

The Authorised Officer (AO)
of
IDBI BANK LIMITED
No.37, 1st Floor, PM Towers, Greams Road,
Chennai - 600006
TENDER DOCUMENT
For
Sale of Immovable 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

Property situated at Door No.58, 59, 60, Old door no. 13/5,13/6,13/7 in “JERMIAH ROAD”, Vepery, Chennai- 600 007, (Formerly No.10, Church Road), comprised in O.S.No.1475, R.S.No.897, Corresponding R.S.No.897 in Block No.17 of Purasawalkam Village, Purasawalkam-Perambur Taluk, Chennai District owned by M/s. Pranav Foundations Private Limited and Shri. C. Jaichander (Mortgagors)

Borrowers -
M/s. Pranav Foundations Private Limited, Smt. T. Srilakshmi Ranganathan,
Ms. A. Aswini, Ms. Aarthi, Shri. C. Jaichander, Shri. T. Veeraraghavan and
Shri. A. Satyanarayana

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**(I) Public Notice for Sale through e-auction published in the newspapers
Published in The Times of India on 25.01.2023**

 CIN: L65190MH2004GOI148838	IDBI BANK LIMITED – Retail Recovery PM Towers, No. 37, 1st Floor, Greaves Road, Chennai – 600006 Ph: 044-28293316, 044-28295378, www.idbibank.in
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) 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 Assets 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 : 07.09.2019	
Date of Possession under Section 13(4) of SARFAESI Act, 2002 : 14.11.2019	
Notice is hereby given to the public in general and in particular to the Borrowers 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", and "Whatever there is" basis on 15.02.2023, for recovery of Rs.23,70,24,662.42/- as on 10.06.2019 together with further interest and charges thereon due to IDBI Bank Ltd i.e The Secured Creditor from M/s.Pranav Foundations Private Limited, Smt. T. Srilakshmi Ranganathan, Ms. A. Aswini, Ms. Aarthi, Shri. C. Jaichander, Shri. T. Veeraraghavan and Shri. A. Satyanarayana (the Borrowers).	
Reserve Price: Rs. 31,25,00,000/- EMD: Rs. 3,12,50,000/-	
Last Date of submission of EMD & Bids: 14.02.2023 [Tuesday] up to 5.00 p.m.	
Date of Inspection	08.02.2023 [Wednesday] by 11.00 a.m. to 1.00 p.m.
Date & Time of E-Auction	15.02.2023 by 11.00 a.m. to 12.00 noon [Wednesday] (Unlimited extension of 5 minutes each)
Brief Description of the Property:	
SCHEDULE A : All that piece and parcel of land measuring 11361 Sq. ft, stilt floor measuring 6500 Sq.ft., First Floor measuring 6500 Sq. ft, Second Floor measuring 6500 Sq. ft, Third Floor measuring 6500 Sq. ft, Fourth Floor measuring 6500 Sq. ft and Fifth Floor temporary shed measuring 6500 Sq.ft, thereon bearing new Door No.58, 59, 60, Old door no. 13/5,13/6,13/7 in "JERMAH ROAD", Vepery, Chennai- 600 007, (Formerly No.10, Church Road), comprised in O.S.No.1475, R.S.No.897, Corresponding R.S.No.897 in Block No.17 of Purasawalkam Village, Purasawalkam-Perambur Taluk, Chennai District, within the limits of corporation of Chennai and bounded on the North by: Land in R.S.No.892; South by: Vepery Division; East by: Property Land in R.S.No.898 and West by: Property Land in R.S.No.895 and 896.	
SCHEDULE B: In all admeasuring 11361 Sq.ft of land and building thereon, with all amenities like E.B. Connection, Water and Sewerage Connections, situated within Registration District of Central Chennai and the Sub Registration District of Purasawalkam together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth both present and future.	
Property owned by M/s.Pranav Foundations Private Limited and Shri.C.Jaichander.	
1) Sale is strictly subject to the terms and given in this advertisement and in the "BID Document". Interested bidders may contact Shri. Naveen Kumar Agarwal - Authorized Officer - 044-22202261 8000245563, email:n.agarwal@idbi.co.in, Shri. Tattamangalam Subramaniam Sriram- Manager-9886108843 / 7022391888, email: sriram_ts@idbi.co.in, Shri. Venkatragavan G - Manager-9486199251, email: venkatragavan.g@idbi.co.in.	
2) For detailed terms and conditions of the sale, Please refer Bid/Tender document which can be obtained from our branch at IDBI Bank Ltd., Retail Recovery, PM Towers, First Floor, No.37, Greaves Road, Chennai - 600 006 on all working days or downloaded from IDBI Bank website i.e, www.idbibank.in and https://bankauctions.in.	
STATUTORY 15 DAYS NOTICE UNDER RULE 9 (1) OF THE SARFAESI ACT	
The borrowers are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of auction, failing which the property will be auctioned/ sold and balance dues if any will be recovered with interest and cost.	
Date : 25.01.2023 Place : Chennai Sd/- Authorised Officer, IDBI Bank Ltd	

Published in Dinakaran(Tamil) on 25.01.2023

 <p>IDBI BANK CIN: L65190MH2004G01148838</p>	<p>ஐடிபிஐ வங்கி லிமிடெட் - வர்த்தகம்சாரா நுகர்வோர் வசூல் பிளம் டவர்ஸ், எண் 37, முதல் தளம், கிரீம்ஸ் சாலை, சென்னை-600006 தொலைபேசி: 044-28293316, 044-28295378. www.idbibank.in</p>
<p>கடனீட்டுச் சொத்து உரிமை (அமலாக்கம்) விதிகள், 2002 இன் விதி 9(1) விதிமுறையுடன் பத்திரமயமாக்கல் மற்றும் நிதிச் சொத்துகளை மறுசீரமைத்தல் மேலும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கம் சட்டம், 2002 கீழ் அசையாச் சொத்துகள் விற்பனைக்கான மின்-ஏலம் விற்பனை அறிவிப்பு</p>	
<p>கீழேக் கையொப்பமிட்டவர் ஐடிபிஐ வங்கி லிமிடெட்டின் அதிகாரப்பூர்வ அதிகாரி (ஏல) ஆக கடனீட்டுச் சொத்து உரிமை (அமலாக்கம்) விதிகள், 2002 உடன் பத்திரமயமாக்கல் மற்றும் நிதிச் சொத்துகளை மறுசீரமைத்தல் மேலும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கம் சட்டம், 2002 விதிமுறைகளின் கீழ் பின்வரும் சொத்துகள் விற்பனைக்காக மின்-ஏலம் மூலம் ஏலப்புள்ளிகள்/ஒப்புநிபந்தப்புள்ளிகளை வரவேற்கிறார். பத்திரமயமாக்கல் மற்றும் நிதிச் சொத்துகளை மறுசீரமைத்தல் மேலும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கம் சட்டம், 2002 இன் பிரிவு 13(2) கீழ் கோரிக்கை அறிவிப்பு நாள்: 07.09.2019 பத்திரமயமாக்கல் மற்றும் நிதிச் சொத்துகளை மறுசீரமைத்தல் மேலும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கம் சட்டம், 2002 இன் பிரிவு 13(4) கீழ் கவாதின நாள்: 14.11.2019 இதன்மூலம் பொதுவாக பொதுமக்களுக்கு மேலும் கடன்தாரர்களுக்கு குறிப்பிட்டு வழங்கப்படும் அறிவிப்பாவது ஐடிபிஐ வங்கி லிட்., அதாவது கடனீட்டு கடனீடுதோடுக்கு அடமானம்/உரிமை அளிக்கப்பட்ட, ஐடிபிஐ வங்கி லிட்., அதாவது கடனீட்டு கடனீடுதோரின் அதிகாரப்பூர்வ அதிகாரியால் கையக சுவாதினம் செய்யப்பட்டிருக்கும் கீழே விவரிக்கப்பட்ட அசையாச் சொத்தானது, M/s. பிரணவ் பவுண்டேசன்ஸ் பிரைவேட் லிமிடெட், திருமதி T. ஸ்ரீலட்சுமி ரங்கநாதன், செல்வி A. அஸ்வினி, செல்வி ஆர்த்தி, திரு. C. ஜெய்சந்தர், திரு. T. வீரராகவன் மற்றும் திரு. A. சத்யநாராயணா (கடன்தாரர்கள்) ஆகியோரிடமிருந்து ஐடிபிஐ வங்கி லிட்., அதாவது கடனீட்டு கடனீடுதோர் நிலுவை 10.06.2019 தேதிய ரூ.23,70,24,662.42/- தொகையை அதற்கான மேற்கொண்டு வட்டி மற்றும் செலவுகளுடன் மீட்பதற்காக, 15.02.2023 நாளில் “உள்ளது உள்ளவிடத்தில்”, “உள்ளது உள்ளவாறு”, மேலும் “உள்ளது எதுவோ அது” அடிப்படையில் விற்பனை செய்யப்பட உள்ளது.</p>	
<p>நீர்ணய விலை: ₹31,25,00,000/- முன்வைப்புத்தொகை: ₹3,12,50,000/-</p>	
<p>முன்வைப்புத்தொகை & ஏலப்புள்ளிகள் சமர்ப்பிக்க கடைசி நாள்: 14.02.2023 [செவ்வாய்க்கிழமை] மாலை 5.00 மணி வரை</p>	
<p>பார்வையிடும் நாள் 08.02.2023 [புதன்கிழமை] காலை 11.00 மணி முதல் பிற்பகல் 1.00 மணிக்குள்</p>	
<p>மின்-ஏலம் நாள் & நேரம்</p>	<p>15.02.2023 [புதன்கிழமை] காலை 11.00 மணி முதல் நண்பகல் 12.00 மணிக்குள் (தலா 5 நிமிடங்கள் வரம்பில்லா நீட்டிப்புடன்)</p>
<p>சொத்தின் குறு விவரம்:</p>	
<p>அட்டவணை அ: சென்னை மாநகராட்சி எல்லைக்குள், புரையாக்கம் கிராமம், புரையாக்கம்-பெரம்பூர் வட்டம், சென்னை மாவட்டத்தின் பிளாக் எண் 17 இல் ப.ச. எண் 1475, ம.ச. எண் 897, ஒத்த ம.ச. எண் 897 இல் அடங்கிய, புதிய கதவு எண் 58, 59, 60, பழைய கதவு எண் 13/5, 13/6, 13/7 “ஜெர்மியா சாலை”, வேப்பேரி, சென்னை-600 007, (முன்னதாக எண் 10, சர்ச் சாலை) என்ற, அதிலான நிலம் விஸ்தீரணம் 11361 சதுரடி, தூண் தளம் விஸ்தீரணம் 6500 சதுரடி, முதல் தளம் விஸ்தீரணம் 6500 சதுரடி, இரண்டாம் தளம் விஸ்தீரணம் 6500 சதுரடி, மூன்றாம் தளம் விஸ்தீரணம் 6500 சதுரடி, நான்காம் தளம் விஸ்தீரணம் 6500 சதுரடி மேலும் ஐந்தாம் தளம் தற்காலிக கொட்டகை விஸ்தீரணம் 6500 சதுரடி ஆகியவற்றின் அனைத்து துண்டு மற்றும் பகுதி மேலும் எல்லைகள் வடக்கில்: ம.ச. எண் 892 இல் உள்ள நிலம்; தெற்கில்: வேப்பேரி கோட்டம்; கிழக்கில்: ம.ச. எண் 898 இல் உள்ள நிலம் சொத்து மேலும் மேற்கில்: ம.ச. எண் 895 மற்றும் 896 இல் உள்ள நிலம் சொத்து.</p> <p>அட்டவணை ஆ: மத்திய சென்னை பதிவு மாவட்டம் மற்றும் புரையாக்கம் சார் பதிவு மாவட்டத்திற்குள் அமைந்துள்ள, மி.வா. இணைப்பு, குடிநீர் மற்றும் கழிவுநீர் இணைப்புகள் போன்ற அனைத்து வசதிகளுடன் அதிலான நிலம் மற்றும் கட்டிடத்தின் அனைத்து விஸ்தீரணம் 11361 சதுரடி நிகழ் மற்றும் எதிர்காலம் இரண்டிலும் நிலத்துடன் இணைக்கப்பட்ட அல்லது நிலத்துடன் இணைக்கப்பட்ட ஏதாவதுடன் நிரந்தரமாக பிணைக்கப்பட்ட அனைத்து கட்டிடங்கள் மற்றும் கட்டமைப்புகளுடன்.</p> <p>சொத்து உரிமையாளர் M/s. பிரணவ் பவுண்டேசன்ஸ் பிரைவேட் லிமிடெட் மற்றும் திரு. C. ஜெய்சந்தர்.</p>	
<p>1) விற்பனை கண்டிப்பாக இந்த விளம்பரத்தில் மேலும் “ஏலப்புள்ளி ஆவணத்தில்” கொடுக்கப்பட்ட விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு உட்பட்டது. விருப்பமுள்ள ஏலதாரர்கள் திரு. நவீன் குமார் அகர்வால் - அதிகாரப்பூர்வ அதிகாரி - 044-22202261 8000245563, மின்னஞ்சல்: n.agarwal@idbi.co.in, திரு. தட்டமங்கலம் சுபரமணியம் ஸ்ரீராம்- மேலாளர்-9886108843 / 7022391888, மின்னஞ்சல்: sriram_ts@idbi.co.in, திரு. வெங்கடேசன் G - மேலாளர்-9486199251, மின்னஞ்சல்: venkatragavan.g@idbi.co.in</p> <p>2) விரிவான விற்பனை விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஐடிபிஐ வங்கி லிட்., வர்த்தகம்சாரா நுகர்வோர் வசூல், பிளம் டவர்ஸ், முதல் தளம், எண் 37, கிரீம்ஸ் சாலை, சென்னை-600 006 இடத்திலுள்ள எங்கள் கிளையிலிருந்து அனைத்து வேலை நாட்களிலும் பெறக்கூடிய அல்லது ஐடிபிஐ வங்கி இணையதளம் அதாவது www.idbibank.in மற்றும் https://bankauctions.in இல் பதிவிறக்கம் செய்யக்கூடிய ஏலப்புள்ளி/ஒப்புநிபந்தப்புள்ளி ஆவணங்களை படிக்கவும்.</p>	
<p>பத்திரமயமாக்கல் மற்றும் நிதிச் சொத்துகளை மறுசீரமைத்தல் மேலும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கம் சட்டத்தின் விதி 9(1) கீழ் சட்டப்பூர்வ 15 நாட்கள் அறிவிப்பு</p> <p>கடன்தாரர்கள் ஏலத் தேதிக்கு முன்பாக நாள்தோறும் தேதிய வட்டி மற்றும் துணை செலவுகளுடன் மேற்குறிப்பிட்டவாறு தொகையை செலுத்துமாறு இதன்மூலம் அறிவிக்கப்படுகிறார்கள், தவறினால் சொத்து ஏலம் விடப்படும்/ விற்பனை செய்யப்படும் மேலும் மீதி பாக்கி ஏதேனும்பிறந்தால் அவை வட்டி மற்றும் செலவுடன் வசூலிக்கப்படும்.</p>	
<p>நாள் : 25.01.2023 இடம் : சென்னை ஒம்/- அதிகாரப்பூர்வ அதிகாரி, ஐடிபிஐ வங்கி லிட்.</p>	

The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The Times of India	Chennai	25.01.2023
2	Dinakaran (Tamil)	Chennai	25.01.2023


(II) Possession Notice published in newspapers

POSSESSION NOTICE

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

The possession notice was published in the following newspapers on 19.11.2019

a) DT NEXT (English)- Chennai Edition

**IDBI BANK**
CIN No-L65190MH2004GOI148838

IDBI BANK LIMITED
PM Towers, No.37, 1st
Floor, Greaves Road,
Chennai - 600006.

[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 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **September 06, 2019** calling upon the borrower **M/s. Pranav Foundations Private Limited, Smt T. Sriakshmi Ranganathan, Ms.A Aswini, Ms. Aarthi, Shri C Jaichander, Shri. T Veeraraghavan & Shri. A Satyanarayana** to repay the amount mentioned in the notice being **Rs. 23,70,24,662.42/-** (Rupees Twenty Three Crore Seventy Lakh Twenty Four Thousand Six Hundred and Sixty Two and Paise Forty Two Only) plus cost, interest up to date plus charges at applicable rates within **60 days** from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 November of the year 2019**.

The borrower 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. 23,70,24,662.42/-** (Rupees Twenty Three Crore Seventy Lakh Twenty Four Thousand Six Hundred and Sixty Two and Paise Forty Two Only) and interest thereon.

The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE PROPERTY :Assets owned and mortgaged by Shri C. Jaichander and M/s.Pranav Foundations Private Limited

All that piece and parcel of land measuring 11361 Sq.ft, stilt floor measuring 6500 Sq.ft., First Floor measuring 6500 Sq.ft, Second Floor measuring 6500 Sq.ft, Third Floor measuring 6500 Sq.ft, Fourth Floor measuring 6500 Sq.ft. and Fifth Floor temporary shed measuring 6500 Sq.ft, thereon bearing new door no.58, 59, 60, Old door no. 13/5, 13/6, 13/7 in "JERMAH ROAD", Vepery, Chennai- 600 007, (Formerly No.10, Church Road), comprised in O.S.No.1475, R.S.No.897, Corresponding R.S.No.897 in Block No.17 of Purasawalkam Village, Purasawalkam-Perambur Taluk, Chennai District, within the limits of Corporation of Chennai and bounded on the North by: Land in R.S.No.892, South by: Vepery Division, East by: Property Land in R.S.No.898, West by: Property Land in R.S.No.895 and 896, in all admeasuring 11361 Sq.ft of land and building thereon, with all amenities like E.B. Connection, Water and Sewerage Connections, situated within Registration District of Central Chennai and the Sub Registration District of Purasawalkam together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth both present and future.

Place : Chennai
Date : 14.11.2019

Sd/-Authorised Officer
IDBI Bank Limited.

b) Hindu Tamiz Thesai (Tamil)- Chennai Edition



IDBI BANK

CIN No-L65190MH2004GOI148838

ஐடிபிஐ வங்கி லிமிடெட்
PM டவர்ஸ், எண். 37,
1வது தளம், கிரீம்ஸ் ரோடு,
சென்னை - 600006.

விதி-8(1) சுவாதீன அறிவிப்பு - (அசையா சொத்திற்கானது)

பிணைக்காப்பு நிதிச் சொத்து மறு சீரமைப்பு மற்றும் பிணைக்காப்பு செயலாக்கச் சட்டம், 2002 (54 of 2002) (SARFAESI சட்டம்) மற்றும் பிணைக்காப்பு (செயலாக்க) விதிகள் 2002 (விதி)-ன் கீழ் அதிகாரம் பெற்ற அதிகாரியாக நியமிக்கப்பட்டவரான கீழே கையொப்பமிட்ட ஐடிபிஐ வங்கி லிமிடெட்-ன் அங்கீகரிக்கப்பட்ட அதிகாரியால் 13(12) பிரிவு மற்றும் விதி 3-ன் படி 06.09.2019 தேதியிட்ட கோரிக்கை அறிவிப்பில் (Demand Notice) குறிப்பிடப்பட்ட கடன்பாக்கி தொகை ரூ.23,70,24,662.42/- ஐ (ரூபாய் இருபத்தி மூன்று கோடியே எழுபது இலட்சத்து இருபத்தி நான்காயிரத்து அறுநூற்றி அறுபத்தி இரண்டு மற்றும் பைசா நூற்பத்தி இரண்டு மட்டும்) மற்றும் கட்டணம், இன்றுவரையுள்ள வட்டி, கட்டணங்கள் சேர்த்து அறிவிப்பு பெற்ற 60 நாட்களுக்குள் திரும்ப செலுத்த வேண்டுமென்று கடன்தாரர் M/s. பிரனாவ் பவுண்டேஷன்ஸ் பிரைவேட் லிமிடெட், திருமதி T.ஸ்ரீலக்ஷ்மி ரங்கநாதன், Ms.A.அஸ்வனி, Ms.ஆர்த்தி, திரு. C.ஜெய்சந்தர், திரு. T.விராகவன் மற்றும் திரு. A.சத்யநாராயணன், ஆகியோருக்கு அனுப்பப்பட்டது.

கடன்தாரர்கள் கடன்தொகையை திரும்ப செலுத்த தவறியதால், கடன்தாரர் மற்றும் பொது மக்களுக்கு பொதுவாகவும் இதன் மூலம் அறிவிப்பதாவது கீழே விவரிக்கப்பட்டுள்ள சொத்துக்களை SARFAESI சட்டம் பிரிவு 13(4)-ன் விதி 8-ன் கீழ் கொடுக்கப்பட்டுள்ள அதிகாரத்தின் படியும் மற்றும் அதற்கு தொடர்புடைய மேற்சொன்ன விதியின் படியும், கீழே கையொப்பமிட்டுள்ள அதிகாரி தமக்குள்ள அதிகாரத்தை பயன்படுத்தி கீழே விவரிக்கப்பட்டுள்ள சொத்துக்களை 14.11.2019 அன்று சுவாதீனம் செய்துள்ளார்.

கடன்தாரருக்கு குறிப்பாகவும் மற்றும் பொது மக்களுக்கு பொதுவாகவும் இதன் மூலம் எச்சரிக்கப்படுவது யாதெனில் மேற்படி சுவாதீனமான சொத்து விஷயத்தில் எவரும் எவ்வித பேரமும் வைத்துக்கொள்ளக் கூடாது. மீறி வைத்துக்கொண்டால் அது ஐடிபிஐ வங்கி லிமிடெட்-க்கு செலுத்தவேண்டிய கடன்தொகை ரூ.23,70,24,662.42/- ஐ (ரூபாய் இருபத்தி மூன்று கோடியே எழுபது இலட்சத்து இருபத்தி நான்காயிரத்து அறுநூற்றி அறுபத்தி இரண்டு மற்றும் பைசா நூற்பத்தி இரண்டு மட்டும்) மற்றும் வட்டி, சேர்த்து செலுத்துவதற்கு கட்டுப்பட்டதாகும்.

கடனுக்கு ஈடாக அடமானம் வைக்கப்பட்டுள்ள சொத்தினை மீட்பதற்குரிய கால வரம்பு குறித்து சட்ட பிரிவு 13(8) ஷரத்துக்களின் படி கடன்தாரர்களின் கவனம் ஈர்க்கப்படுகிறது.

சொத்து விவரம் : திரு. ஜெய்சந்தர் மற்றும் M/s. பிரனாவ் பவுண்டேஷன்ஸ் பிரைவேட் லிமிடெட் ஆகியோருக்கு சொந்தமான மற்றும் அடமானம் வைக்கப்பட்ட சொத்து

O.S.எண்.1475, R.S.எண்.897, தொடர்புடைய R.S. எண்.897, பிளாக் எண்.17, புரசைவாக்கம் கிராமம், புரசைவாக்கம்-பெரம்பூர் தாலுகா, சென்னை மாவட்டம், சென்னை மாநகராட்சி எல்லைக்குட்பட்ட, புதிய கதவு எண்.58, 59, 60, பழைய கதவு எண்.13/5, 13/6, 13/7, "ஜெர்மியா சாலை", வேப்பேரி, சென்னை - 600 007 (முன்னதாக எண்.10, சர்ச் சாலை) உள்ள 11361 சதுர அடி பரப்பளவு கொண்டு நிலம், ஸ்டீல் தளம் பரப்பளவு 6500 சதுர அடி, முதல் தளம் பரப்பளவு 6500 சதுர அடி, இரண்டாவது தளம் 6500 சதுர அடி, மூன்றாவது தளம் 6500 சதுர அடி, நான்காவது தளம் 6500 சதுர அடி மற்றும் ஐந்தாவது தளம் தற்காலிக கூறையுள்ளது பரப்பளவு 6500 சதுர அடி உட்பட மற்றும் அதனை சார்ந்த பகுதிகளும் துண்டுகளும். எல்லைகள்: வடக்கில் : R.S.எண்.892, தெற்கில் : வேப்பேரி டிவிசன், கிழக்கில் : R.S.எண்.898-ன் சொத்து நிலம், மேற்கில் : R.S.எண்.895 மற்றும் 896-ன் சொத்து நிலம், அனைத்து பரப்பளவு 11361 சதுர அடி நிலம் மற்றும் கட்டிடம் உட்பட மற்றும் அனைத்து வசதிகள், மின்சார இணைப்பு, தண்ணீர் மற்றும் கழிவுநீர் இணைப்புகள், மத்திய சென்னை பதிவு மாவட்டம் மற்றும் புரசைவாக்கம் சார்-பதிவு மாவட்டத்திற்குட்பட்டது அத்துடன் அனைத்து கட்டிடங்களும் மற்றும் கட்டமைப்புகளுடன் மற்றும் பூமி இணைக்கப்பட்டிருக்கும் அல்லது நிரந்தரமாக கட்டியிருக்கும், பூமியில் இணைக்கப்பட்டிருக்கும் அனைத்தும் மற்றும் தற்போது மற்றும் எதிர்காலத்தில் இருப்பவைகளும் சேர்த்து.

இடம் : சென்னை
தேதி : 14.11.2019

Sd/-அங்கீகரிக்கப்பட்ட அதிகாரி
ஐடிபிஐ வங்கி லிமிடெட்

(III) Brief Description of Secured Asset

(a) Details of Immovable Property

Property Description
<p><u>SCHEDULE-A</u></p> <p>All that piece and parcel of land measuring 11361 Sq. ft , stilt floor measuring 6500 Sq. ft., First Floor measuring 6500 Sq. ft, Second Floor measuring 6500 Sq. ft , Third Floor measuring 6500 Sq. ft, Fourth Floor measuring 6500 Sq. ft and Fifth Floor temporary shed measuring 6500 Sq. ft , thereon bearing new door no.58, 59, 60, Old door no. 13/5,13/6,13/7 in “JERMIAH ROAD”, Vepery, Chennai- 600 007, (Formerly No.10, Church Road), comprised in O.S.No.1475, R.S.No.897, Corresponding R.S.No.897 in Block No.17 of Purasawalkam Village, Purasawalkam-Perambur Taluk, Chennai District, within the limits of corporation of chennai and bounded on the</p> <p>North by: Land in R.S.No.892 South by: Vepery Division East by: Property Land in R.S.No.898, West by: Property Land in R.S.No.895 and 896</p> <p><u>SCHEDULE-B</u></p> <p>in all admeasuring 11361 Sq.ft of land and building thereon, with all amenities like E.B. Connection, Water and Sewerage Connections, situated within Registration District of Central Chennai and the Sub Registration District of Purasawalkam together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth both present and future.</p> <p>Situate within the Registration District of Chennai Central and Sub-Registration District of Purasawalkam.</p>

(IV) Outstanding Dues of Secured Creditor (IDBI Bank Ltd)

Outstanding Dues of IDBI Bank in the loan accounts of

**M/s Pranav Foundations Private Limited,
Smt T. Srilakshmi Ranganathan, Ms.A Aswini, Ms. Aarthi,
C Jaichander, Shri. T Veeraraghavan and Shri A Satyanarayana
as on 10.06.2019**

Shri

(Amount in Rs)

Facilities	Loan Against Rent Receivables Amount in INR	LAP Loan (1) Amount in INR	LAP Loan (2) Amount in INR
Principal	11,41,28,113.00	3,40,69,851.00	7,88,97,151.00
Interest	56,43,680.50	12,74,845.20	30,11,021.72
Additional Interest	0.00	0.00	0.00
Further Interest	-	-	-
Liquidated Damages	-	-	-
Total	11,97,71,793.50	3,53,44,696.20	8,19,08,172.72

Total dues as on June 10, 2019 is Rs.23,70,24,662.42/- plus interest and costs thereon w.e.f June 11, 2019

(V) Terms & Conditions

1	<p>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 lender.</p>
2	<p>Issue of Tender/ Offer / Bid Document</p> <p>The Tender Document along with required Form is available from 25.01.2023 to 14.02.2023 on any working day between 10.00 am to 5.00 pm and can be obtained from Shri. T S Sriram, Manager or Shri. Naveen Kumar Agarwal, DGM at IDBI Bank Ltd., No.37, PM Towers, 1st Floor, Greams Road, Chennai 600 006.</p> <p>The tender document can also be downloaded from IDBI website - www.idbi.com →Announcements →Notices & Tenders And also from E-auction service provider i.e M/s foreclosureindia.com. website http://bankauctions.in/</p>
3	<p>Reserve Price and EMD</p> <p>a) The Reserve Price for the sale of the property is Rs.31,25,00,000/-/- (Rupees Thirty One Crore Twenty Five Lakh Only).</p> <p>b) The EMD (Earnest Money Deposit) has been fixed at Rs. 3,12,50,000/ (Rupees Three Crore Twelve Lakh Fifty Thousand Only)</p>
4.	<p>The sale of Secured Assets is on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis. The description of the immovable property is based on the mortgage created by the Borrowers 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 Pranav Foundations Private Limited and Shri C Jaichander 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</p> <p>The interested parties may, at their own cost and expense, inspect the property on 08.02.2023 (Wednesday) from 11.00 am to 1.00 PM when a representative of the Authorised Officer would be available at the property site to facilitate the inspection.</p>
6.	<p>Due Diligence by the Bidders</p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, 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 Assets 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 assets 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 abutments 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-imbursement 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 or for any other purpose in connection with purchase of the assets under reference.</p>
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” are given in is given in Chapter VI & VII of this Tender Documents. 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.	<p>The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>

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, PM Towers, 1st Floor, Greaves Road, Chennai -600006 on any working day but not later than at 05.00 p.m. on 14.02.2023 (Tuesday) in a sealed cover which shall be superscribed as “Bid Document and EMD: A/c Pranav Foundations Private Limited & others” 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 Pranav Foundations 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 favor of IDBI Bank Limited, Account No. 73637000010771, IFSC Code: IBKL0000736, Branch: Velachery, Plot No: 26, 5th Main Road, Vijaya Nagar Main Road, Velachery, Chennai-600042 not later than 5 p.m on 14.02.2023. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
14.	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.
15.	<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. foreclosureindia.com should register themselves by following the procedure mentioned at the website http://bankauctions.in/</p>

	<p>2. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s. foreclosureindia.com</p> <ul style="list-style-type: none"> a. Form duly signed & filled up. Please download from http://bankauctions.in/ b. Self attested copy of Pan Card c. Self attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) d. 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,</u> such bidders may contact 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 (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward off 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.</p>
<p>16.</p>	<p>The E-auction day: on 15.02.2023 from 11.00 a.m. to 12.00 noon</p> <p>The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website http://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.</p> <p><u>Increase in Bid Amount :</u></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of Rs.1,00,000/-.</p> <p>Increase in bid amount below the said amounts will be rejected.</p> <p>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>

17.	<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>
18.	<p><u>Payment of Sale Price</u></p> <p>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 Pranav Foundations 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. 73637000010771, IFSC Code: IBKL0000736, Branch: Velachery, Plot No: 26, 5th Main Road, Vijaya Nagar Main Road, Velachery, Chennai-600042. The Balance amount of the sale price shall have to be paid on or before 15th day of confirmation of sale of the immovable 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 Pranav Foundations 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. 73637000010771, IFSC Code: IBKL0000736, Branch: Velachery, Plot No: 26, 5th Main Road, Vijaya Nagar Main Road, Velachery, Chennai-600042.</p>
19.	<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.	<p>All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.</p>
21.	<p>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.</p>
22.	<p>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</p>

	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 Assets within a maximum period 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 assets 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 assets or to any amount/s for which it may be subsequently sold.</p>
24.	<p>The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets 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 assets transferred in his / her/ their name. Bank does not take any responsibility to provide information on the same.</p>
25.	<p>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.</p>
26.	<p>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.</p>
27.	<p>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 11.00 am to 12.00 noon</p>
28.	<p><u>General Terms and Conditions</u></p> <p>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.</p>

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 ASSETS 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

SCHEDULE:A

All that piece and parcel of land measuring 11361 Sq. ft , stilt floor measuring 6500 Sq. ft., First Floor measuring 6500 Sq. ft, Second Floor measuring 6500 Sq. ft , Third Floor measuring 6500 Sq. ft, Fourth Floor measuring 6500 Sq. ft and Fifth Floor temporary shed measuring 6500 Sq. ft , thereon bearing new door no.58, 59, 60, Old door no. 13/5,13/6,13/7 in “**JERMAH ROAD**”, Vepery, Chennai- 600 007, (Formerly No.10, Church Road), comprised in O.S.No.1475, R.S.No.897, Corresponding R.S.No.897 in Block No.17 of Purasawalkam Village, Purasawalkam-Perambur Taluk, Chennai District, within the limits of corporation of chennai and bounded on the

North by: Land in R.S.No.892

South by: Vepery Division

East by: Property Land in R.S.No.898,

West by: Property Land in R.S.No.895 and 896

SCHEDULE: B

in all admeasuring 11361 Sq.ft of land and building thereon, with all amenities like E.B. Connection, Water and Sewerage Connections, situated within Registration District of Central Chennai and the Sub Registration District of Purasawalkam together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth both present and future.

Situate within the Registration District of Chennai Central and Sub-Registration District of Purasawalkam.

(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

SCHEDULE:A

All that piece and parcel of land measuring 11361 Sq. ft , stilt floor measuring 6500 Sq. ft., First Floor measuring 6500 Sq. ft, Second Floor measuring 6500 Sq. ft , Third Floor measuring 6500 Sq. ft, Fourth Floor measuring 6500 Sq. ft and Fifth Floor temporary shed measuring 6500 Sq. ft , thereon bearing new door no.58, 59, 60, Old door no. 13/5,13/6,13/7 in “**JERMAH ROAD**”, Vepery, Chennai- 600 007, (Formerly No.10, Church Road), comprised in O.S.No.1475, R.S.No.897, Corresponding R.S.No.897 in Block No.17 of Purasawalkam Village, Purasawalkam-Perambur Taluk, Chennai District, within the limits of corporation of chennai and bounded on the

North by: Land in R.S.No.892

South by: Vepery Division

East by: Property Land in R.S.No.898,

West by: Property Land in R.S.No.895 and 896

SCHEDULE: B

in all admeasuring 11361 Sq.ft of land and building thereon, with all amenities like E.B. Connection, Water and Sewerage Connections, situated within Registration District of Central Chennai and the Sub Registration District of Purasawalkam together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth both present and future.

Situate within the Registration District of Chennai Central and Sub-Registration District of Purasawalkam.

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

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	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)
		c)
		d)
		e)
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	d) 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)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) 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) Demand Draft No. / Pay Order No.	:
	ii) Date of Demand Draft /	:

	Pay Order	
	iiii) 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.

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 PROPERTIES SITUATED AT
“JERMIAH ROAD”, VEPERY, CHENNAI
(Note: This Appendix forms part of the Bid/Offer)

To,

The Authorised Officer,
IDBI Bank Limited.,
Retail Recovery Department.
No.37, PM Towers, 1st Floor,
Greens Road,
Chennai-600006

Sir,

Sale of Secured Asset / Property situated at “JERMIAH ROAD”, VEPERY,
CHENNAI

1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets 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 assets. We further understand that in the event I/We fail to take possession of the Secured Assets 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 assets 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 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.
7. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/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 Pranav Foundations 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 Limited, Account No. **73637000010771**, IFSC Code:

IBKL0000736, Branch: Velachery, Plot No: 26, 5th Main Road, Vijaya Nagar Main Road, Velachery, Chennai-600042.

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 _____ 2023

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 :
