the bidders to inspect the properties / documents relating thereto, ownership and encumbrance status of such properties through concerned local authorities and satisfy themselves about the title and nature of property before submitting its bid in e-auction.
15. Intending bidders may avail online training on e-auction from <https://www.quikrrealty.com> before the date of auction. **The intending bidders will get the login credentials from e-auction agency once the bid form is submitted. The login credentials will be sent to the email address provided in the bid form.**
16. The e-Auction shall commence strictly at the scheduled date and time and above the highest quotation received (not below the "Reserve Price"). The bids shall be in multiples of the Bid Increase Amount approximate @ of 1% of the "Reserve Price" as mentioned in the Notice of Sale. Since the closing time of the auction is system controlled, the time shall get automatically extended by five minutes if any bid is received during the last five minutes, i.e. while active bid is in process. Online auction will take place as per the Notice of Sale with auto time extension of 5 minutes each, till sale is concluded.
17. The sale may be stopped, postponed or cancelled, if so, directed by SEBI.
18. The successful bidder should pay 25% of the bid amount including the EMD already paid, after the closure of the auction, within 48 hours of receipt of intimation from agency/SEBI declaring them as successful bidder. The balance amount along with 1% of bid amount as poundage fee shall be paid within 15 (fifteen) days from closure of auction. All the payments shall be made through EFT/RTGS/NEFT/IMPS to the above-mentioned Bank Account number, and shall be intimated auctionsno@sebi.gov.in , deepshikhaL@sebi.gov.in and auctions@quikr.com immediately. In case the said

amount is not paid within the specified time, the cost of the auction shall be recovered from the deposit money and the balance shall be forfeited. No request for extension of time for depositing 25% of the successful bid amount, and balance amount and Poundage Fees shall be entertained under any circumstances.

19. The sale shall be absolute once it is confirmed and certificate of sale is issued.
20. The "Certificate of Sale" shall be endeavored to be issued by SEBI, to the successful bidder, within 45 days from the closure of auction, provided all the conditions of sale are fulfilled. No request for inclusion/ substitution of name(s) in the Certificate of Sale shall be entertained other than those mentioned in the Bid Form (Online).
21. Any complaint arising out of this auction process shall be decided by SEBI. However, SEBI/the Agency shall not be liable for any issues relating to e-Auction platform, failure of internet connection, server problems, etc.
22. The payment of all statutory / non statutory dues, taxes, rates, assessments, charges, fees, etc. owing to anybody shall be the sole responsibility of successful bidder only.
23. In case of postponement/cancellation/ adjournment of sale for any reason no fresh notice will be given. However, the new date of sale will be notified on the websites of SEBI i.e. www.sebi.gov.in and on e-auction service portal i.e. <https://www.quikrrealty.com> . The adjourned dates and time for submission of bid(s) will also be available on the SEBI's website: www.sebi.gov.in and on the website of the Agency i.e. www.quikr.com .
24. The decision of SEBI declaring the successful bidder shall be final and binding on all the Bidders.
25. EMD of unsuccessful bidder shall be refunded without interest only after the successful conclusion of the auction process.
26. All conditions of sale shall be governed by this Terms & Conditions of Tender cum E-auction read with Notice of Sale for dated March 01, 2026, the applicable provisions of law and the directions of SEBI.
27. All and any dispute arising regarding sale of property through this e-auction, rights on the property and any claim on the property shall be subject to jurisdiction of Courts in Delhi.

E - AUCTION SALE SCHEDULE

ACTIVITY	LAST DATE (in calendar days)
Issuance of Notice of Sale	June 12, 2026
Uploading of KYC documents and payment of EMD	July 15, 2026
Verification of Bid Form / KYC documents by the Agency	As and when online applications are received but not later than July 15, 2026
Intimation to Eligible Bidders through email	By July 18, 2026
Commencement of e-Auction process	July 20, 2026 at 11:00 AM
Completion of e-Auction process	July 20, 2026 at 01:00 PM provided that the auction is not adjourned to the next day.
Intimation to the Successful Bidder	Upon completion of auction process, an intimation by email shall be given to the successful bidder by SEBI or the Agency.
Payment of 25% of the bid amount by the Successful Bidder	within 48 hours of receipt of intimation from the agency/SEBI declaring them as successful bidder
Payment of balance 75% bid amount along with 1% poundage fees by the Successful Bidders	Within 15 (fifteen) days from the closure of the auction

Note:

The Intended Bidders are advised to note the following-

1. Read the terms and conditions of sale before submitting the bids.
2. Download and keep a copy of duly filled-in uploaded bid application, Terms and Conditions of Tender-Cum-E-Auction as well as the Notice of Sale published in the dailies for future reference.
3. The plot wise/khasra wise/ sale deed wise details of the property(ies) shall be made available to all Intending bidders on e-auction platform. The Intending bidder shall inspect the details of the property from the local Revenue Office, municipal authority, Development Authority, Improvement Trust, Municipal Body concerned or any offices /agencies and

satisfy themselves about the ownership/nature/type/usage of properties, before taking part in the auction process. SEBI/the Agency has not provided any representation or assurance with regard to the encumbrances / liabilities attached to the Properties and shall not be responsible, in any way, for the veracity of information provided in the notice of sale.

4. Retain the EMD and other deposit challans, etc. in safe custody for future reference.

Annexure Schedule

S. No	Particulars
Annexure-I	Bid Form & Declaration from Intending Bidder
Annexure-II	General Guidelines to Bidder
Annexure-III	Technical Terms and Conditions of Online Auction Sale

Annexure-I

**Securities and Exchange Board of India
Northern Regional Office, Delhi
NBCC Complex, Tower 1, 8th floor, Block A,
East Kidwai Nagar New Delhi – 110023**

BID FORM

(Read carefully the terms and conditions of notice of sale before filling-up or submitting the bid-form. Bids once submitted cannot be withdrawn)

S. No	Particulars	Details
1	Name of the Bidder (s) (In Capital Letters)	
2	Father's/ Husband Name#	
3	Name of Authorised Signatory#	
4	Postal / Registered Address	
5	PAN*	
6	Details of KYC Document (S. No/ Ref No of Document)	
7	Phone No/ Mobile No	
8	Email ID	
9	Property details Sr. No. (as per advertisement)	
10	EMD Remittance	Date of remittance:
		Bank & Branch:
		A/c. No.
		IFSC Code:
		UTR No.

S. No	Particulars	Details
11	Date of submission of bid	
12	Bid amount	Rs. (Rupees)
13	Bank Account to which EMD to be returned	Bank & Branch:
		A/c. Holder:
		IFSC Code:
14	Name of Authorised Official to participate in the e-auction	

** In case the bidder is not having a PAN Card, he/ she shall submit an affidavit on a Rs.20/- non-judicial stamp paper, stating the reasons for exemption from Rule 114B of the Income Tax Rules, 1962.*

As applicable

I declare that I have read and understood all the terms and conditions of auction sale and shall abide by them.

(Signature of the Bidder)

DECLARATION
(To be submitted along with Bid Form)

Date: _____

To,

**Securities and Exchange Board of India
Northern Regional Office, Delhi
NBCC Complex, Tower 1, 8th floor, block A
East Kidwai Nagar New Delhi - 110023**

Sir,

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction process.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars remittance given by me/us in the bid form is true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD and other deposit paid by me/us is liable to be forfeited to the SEBI and SEBI will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the agency and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited, without notice to me/us.
5. I/We understand that in the event that the successful Bidder fails to comply with the Terms and Conditions of the Sale and the SEBI in its sole discretion offers the property (ies) to me/us to our highest offered bid then I/We are unconditionally bound to comply with the

Terms and Conditions of Sale. And in the event of I/we failing to comply with the same, I/We agree that the SEBI is entitled to forfeit the EMD deposited, without notice to me/us. I/We also understand that the EMD of all Bidders shall be retained by SEBI and returned only after the successful conclusion of the sale of the properties. I/we state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.

6. The decision taken by SEBI in all respects shall be binding on me/us.
7. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
8. I/We declare that, we are not directly or indirectly a Related Party Rich Infra Developers India Limited and its directors/promoters namely Shri Harvinder Pal Singh, Shri Gurpreet Singh Sidhu, Shri Parampreet Singh Sidhu and Shri Baljinder Preet Singh. In the event, SEBI discover or of the opinion, that we are a "Related Party" as aforesaid, SEBI is entitled to cancel our "Bid" and is entitled to forfeit the bid amount, EMD or any other money deposited by me/us and/or cancel the sale, without notice to me/us.

Name: _____

Address: _____

Email ID: _____

Mobile No.: _____

GENERAL GUIDELINES TO BIDDERS

1. **Nature and Object of Online Sale:**

- (a) The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- (b) All conditions of sale shall be governed by the directions of SEBI, the terms and conditions of the Tender-Cum-E-Auction, Notice of Sale and the applicable provisions of law.

2. **Caution to bidders:**

- (a) Property (ies) is sold on "as is where is", "whatever there is" and "no complaint" basis.
- (b) Bidders are advised / cautioned to verify with the Sub Registrar's Office as well as the Revenue Records and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- (c) Bidders are advised to go through all the terms and conditions of sale given in the tender document and also in the dailies (Advertisement) before submitting the bid and participating in the online bidding/auction.

3. **Inspection of Property:**

- (a) Property (ies) may be inspected on the date(s) and time given in the notice of sale/tender document.
- (b) For inspection intending bidder may submit / mail their request to the Agency at least 2 working days before the scheduled inspection date, i.e., by June 25, 2026.
- (c) Bidders are advised to inspect the property and documents relating thereto and satisfy themselves regarding the physical nature, condition, extent, etc. of the property properties.
- (d) Bidders shall be bound by the principle of *caveat emptor* (Buyer Beware).
- (e) Complaints, if any, in the matter of inspection shall immediately be brought to the notice of Agency.
- (f) Bidders may inspect and verify the scanned copies of the title deeds and other documents relating to the property made available to SEBI by the Rich Infra Developers India Limited and its directors/promoters namely Shri Harvinder Pal Singh, Shri Gurpreet Singh Sidhu, Shri Parampreet Singh Sidhu and Shri Baljinder Preet Singh are available to the intending bidder(s) on e-auction Portal upon completion of registration.

4. **Submission of bid forms:**

- (a) Bids in the prescribed format given in the notice for sale/tender document shall be submitted “online” through the portal of e-auction service provider.
- (b) Bids shall be submitted online before the last date and time given in the Notice of Sale/tender document.
- (c) Bid Form shall be duly filled in with all the relevant details.
- (d) Bidders residing outside India/NRIs/PIOs/Bidders holding dual citizenship shall submit photo page of his/her valid Indian Passport.
- (e) Only self-attested copy of PAN Card, Aadhar Card, Passport, Voter’s ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU shall be accepted as the identity document and be submitted along with the Bid Form.
- (f) Original Identity Document, copy of which is submitted along with the Bid Form, should be produced on demand.

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

- (a) The bid shall be accompanied by the EMD as specified in the notice of sale/tender document.
- (b) EMD and other deposits shall be remitted through EFT/NEFT/RTGS Transfer to the Bank account as specified in the Notice of Sale/Tender document followed by intimation at auctions@quikr.com, auctionsno@sebi.gov.in and deepshikhaL@sebi.gov.in The details of EMD deposited such as UTR Code, challan number etc. shall be duly filled on the e-auction portal on or before the last date for submission of EMD.
- (c) Bidders shall not disclose remittance details of EMD, UTR Code, etc. to anyone to safeguard its secrecy.
- (d) Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- (e) Bid form without EMD shall be summarily rejected.
- (f) All details regarding remittance of EMD shall be entered in the Bid Form.
- (g) EMD, either in part or in full, is liable for forfeiture in case of default.
- (h) Part payment of EMD will also be treated as default and will be forfeited.
- (i) In case the bidders have successfully paid the EMD, but do not participate in the bidding process, the EMD amount shall be forfeited.

6. **Bid Multiplier:**

- (a) The bidders shall increase their bids in multiplies of the “Bid Increase Amount” specified in the Table-1.

7. **Duration of Auction sale:**

- (a) Online auction sale will start automatically on and at the time given in the Notice of Sale /Tender Document.

- (b) The e-Auction shall commence strictly at the scheduled time and above the highest quotation received (not below the "Reserve Price"). Auction/Bidding time shall initially be for a period of one hour and the closing time of the auction is system controlled; the time shall get automatically extended by five minutes if any bid is received during the last five minutes, i.e. while active bid is in process and kept open till the auction-sale concludes.
- (c) In case any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time shall be extended automatically by five minutes and in case no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale shall automatically get closed at the expiry of the extended five minute. There shall thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- (d) Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- (e) No complaint on time-factor or paucity of time for bidding shall be entertained.

8. **Online Bidding:**

- (a) Auction/ bidding shall be online bidding through the portal provided by the service provider.
- (b) Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- (c) No request/complaint of wrong bidding shall be entertained for cancelling the sale and in such case, the EMD in full shall be forfeited.
- (d) Bidders may, subject to conditions of e-auction service provider, avail pre-auction training and/or for demo/mock auction-sale.

9. **Declaration of successful bidder:**

- (a) Highest bid will be provisionally accepted on "subject-to-approval" basis at closure of auction and the highest bidder shall not have any right/title over the property until the sale is intimated/confirmed in his favour by SEBI.
- (b) Intimation shall be sent to the highest bidder through e-mail. Date of sending e-mail will be considered as the date of intimation. In case no intimation reaches, bidders are expected to take efforts to find out status from the Agency. Non-receipt of intimation should not be an excuse for default/non-payment.

10. **Deposit of purchase price:**

- (a) The successful bidder shall have to deposit 25% of the successful bid amount (inclusive of EMD amount), immediately after the close of the auction (within 48 hours of receipt of intimation from agency/SEBI declaring them as successful bidder) and the balance amount along with 1% of highest bid amount as poundage fee within 15 (fifteen) days from close of auction, to the account number mentioned above.

(b) The balance amount of successful bid along with 1% of bid amount as poundage fee shall be paid within 15 (fifteen) days from the date of closure of auction.

11. **Default of Payment:**

- (a) Default of payment of bid amounts within the stipulated time shall render automatic cancellation of sale without any notice.
- (b) The EMD, after defraying the expenses of sale, etc., shall be forfeited, at the discretion of SEBI, either in full or part.
- (c) In case of postponement/cancellation/adjournment of sale for any reason no fresh notice will be given. However, the new date of sale will be notified on the websites of SEBI i.e. www.sebi.gov.in and on e-auction service providers i.e. www.quikrrealty.com. The adjournment dates and time for submission of tenders shall also be available on the SEBI's website www.sebi.gov.in, and on the website of the e-auction service provider i.e. www.quikrrealty.com

12. **Payment of Stamp Duty, etc.:**

- (a) The sale attracts Stamp Duty, Registration Charges, etc. as per relevant laws and the purchaser shall be responsible for payment of all charges towards conveyance, stamp duty and registration etc.
- (b) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charge, fees, etc. owed by the Company to anybody in respect of the Properties shall be the sole responsibility of Successful Bidder only.
- (c) Taxes, if applicable on sale shall be borne by the successful bidder.

13. **Sale Certificate:**

- (a) Sale Certificate shall be issued only in the name/names of the bidders whose name/names are mentioned in the Bid Form.
- (b) No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate shall be entertained.
- (c) Sale Certificate shall be collected in person or through an authorized person.

14. **Return of EMD:**

- (a) EMD of unsuccessful bidders will be returned by Cheque or through EFT/NEFT/RTGS to the Bank account details provided by them in the Bid Form and intimated via their e-mail ID after the completion of auction process.
- (b) Unsuccessful bidders shall ensure return of their EMD and, if not received in a reasonable time, immediately contact the Agency.
- (c) Any delay in return of EMD, shall not entitle unsuccessful bidder to claim interest on EMD amount.

15. Related Party Transaction

- (a) Intending bidder shall submit an undertaking that they are not "Related Party" of the Rich Infra Developers India Limited and its directors/promoters namely Shri Harvinder Pal Singh, Shri Gurpreet Singh Sidhu, Shri Parampreet Singh Sidhu and Shri Baljinder Preet Singh. The bidder shall furnish with the declaration that they are not related party M Rich Infra Developers India Limited and its directors/promoters namely Shri Harvinder Pal Singh, Shri Gurpreet Singh Sidhu, Shri Parampreet Singh Sidhu and Shri Baljinder Preet Singh
- (b) In the event, SEBI discovers or is of the opinion that Bidder is "Related Party", SEBI shall be entitled to cancel "Bid"/"sale" and to forfeit bid amount or EMD or any other money deposited.

16. Stay/Cancellation of Sale:

- (a) In case of stay of further proceedings by SEBI, the auction may either be deferred or cancelled and persons 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 along with 1% of bid amount as poundage fee within the stipulated time shall result in cancellation of sale to successful bidder and forfeit of EMD and other deposits.
- (c) The purchaser may within thirty days of the sale, apply for setting aside the sale on the ground that the Rich Infra Developers India Limited and its directors/promoters namely Shri Harvinder Pal Singh, Shri Gurpreet Singh Sidhu, Shri Parampreet Singh Sidhu and Shri Baljinder Preet Singh had no saleable interest in the property sold.

17. Delivery of Title Deeds:

- (a) Successful Bidder on receipt of Sale Certificate from SEBI, shall contact SEBI for delivery of title deeds and other documents related to the property.

18. Delivery of possession:

- (a) Delivery of possession of the property sold shall be in terms of the directions of SEBI.
- (b) All expenses and incidental charges thereto shall be borne by the Successful Bidder.

19. Other Conditions:

- (a) No officer or other person having any duty to perform in connection with any sale, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the property sold.
- (b) No counter-offer/conditions by the bidder and/or successful-bidder shall be entertained.
- (c) SEBI shall 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.
- (d) SEBI shall have the right to accept or reject all or any bid or bids as well as to postpone

or cancel the sale without assigning any reasons for the reasons to be recorded in the proceedings.

- (e) Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- (f) The above terms and conditions are general in nature, subject to change and are in addition to other specific conditions given in the notice of sale / proclamation of sale.
- (g) Bidders are advised to preserve the documents relating to deposit of EMD and other deposits challan and also a copy of the terms and conditions of online sale downloaded from the portal of the e-auction service provider for future reference.

Technical Terms and Conditions of Online Auction Sale

1. Prospective bidder shall have a valid e-mail ID, valid PAN Card, unless exempted and KYC Document to register for the bid process.
2. Prospective bidder shall register with the e-auction service provider.
3. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the e-auction service provider shall be activated to permit the bidder to enter into the website of the service provider for bidding.
4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy and shall be responsible for any misuse in case of such disclosure.
5. Bidders are advised to change the password immediately upon receipt from the service provider.
6. **Time Extension:** If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale shall automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes' duration, till auction is concluded.
7. **Training:** The service provider shall provide training if required by the bidders at a mutually convenient date and time before the auction.
8. **Bids:** All bids placed are valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
9. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest bid does not get any right to demand for acceptance of his bid.
10. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/representation will be entertained in this regard by SEBI/ the Agency. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their

bid if required before confirming the bid submitted.

11. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale shall primarily be sent to them through e-mail. The date of sending the e-mail shall be considered as the date of intimation.

12. In case no intimation is received for reasons beyond the control of Agency the bidders are required to take efforts to ascertain the status. Non-receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders shall, therefore, keep a watch on their incoming e-mail. Agency shall not be liable for wrong e-mail ID registered by the bidder or for return of the mail for any reason.

13. Demo/mock auction:

(a) For bidders who have indicated non-familiarity with e-Auction, training on a DEMO/MOCK Auction shall be arranged in a manner and on such date as may be specified by the e-auction service provider. Only those Bidders who have registered themselves for the Auction by submitting the "Bid Form" and have also paid the EMD can participate in this Mock Auction. No training will be given during the actual e- Auction.

(b) A note of caution for the Bidders: Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system / power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

14. Confidentiality:

(a) The e-auction service provider, the officials of the Agency etc., facilitating the e- auction sale, shall maintain absolute strict confidentiality of the particulars of the bidders participating in the e-auction sale.

(b) Breach of confidentiality, if any, shall result in cancellation of sale and appropriate action.

15. The Agency may stipulate such other terms & conditions in compliance of Information Technology Act 2000 and STQC Certification guidelines.

SECURITIES AND EXCHANGE BOARD OF INDIA