

The Authorised Officer (AO)

of

IDBI BANK LIMITED

GREAMS ROAD BRANCH

No.37, PM Towers, Greams Road,

Chennai - 600006

Borrower - M/s. Archit Builder Private Limited &

Guarantor's – Shri. V Sadhaashivam, Smt. Ushadevi Sadhaashivam &

Shri. Ranganathan Narasiman

BID DOCUMENT

For

Sale of Assets

Under the provisions of

The Securitisation and Reconstruction of Financial Assets and Enforcement of

Security Interest Act, 2002

and

The Security Interest (Enforcement) Rules, 2002

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(I)

POSSESSION NOTICE

[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

	IDBI BANK LIMITED PM Towers, No.37, Greentown Road, Chennai - 600 006. Ph: 044 - 26295393
[RULE 8(1)] POSSESSION NOTICE (For Immovable Property)	
Whereas The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 8 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated June 04, 2018 calling upon the borrower M/s Archit Builders Private Limited, No.87/3, 1st Floor, G N Chetty Road, T Nagar, Chennai - 600 017 and Mortgagees, viz., (i) Smt Ushadevi Sadhaasivam W/o Shri V Sadhaasivam, No. B-3, III Floor, Plot No. 74, W 595, Park Street, Anna Nagar West Extension, Chennai-600101, (ii) Shri N Ranganathan S/o Naresimhan, No.11/5, Diwan Bahadur Shanmugam Road Kilpauk, Chennai 600010 and (iii) Shri V Sadhaasivam S/o Shri S.R. Varadan, No. B-3, III Floor, Plot No. 74, W 595, Park Street, Anna Nagar West Extension Chennai-600101 to repay the amount mentioned in the notice being Rs. 2,57,03,810.30 (Rupees Two Crore Fifty Seven Lakh Three Thousand Eight Hundred Ten and Paise Thirty Only) as on February 01, 2018 together with further interest thereon with effect from February 02, 2018, within 60 days from the date of the receipt of the said notice.	
The Borrower/ Mortgagee having failed to repay the amount, notice is hereby given to the Borrower/Mortgagees and the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 14th day of August of the year 2018 .	
The Borrower/ Mortgagee in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an amount of Rs. 2,42,25,558.30 (Rupees Two Crore Forty Two Lakh Twenty Five Thousand Five Hundred Ninety Eight and Paise Thirty Only) outstanding as on Aug 01, 2018 and interest thereon.	
The borrower's/ mortgagee's attention is invited to provisions of sub section (6) of section 13 of the Act, in respect of time available, to redeem the secured assets.	
DESCRIPTION OF THE PROPERTY OWNED BY SMT. USHADEVI SADHAASIVAM	
All that piece and parcel of the property consisting of flat admeasuring 902 S.ft (super plinth area) in Flat No B-3, Third Floor, in KM STAR COURT Apartment together with undivided share of land measuring 509 sq ft out of 4800 sq ft situated in Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn, Chennai - 600 101 in the sanctioned plan of Arignar Anna Nagar Western Scheme comprised in Survey Nos.143 part and 144 part of sanctioned plan part of pad village, T.S.No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Central Chennai and Sub Registration District of Villivakkam and is bounded On the North by: Plot No.594, On the South by: Plot No.596, On the East by: Plot Nos.601,602,603 part and 600 part, On the West by: 60 Feet Road.	
DESCRIPTION OF THE PROPERTY OWNED BY SHRI. N. RANGANATHAN	
All that piece and parcel of the property consisting of flat admeasuring 700 S.ft (super plinth area) in Flat No A-8, Second Floor, in Subiksham Apartments, Door No.78/8, G Block together with undivided share of land measuring 351 sq ft out of one ground 790 sq ft situated in Inner Plot No 21, X Block, D No G-78, Arignar Anna Nagar East, Chennai - 600 102 in the sanctioned plan of West Madras Neighbourhood Scheme comprised in R.S.No.1/ in T.S.No.45/2, Block No.6, part of Periyakudal Village within the Registration District of Central Chennai and Sub Registration District of Anna Nagar and is bounded On the North by: Scheme Boundary, On the South by: Plot No X-22 (D.No.G-79), On the East by: Plot No X-23 (d.No.G-80), On the West by: 20 Feet Road.	
DESCRIPTION OF THE PROPERTY OWNED BY SHRI. V. SADHAASIVAM	
All that piece and parcel of the property consisting of vacant land total admeasuring 1.27 acres comprised in R.S.No.104/1D related in various old survey No's situated at Sanniyaspettal Village, Pannuti Taluk, Cuddalore District within the Registration District of Cuddalore and Sub-Registration District of Pannuti in the state of Tamilnadu and is bounded On the North by: S.No.1172 & Eastern portion of plot no.2 as per approval, On the South by: Land belonging to Prasanna Gas, On the East by: Land belonging to Prasanna Gas, On the West by: Western side of plot no.35 and 12 feet Road.	
Date: 14.08.2018 Place: Chennai	Authorised Officer For IDBI Bank Limited

The above notice was published in the following newspapers on 19.08.2018

- a) The New Indian Express (English)- Chennai Edition
- b) Dinamani (Tamil)- Chennai Edition

(II)

E-Auction Notice dated 22.12.2021

 IDBI BANK CIN - L65190MH2004GOI148838	IDBI BANK LIMITED - RETAIL RECOVERY , Regional Office, No.37, First Floor, PM Towers, Greams Road, Chennai-600006; Ph: 044-28293316/28295378.
E-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002	
The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd invites Bids/Offer through E-auction for sale of the following property under the provisions of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.	
Date of Demand Notice under Section 13(2) of SARFAESI Act, 2002: 04.06.2018 ; Date of Possession under Section 13(4) of SARFAESI Act, 2002: 14.08.2018 ;	
Notice is hereby given to the public in general and in particular to the Borrower and guarantors that the below described immovable property mortgaged/charged to the IDBI Bank Ltd i.e The Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd i.e The Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis on 28.01.2022, for recovery of Rs.2,49,43,350.30/- as on 01.10.2018 together with further interest and charges thereon due to IDBI Bank Ltd i.e The Secured Creditor from M/s. Archit Builder Private Limited (The Borrower) and Shri. V.Sadhaashivam, Smt. Ushadevi Sadhaashivam & Shri. Ranganathan Narasiman (The Guarantors).	
Brief Description of the Property: All that piece and parcel of the property consisting of Flat admeasuring 902 Sq.ft (super plinth area) in Flat No.B-3, Third Floor in "KM STAR COURT" apartment together with Undivided Share of land measuring 509 Sq.ft out of 4800 Sq.ft situated at Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn., Chennai-600 101 in the sanctioned plan of Arignar Anna Nagar Western Scheme, comprised in Survey No.143(part) and 144(part) of sanctioned plan part of Padi Village, T.S No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Chennai Central and Sub-Registration District of Villivakkam and bounded as follows:- North by: Plot No.594; South by: Plot No.596; East by: Plot Nos.601, 602, 603(part) and 600(part) & West by: 60 feet Road; Property owned by Smt. Ushadevi Sadhaashivam.	
RESERVE PRICE : Rs.78,00,000/-	EMD : Rs.7,80,000/-
DATE & TIME OF INSPECTION: 21.01.2022 [Friday] by 11.00 a.m. to 12.30 p.m.	LAST DATE OF SUBMISSION OF EMD & BIDS: 27.01.2022 [Thursday] up to 5.00 p.m.
DATE & TIME OF E-AUCTION 28.01.2022 by 10.30 a.m. to 11.30 a.m. [Friday] (Unlimited extension of 5 minutes each)	
Gist on the terms and conditions appearing in Bid/ Tender Document:	
<ol style="list-style-type: none"> 1) The Sale of Secured Asset is on "As is what is basis", "As is where is basis", "Whatever there is basis", and "Without recourse basis" for and behalf of the Secured Creditor viz.: IDBI Bank Ltd. All statutory liabilities/taxes/maintenance fee/property tax/electricity/water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. Bank does not take any responsibility to provide information on the same. It is the responsibility of the bidders to obtain all these information from respective sources. 2) The undersigned reserves the right to accept or reject any or all of the bids, if found not acceptable and have the right to postpone the auction at any time without assigning any reason whatsoever and the AO decision in this regard shall be final. In case all the bids are rejected, the AO reserves the right to sell the asset by any one of the modes as prescribed in the SARFAESI Act 2002. 3) The Secured Asset mentioned in the Bid Document are based on the charges/mortgages created by the Borrower/ mortgagors in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Asset and inspect the records relating to mortgaged asset available with AO on request. 4) Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured asset or for procuring any permission etc or for the dues of any authority established by law. 5) The Secured Asset is being sold free from charges and encumbrances of Secured Creditors only. 6) The successful bidder would be required to bear all the necessary expenses like stamp duty, registration expenses, tax liabilities, if any etc for transfer of secured asset. 7) Sale is strictly subject to the terms and conditions given in this advertisement and in the "Bid Document". Bid document can be obtained from our Branch at PM Towers, First Floor, No. 37, Greams Road, Chennai – 600 006 on all working days or downloaded from IDBI Bank website i.e. www.idbibank.in and https://bankauctions.in available from 22.12.2021. 8) The sale would be on e-auction platform at website: https://bankauctions.in and shall take place on 28.01.2022 as mentioned above, with unlimited extensions of 5 minute each. 9) Interested bidders may contact Shri. Vijay Anand K V on (M) 70425 05550 (E-mail) vijay.anand@idbi.co.in, Shri. Abi V Francis on (M) 70250 14400 (E-mail) abi.francis@idbi.co.in, Shri. Prasanna S on (M) 90425 02000 (E-mail) s.prasanna@idbi.co.in and Shri. Venkatragavan G on (M) 9486199251 (E-mail) venkatragavan.g@idbi.co.in. 10) For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid document. 	
STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT	
The Borrower/ Guarantor are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before auction, failing which the property will be auctioned/ sold and balance dues if any will be recovered with interest and cost.	
Date: 22.12.2021; Place: Chennai	Sd/- Authorised Officer, IDBI Bank Ltd.

E-Auction Notice dated 22.12.2021

ஐடிபிஐ வங்கி விமீடெட், தனிநபர் கடன் மீட்பு, பிராந்திய அலுவலகம்,
எண்.37, முதல் தளம், PMடவர்ஸ், கிரீம்ஸ் ரோடு, சென்னை - 600 006. Ph: 044-28293316/28295378.

2002ம் ஆண்டு கடனீட்டுச் சொத்தினை ரொக்கமாக்குதல், நிதிச் சொத்தினைச் சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கச் சட்டத்தின் கீழ் மற்றும் அதற்குத் தொடர்புடைய 2002ம் ஆண்டு கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்க விதிகள் 8(6) ஷரத்துகள் படி அசையா சொத்திற்கான மின்ரல விற்பனை அறிவிப்பு

2002ம் ஆண்டு கடனீட்டுச் சொத்தினை ரொக்கமாக்குதல், நிதிச் சொத்தினைச் சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கச் சட்டத்தின் கீழ் ஷரத்துகளின்படியும் மற்றும் அதற்குத் தொடர்புடைய 2002-ம் ஆண்டு கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கச் சட்டத்தின் கீழ் கீழே கையொப்பமிட்டுள்ள IDBI வங்கியின் அதிகாரபூர்வ அலுவலரால் மின் ரல விற்பனை செய்வதற்காக விலைப்புள்ளிகள் வரவேற்கப்படுகின்றன.

கோரிக்கை அறிவிப்பு தேதி : SARFAESI சட்டம், பிரிவு 13(2)ன் கீழ்: 04.06.2018 ; கவாதீன அறிவிப்பு தேதி : SARFAESI சட்டம், பிரிவு 13(4) ன் கீழ்: 14.08.2018 ;

இதன் மூலம் பொது மக்களுக்கு பொதுவாகவும் குறிப்பாக கடன்தாரர்களுக்கும், ஜாமீன்தாரர்களுக்கும் அறிவிப்பது யாதெனில் ஈடு பெற்று கடன் வழங்கியுள்ள வங்கியிடம் அடமானம்/ வைக்கப்பட்டுள்ள கீழே விவரிக்கப்பட்டிருக்கும் அசையாச் சொத்தினை IDBI வங்கி விமீடெட்-ன் அதிகாரபூர்வ அலுவலர் அவர்களால் மெய்நிலை கவாதீனத்தில் எடுத்துக்கொள்ளப்பட்டு, அந்தச் சொத்தினை, கீழ்க்காணும் கடன் பாக்கிகளை வசூலிப்பதற்காக “எங்கு உள்ளதோ அங்கு அப்படியே”, “என்ன உள்ளதோ அது மட்டுமே”, “உள்ளது மட்டுமே” மற்றும் “வேறெந்த தீர்வுகளும் பொருந்தாது” எனும் அடிப்படையில் 28.01.2022 அன்று விற்கப்பட உள்ளன. கடன் பாக்கித் தொகையான 01.10.2018 அன்றுள்ளபடி ரூ.2,49,43,350.30/- மற்றும் அதன் மீதான எதிர்கால வட்டி மற்றும் இதர கட்டணங்கள் சேர்த்து கீழ்க்காணும் கடன்தாரர்கள் IDBI வங்கி விமீடெட்-க்கு செலுத்த வேண்டியுள்ளது. M/s. ஆர்ச்சிட் பில்டர்ஸ் பிரைவேட் விமீடெட் (கடன்தாரர்); திரு.V.சதாசிவம், திருமதி.உஷாதேவி சதாசிவம் மற்றும் திரு.ரங்கநாதன் நரசிம்மன் (ஜாமீன்தாரர்கள்).

சொத்தின் சுருக்கமான விவரங்கள்: மத்திய சென்னை பதிவு மாவட்டம் மற்றும் வில்லிவாக்கம் சார்பதிவு மாவட்டத்திற்குட்பட்ட, திருவள்ளூர் மாவட்டம், அம்பத்தூர் வட்டம், பாடி கிராமத்தின் பகுதிகளில் அறிஞர் அண்ணா நகர் மேற்கு திட்ட அனுமதி பெற்ற திட்டத்தில் உள்ள சர்வே எண்.143(பகுதி) மற்றும் 144(பகுதி), T.சர்வே எண்.22, பிளாக் எண்.45 இல் அடங்கிய மனை எண்.595, W-பிளாக், புதிய கதவு எண்.74, பூங்கா சாலை, அண்ணா நகர் மேற்கு விரிவு, சென்னை - 600 101 இல் அமைந்துள்ள 4800 ச.அடியில் 509ச.அடி பிரிக்கப்படாத பங்கு நிலம் அதனுடன் “KM STAR COURT” அப்பார்ட்மென்ட் மூன்றாம் தளத்தில் அமைந்துள்ள 902 ச.அடி (ரூபாய் அடிதளப்பரப்பு) கொண்ட ஃபிளாட் எண்.B-3 இல் உள்ள சொத்து, அதனைச் சார்ந்த அனைத்து துண்டு மற்றும் பகுதி. எல்லைகள்: வடக்கில்: மனை எண்.594; தெற்கில்: மனை எண்.596; கிழக்கில்: மனை எண்கள்.601, 602, 603(பகுதி) மற்றும் 600(பகுதி) மற்றும் மேற்கில்: 60 அடி சாலை. திருமதி. உஷாதேவி சதாசிவம் அவர்களுக்குச் சொந்தமான சொத்து.

குறைந்தபட்ச கேட்பு விலை : ரூ.78,00,000/-

டேவனித் தொகை : ரூ.7,80,000/-

சொத்துக்களை பார்வையிடும் தேதி மற்றும் நேரம்: 21.01.2022
(வெள்ளிக்கிழமை) காலை 11.00 மணி முதல் மதியம் 12.30 மணி வரை

ஏலப்புள்ளிகள் டேவனித்தொகை சமர்ப்பிக்க கடைசி தேதி:
27.01.2022 (வியாழக்கிழமை) மாலை 5 மணி வரை

மின் ரல தேதி
மற்றும் நேரம்

28.01.2022
(வெள்ளிக்கிழமை)

காலை 10.30 மணி முதல் 11.30 மணி வரை

(தலா 5 நிமிடங்கள் கொண்ட கால நீட்டிப்புகள் தொடர்ந்து தரப்படும்).

ஒப்பந்தப்புள்ளி ஆவணத்தில் உள்ள விதிமுறைகள் - நிபந்தனைகளின் சுருக்கம்:

- நிலுவைத்தொகை முதலான வட்டி, இதர செலவுகளும் சேர்த்து வரவேண்டிய கடன் தொகைக்காக, பிணைய கடன் அளித்துள்ள IDBI வங்கி விமீடெட் நிறுவனத்தின் சார்பில் “எங்கு உள்ளதோ அங்கு அப்படியே”, “என்ன உள்ளதோ அது மட்டுமே”, “உள்ளது மட்டுமே” மற்றும் “வேறெந்த தீர்வுகளும் பொருந்தாது” என்ற அடிப்படையில் இந்த பிணைய சொத்தின் விற்பனை நடைபெறுகிறது. வெற்றிபெற்ற ஏலதாரர் கடனீட்டு கடமை, பதிவுச் செலவுகள் முதலான அனைத்து தேவையான செலவினங்களையும் ஏற்றுக்கொள்ள வேண்டும். இது குறித்து வங்கி எந்த பொறுப்பையும் ஏற்காது.
- கீழே கையொப்பமிடப்பட்டவர் எந்த ஒரு விலைக் குறிப்பிட்டையும் ஏற்றுக்கொள்ளவோ அல்லது நிராகரிக்கவோ உரிமை உண்டு, ஏற்றுக்கொள்ள முடியாதவை எனில், எந்தவொரு காரணத்தையும் கூறாமல் எந்த நேரத்திலும் ஏலத்தை ஒத்திவைக்கும் உரிமை உண்டு, இது தொடர்பாக AO முடிவு இறுதியானது. அனைத்து விலைக் குறிப்பிடுகளும் நிராகரிக்கப்பட்டால், SARFAESI 2002 சட்டத்தில் பரிந்துரைக்கப்பட்டுள்ள எந்தவொரு முறையிலும் சொத்தினை விற்கும் உரிமையை AO விற்கு உண்டு.
- ஏல ஆவணத்தில் குறிப்பிடப்பட்டுள்ள கடனீட்டு சொத்து கடன் வழங்கியவருக்கு ஆதரவாக கடன்தாரர் / அடமானதாரர் உருவாக்கிய கட்டணங்கள் / அடமானங்களை அடிப்படையாகக் கொண்டவை, அதன் விவரங்கள் ஏல ஆவணத்தில் கொடுக்கப்பட்டுள்ளன. ஆர்வமுள்ள தரப்பினர் கடனீட்டு சொத்து விவரங்களை சரிபார்க்கவும், கோரிக்கையின் பேரில் AO உடன் உள்ள அடமான சொத்து தொடர்பான பதிவுகளை ஆய்வு கொள்ளலாம்.
- கடனீட்டு சொத்தில் ஏதேனும் பிழைகள் / குறைபாடுகள் / புரண்பாடுகள் / பற்றாக்குறை போன்றவற்றுக்கு அல்லது எந்தவொரு அனுமதியையும் வாங்குவதற்காக அல்லது சட்டத்தால் நிறுவப்பட்ட எந்தவொரு அதிகாரத்தின் நிலுவைத் தொகை ஆகியவற்றிற்கு கடன் வழங்கியவர்கள் பொறுப்பேற்க மாட்டார்கள்.
- கடனீட்டு சொத்து பாதுகாப்பான கடைாளர்களின் பெயரில் மட்டும் ஏற்படுத்தப்பட்டுள்ள வில்லங்கங்கள் மற்றும் கட்டணமின்றி விற்பனை செய்யப்படுகின்றன.
- கடனீட்டு சொத்து ஏலத்தை மாற்றுவதற்கு முத்திரை வரி, பதிவு செலவுகள், வரிக் கடன்கள் போன்ற ஏதேனும் இருந்ததால் அதை வெற்றி பெற்ற ஏலதாரர் ஏற்க வேண்டும்.
- விற்பனையானது இந்த விளம்பரத்திலும் “ஏல ஆவணத்திலும்” கொடுக்கப்பட்டுள்ள விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு உட்பட்டது. ஏல ஆவணத்தை எங்கள் கிளை P.M டவர்ஸ், எண் 37, முதல் தளம், கிரீம்ஸ் சாலை, சென்னை 600 006ல் அனைத்து வேலை நாட்களிலும் பெற்றுக் கொள்ளலாம் அல்லது ஐடிபிஐ வங்கி வலைத்தளத்திலிருந்து அதாவது www.idbibank.in மற்றும் <https://bankauctions.in> ஆகிய இணையதளத்திலிருந்து 22.12.2021 முதல் பதிவிறக்கம் செய்யலாம்.
- இந்த விற்பனை: <https://bankauctions.in> இணையதளத்தில் மேலே குறிப்பிட்டபடி 28.01.2022 அன்று வரம்பற்ற 5 நிமிடங்கள் நீட்டிப்புடன் நடைபெறும்.
- விரும்புள்ள ஏலதாரர்கள் திரு. விஜய் ஆனந்த் K V (கைபேசி) 70425 05550, மின்னஞ்சல்: vijay.anand@idbi.co.in, திரு. அபி V பிரான்சிஸ் (கைபேசி) 7025014400 மின்னஞ்சல்: abi.francis@idbi.co.in, திரு.பிரசன்னா S (கைபேசி) 9042502000, மின்னஞ்சல்: s.prasanna@idbi.co.in மற்றும் திரு.வெங்கட்ராகவல் G (கைபேசி) 94861 99251 மின்னஞ்சல்: venkatragavan.g@idbi.co.in ஆகியோரை தொடர்பு கொள்ளலாம்.
- ஏலத்தின் விரிவான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு ஏலதாரர்கள் ஏல ஆவணத்தில் தெரிந்துகொள்ளலாம்.

SARFAESI சட்டத்தின் விதி 8(6) இன் கீழ் 30 நாட்கள் விற்பனை அறிவிப்பு

கடன்தாரர்/ஜாமீன்தாரர் ஏலத் தேதிக்கு முன் முழுமையான வட்டி மற்றும் துணை செலவினங்களுடன் மேலே குறிப்பிட்டுள்ள தொகையை செலுத்துமாறு அறிவிக்கப்படுகிறார்கள், தவறினால் சொத்து ஏலம் விடப்பட்டு விற்பனை செய்யப்பட்டு மீதத்தவணை தொகைகள் ஏதும் இருப்பின், அவைவட்டி மற்றும் இதர செலவின தொகைகளுடன் வசூலிக்கப்படும்.

தேதி : 22.12.2021 ; இடம் : சென்னை

அதிகாரபூர்வ அதிகாரி, ஐடிபிஐ வங்கி லிட்

The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The Times of India (English)	Chennai	22.12.2021
2	Dinakaran (Tamil)	Chennai	22.12.2021

(III)

BRIEF DESCRIPTION OF THE ASSET

(a) Details of Property

Property Description
All that piece and parcel of the property consisting of Flat admeasuring 902 Sq.ft (super plinth area) in Flat No.B-3, Third Floor in “ KM STAR COURT ” apartment together with Undivided Share of land measuring 509 Sq.ft out of 4800 Sq.ft situated at Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn., Chennai-600 101 in the sanctioned plan of Arignar Anna Nagar Western Scheme, comprised in Survey No.143(part) and 144(part) of sanctioned plan part of Padi Village, T.S No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Chennai Central and Sub-Registration District of Villivakkam and bounded as follows:- North by: Plot No.594; South by: Plot No.596; East by: Plot No.601, 602, 603(part) and 600(part) & West by: 60 feet Road; Property owned by Smt. Ushadevi Sadhaashivam.

(IV)

Outstanding Dues of IDBI Bank in the account of
M/s. Archit Builders Private Limited as on 01.10.2018

(Amount in Rs)

	Working Capital Loan	Total
Principal	2,30,00,000.00	2,30,00,000.00
Interest	19,43,350.30	19,43,350.30
Additional Interest	0.00	0.00
Further Interest	0.00	0.00
Liquidated damages	0.00	0.00
Legal Expenses	3,95,557.56	3,95,557.56
Total	2,53,38,907.86	2,53,38,907.86

Total dues as on October 01, 2018: Rs.2,53,38,907.86 plus interest thereon w.e.f October 02, 2018.

(V). Terms & Conditions

1.	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at Item No.III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lenders.						
2.	<p>Issue of Tender/ Offer / Bid Document</p> <p>The Tender Document along with required Form is available from December 22, 2021 to January 27, 2022 on any working day between 11.00 am to 5.00 pm and can be obtained from Authorised Officer, IDBI Bank Ltd., No.37, First Floor, PM Towers, Greams Road, Chennai 600 006.</p> <p>The tender document can also be downloaded from IDBI website - www.idbibank.in →Announcements →Notices & Tenders And also from E-auction service provider i.e M/s 4 Closure. Website: www.foreclosureindia.com / https://bankauctions.in.</p>						
3.	<p>Reserve Price and EMD</p> <p>The Reserve Price for the sale of the Secured Assets is fixed as under :</p> <table border="1" data-bbox="268 1010 1453 1966"> <thead> <tr> <th data-bbox="268 1010 1027 1106">Property Details</th> <th data-bbox="1027 1010 1267 1106">Reserve Price (in Rs.)</th> <th data-bbox="1267 1010 1453 1106">EMD (in Rs.)</th> </tr> </thead> <tbody> <tr> <td data-bbox="268 1106 1027 1966">All that piece and parcel of the property consisting of Flat admeasuring 902 Sq.ft (super plinth area) in Flat No.B-3, Third Floor in “KM STAR COURT” apartment together with Undivided Share of land measuring 509 Sq.ft out of 4800 Sq.ft situated at Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn., Chennai-600 101 in the sanctioned plan of Arignar Anna Nagar Western Scheme, comprised in Survey No.143(part) and 144(part) of sanctioned plan part of Padi Village, T.S No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Chennai Central and Sub-Registration District of Villivakkam and bounded as follows:- North by: Plot No.594; South by: Plot No.596; East by: Plot No.601, 602, 603(part) and 600(part) & West by: 60 feet Road; Property owned by Smt. Ushadevi Sadhaashivam.</td> <td data-bbox="1027 1106 1267 1966" style="text-align: center;">78,00,000 (Rupees Seventy Eight Lakh Only)</td> <td data-bbox="1267 1106 1453 1966" style="text-align: center;">7,80,000 (Rupees Seven Lakh Eighty Thousand Only)</td> </tr> </tbody> </table>	Property Details	Reserve Price (in Rs.)	EMD (in Rs.)	All that piece and parcel of the property consisting of Flat admeasuring 902 Sq.ft (super plinth area) in Flat No.B-3, Third Floor in “ KM STAR COURT ” apartment together with Undivided Share of land measuring 509 Sq.ft out of 4800 Sq.ft situated at Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn., Chennai-600 101 in the sanctioned plan of Arignar Anna Nagar Western Scheme, comprised in Survey No.143(part) and 144(part) of sanctioned plan part of Padi Village, T.S No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Chennai Central and Sub-Registration District of Villivakkam and bounded as follows:- North by: Plot No.594; South by: Plot No.596; East by: Plot No.601, 602, 603(part) and 600(part) & West by: 60 feet Road; Property owned by Smt. Ushadevi Sadhaashivam.	78,00,000 (Rupees Seventy Eight Lakh Only)	7,80,000 (Rupees Seven Lakh Eighty Thousand Only)
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4.	The sale of Secured Asset is on “ <i>As is where basis</i> ”, “ <i>As is what is basis</i> ”,						

	<p>“Whatever there is basis” and “Without recourse basis”. The description of the immovable property is based on the mortgage created by the Borrower with the secured lender from time to time and the representations made by them. The Authorised Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/s. Archit Builders Private Limited (Asset owned by Smt. Ushadevi Sadhaashivam) including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser. Details of encumbrances known to the secured creditor are NIL. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p>
5.	<p>Inspection of assets The interested parties may, at their own cost and expense, inspect the property on January 21, 2022 (Wednesday) from 11.00 am to 12.30 pm in the presence of a representative of the AO available at the site to facilitate the inspection.</p>
6.	<p>Due Diligence by the Bidders The interested parties may carry out their own comprehensive due diligence in respect of the Secured Asset including any dues relating to the Secured Asset. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.</p>
7.	<p>The bidders shall be deemed to have inspected and approved the Secured Asset to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of immovable asset and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/ herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttals of the asset(s)/ properties and that the bidder concurs or otherwise admits the identity of the asset(s)/properties purchased by him/ her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset(s)/ properties and their condition.</p>
8.	<p>The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/ Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto</p>

	or for any other purpose in connection with purchase of the assets under reference.
9.	<p><u>Submission of Tender/Offer</u></p> <p>The Bidder shall complete in all respects the Profile of the Bidder and Declaration by the Bidder annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of all the documents. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of “Profile of the bidder” & “Declaration by the Bidder” is given in Chapter VI & VII of this Bid Document. Form of appendix to the profile (declaration by the bidder) is given in Chapter VIII. Bids can be submitted in sealed envelopes along with required documents.</p>
10.	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11.	The Bid documents shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12.	The Bid documents shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13.	<p><u>Last date for submission of Bid Document</u></p> <p>The interested parties may submit Bid Document duly filled and signed on each page along with EMD and other required documents to The Authorised Officer, IDBI Bank Ltd, No.37, First Floor, PM Towers, Greams Road, Chennai - 600006 on any working day but not later than 05.00 p.m. on January 27, 2022 in a sealed cover which shall be superscribed as “Bid Document and EMD: A/c M/s. Archit Builders Private Limited” along with Demand Draft/Pay Order with minimum EMD amount in a sealed cover. The DD / PO should be drawn in favour of “IDBI Bank Ltd. - A/c M/s. Archit Builders Private Limited” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD).</p> <p><u>Remittance of EMD by way of RTGS.</u></p> <p>Bidders who prefers to submit the EMD by way RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 00537000010052, IFSC Code: IBKL0000005, Branch: Greams Road, No.37, PM Towers, Greams Road, Chennai - 600006 not later than 5 p.m. on January 27, 2022. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>

<p>14.</p>	<p>Only those bidders will be permitted to participate in the auction whose Bid Document is complete in every respect and whose Demand Draft/ Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and through mobile.</p>
<p>15.</p>	<p><u>Registration with E-Auction Service Provider</u></p> <p>1. Participants who are not already registered with the e-auction provider M/s.4 Closure should register themselves by following the procedure mentioned at the website https://bankauctions.in</p> <p>2. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s.4 Closure</p> <ol style="list-style-type: none"> Form duly signed & filled up. Please download from https://bankauctions.in Self attested copy of Pan Card Self attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) Self attested valid e-mail id and mobile number. <p>The user id and password will then be sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/ Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents are complete in all the respects, with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process.</p> <p><u>After receiving the userid / password, in case any bidders feel the need for training / e – auction support, such bidders may contact Shri. U Subbarao on (M) 81420 00061 and on subbarao@bankauctions.in and Shri. Mohan Sundar S on (M) 9515160063 and on mohansundar@bankauctions.in. Bidding in the last minute/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the service provider will be responsible for any lapses (Interest failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/ alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.</u></p>

<p>16.</p>	<p>The E-auction day: on January 28, 2022 from 10.30 a.m. to 11.30 a.m. The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website https://bankauctions.in. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/ terminated. <u>Increase in Bid Amount :</u> It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of Rs.10,000/-. Increase in bid amount below the said amounts will be rejected. First bid should be of at least equal to or above Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
<p>17.</p>	<p>Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto three months from the date of e-auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for 3 months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of auction.</p>
<p>18.</p>	<p><u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his/ her bid/ offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) within next working day from the date of the valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/ Pay Order drawn in favour of “IDBI Bank Ltd.-A/c. M/s. Archit Builders Private Limited” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No.00537000010052, IFSC Code: IBKL0000005, Branch: Greams Road, No.37, PM Towers, Greams Road, Chennai-600006. The Balance amount of the sale price shall have to be paid on or before 15th day of confirmation of sale of the immoveable property or such extended period as may be agreed upon in writing between the successful bidder and AO by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of IDBI Bank Ltd.-A/c. M/s. Archit Builders Private Limited” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 00537000010052, IFSC Code: IBKL0000005, Branch: Greams Road, No.37, PM Towers, Greams Road, Chennai-600006 or such extended period as may be agreed upon in writing between the successful bidder and the AO.</p>
<p>19.</p>	<p>In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.</p>

20.	All claims of the defaulting successful bidder to the asset or to any part of the sum for which it may be subsequently sold shall stand forfeited.
21.	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 9 to 16 above and further in terms of this Bid Document.
22.	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23.	<p>The successful bidder shall, after making full payment of sale price on or before the stipulated time schedule as above or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Asset within a maximum of 10 days. <u>It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets.</u></p> <p>In case the successful bidder fails to take possession of the secured asset as stated above, the AO reserves the right to revoke the sale confirmed in his/ her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured asset or to any amount/s for which it may be subsequently sold.</p>
24.	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of asset in his/ her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/ her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the asset transferred in his / her/ their name. Bank does not take any responsibility to provide information on the same.
25.	The submission of the Bid/Offer means and implies that the Bidder/ Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/ Offer laid down herein.
26.	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/ her under these conditions is and shall be

	deemed to be of the essence.
27.	In the event of IDBI Bank’s office remaining closed on the day of bid for any unforeseen reason, the e-auction shall take place on the next working day of IDBI Bank Ltd at 10.30 am to 11.30 a.m.
28.	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/ modify/ delete/ drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
29.	The entire procedure of auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
30.	The AO reserves the right and liberty to accept/ reject any (including the highest bid) or all the Bids/Offer and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/ her bid, the AO, at the sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
31.	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/ Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/ her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/ her.
32.	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
33.	Particular specified in schedule above has been stated to the best of the information of the authorized officer/ Bank. Authorized Officer and / or Bank will not be answerable for any error, mis-statement or omission in this Public Notice.
34.	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Chennai shall have jurisdiction to entertain /adjudicate such disputes.

35. Tenderer (s) must ensure the following while submitting the tender:

A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BIDS ENCLOSED AT ANNEXURE –VI/VII.

B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/ FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.

C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM

D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/ PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.

E. THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED.

F. THAT ALL ALTERATION , ERASURES AND OVER WRITING , IF ANY, IN THE SCHEDULE OR RATE (S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

**(VI). FORMAT FOR SUBMISSION OF
PROFILE OF THE BIDDER- INDIVIDUAL**

For purchase of the below property

All that piece and parcel of the property consisting of **Flat** admeasuring **902 Sq.ft** (super plinth area) in **Flat No.B-3, Third Floor** in “**KM STAR COURT**” apartment together with **Undivided Share of land** measuring **509 Sq.ft** out of 4800 Sq.ft situated at **Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn., Chennai-600 101** in the sanctioned plan of Arignar Anna Nagar Western Scheme, comprised in Survey No.143(part) and 144(part) of sanctioned plan part of Padi Village, T.S No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Chennai Central and Sub-Registration District of Villivakkam and bounded as follows:- North by: Plot No.594; South by: Plot No.596; East by: Plot No.601, 602, 603(part) and 600(part) & West by: 60 feet Road; **Property owned by Smt. Ushadevi Sadhaashivam.**

(Bid Document to be filled and submitted by the Bidder/Offerer for each property separately)

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	:	

5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD).	:	
	<i>i)</i> Demand Draft No. / Pay Order No.	:	
	<i>ii)</i> Date of Demand Draft / Pay Order	:	
	<i>iii)</i> Name of the Issuing Bank and Branch	:	
Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.			
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

* Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly Authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

(VII). FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER**COMPANY/ PARTNERSHIP/ PROPRIETORSHIP****For purchase of the below property**

All that piece and parcel of the property consisting of **Flat** admeasuring **902 Sq.ft** (super plinth area) in **Flat No.B-3, Third Floor** in “**KM STAR COURT**” apartment together with **Undivided Share of land** measuring **509 Sq.ft** out of 4800 Sq.ft situated at **Plot No.595, W-Block, New Door No.74, Park Road, Anna Nagar Western Extn., Chennai-600 101** in the sanctioned plan of Arignar Anna Nagar Western Scheme, comprised in Survey No.143(part) and 144(part) of sanctioned plan part of Padi Village, T.S No.22, Block No.45, Ambattur Taluk, Thiruvallur District within the Registration District of Chennai Central and Sub-Registration District of Villivakkam and bounded as follows:- North by: Plot No.594; South by: Plot No.596; East by: Plot No.601, 602, 603(part) and 600(part) & West by: 60 feet Road; **Property owned by Smt. Ushadevi Sadhaashivam.**

(Bid Document to be filled and submitted by the Bidder/Offerer for each property separately)

1.	a) Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance)	

	certificate)	
9	<i>d)</i> Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (<i>in Block letters</i>) (Original Authorised letter to be attached to carry out the e-auction process)	:
	<i>b)</i> Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	<i>c)</i> Mobile Nos.	
	<i>d)</i> E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	
13	Details of Earnest Money Deposit (EMD).	:
	<i>i)</i> Demand Draft No. / Pay Order No.	:
	<i>ii)</i> Date of Demand Draft / Pay Order	:
	<i>iii)</i> Name of the Issuing Bank and Branch	:
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:

* Each and every information and documents to be submitted is mandatory.

M/s. Archit Builders Private Limited

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

Place:

Date:

VIII. FORM OF APPENDIX TO THE BID/OFFER
(DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER FOR PROPERTY SITUATED AT ANNA NAGAR
WEST, CHENNAI DISTRICT

(Note: This Appendix forms part of the Bid/Offer)

To,

The Authorised Officer,
IDBI Bank Limited.,
Retail Banking Group.
No.37, First Floor, PM Towers,
Greams Road,
Chennai-600006

Sir,

Sale of Secured Asset / Property situated at Anna Nagar West,
Chennai District

1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Asset/property, I/We offer to purchase the said Secured Asset strictly in conformity with the terms and conditions of this Tender/Offer Document.
2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.
3. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Tender Document.

4. I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured asset. We further understand that in the event I/We fail to take possession of the Secured Asset as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
5. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of Borrowers, including such dues that may affect transfer of the asset in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
6. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the asset by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. I/We understand that time is the essence for completing the acquisition formalities of the Secured Asset/property and I/we agree and undertake to abide by it.
8. I/WE hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender Document.
9. I/We also enclose a Demand Draft/Pay Order of value Rs..... towards Earnest Money Deposit (EMD) in the name of "**IDBI Bank Limited.-A/c M/s. Archit Builders Private Limited**" payable at Chennai.

Or

I/ We have remitted Rs..... towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS amount in favour of IDBI Bank

M/s. Archit Builders Private Limited

Limited, Account No. **00537000010052**, IFSC Code: **IBKL0000005**, Branch:
Greems Road, No.37, PM Towers, Greems Road, Chennai-600006.

10. We understand that the EMD will not carry any interest.
11. We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected.

Place:

Dated ...__ day of _____ 202__

Signature in the capacity of.....

Duly authorised to sign Bid/Offer for and on behalf of.....

(Name and address of the Bidder/Offerer)
(IN BLOCK CAPITALS)

WITNESS:

Signature :

Name & Address:

Occupation :
