

The Authorised Officer (AO)

of

IDBI BANK LIMITED

GREAMS ROAD

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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**Bid document of 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**

**(I) Public Notice for Sale through e-auction published in the newspapers
Published in The Times of India on 14.12.2021**

 IDBI BANK LIMITED Greaves Road Branch, PM Towers, No. 37, Greaves Road, Chennai - 600006 CIN: L65190MH2004GOI148838 PH: 044-28293316/28295378. Website: www.idbibank.in.		CHAIRMAN Date: 14/12/2021		
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 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 properties 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 Le The Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd Le The Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 19.01.2022, for recovery of Rs.23,70,24,682.42/- as on 10.06.2019 together with further interest and charges thereon due to IDBI Bank Ltd Le 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 In Rs.	EMD Amount In Rs.	Date of Inspection	Last Date of Submission of Bids	Date and Time of E-auction
Rs. 36,50,00,000/-	Rs. 3,65,00,000/-	03.01.2022 [Monday] by 11.00 a.m. to 1.00 p.m.	17.01.2022 [Monday] up to 5.00 p.m.	19.01.2022 [Wednesday] by 10.30 a.m. to 11.30 a.m.
Brief Description of the Property: SCHEDULE A : All that piece and parcel of land measuring 11361 Sq.ft, still 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.				
Gist on the terms and conditions appearing in Bid/Tender Document:				
1) The Sale of Secured Assets is on "As is where is", "As is what is", and "Whatever there is" for and behalf of the Secured Creditor Le 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 cancel/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 assets by any one of the modes as prescribed in the SARFAESI Act 2002.				
3) The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower/ mortgagors in favour of IDBI Bank Ltd Le The Secured Creditor the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and may inspect the records relating to mortgaged assets available with AO on request.				
4) Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured assets or for procuring any permission etc or for the dues of any authority established by law.				
5) The Secured Assets are being sold free from charges and encumbrances known to the Secured Creditor 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/Tender Document". BID/Tender document can be obtained from our Branch at PM Towers, 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 available from 16.12.2021.				
8) The sale would be on e-auction platform at website: https://bankauctions.in and shall take place on 19.01.2022 as mentioned above, with unlimited extensions of 5 minute each.				
9) Interested bidders may contact Shri.Vijay Anand K V on (M) 7042505550 (E-mail) vijay.anand@idbi.co.in; Shri.Prasanna S on (M) 9042502000 (E-mail) s.prasanna@idbi.co.in and Shri. T S Srinam on (M) 9886108843 (E-mail) srinam_ts@idbi.co.in				
10) For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid/Tender document.				
STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) 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 : 14.12.2021		Place : Chennai		Sd/- Authorised Officer, IDBI Bank Ltd

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***Bid document of 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 above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The Times of India	Chennai	14.12.2021
2	Dinakaran (Tamil)	Chennai	14.12.2021

*Bid document of M/s Pranav Foundations Private Limited,
Smt T. Sri Lakshmi Ranganathan, Ms.A Aswini, Ms. Aarthi,
Shri C Jaichander, Shri. T Veeraraghavan and Shri A
Satyanarayana*


(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, Grems Road, Chennai - 600006.
[RULE 8(1)] POSSESSION NOTICE (For Immovable Property)	
<p>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. Sri Lakshmi 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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
DESCRIPTION OF THE PROPERTY :Assets owned and mortgaged by Shri C. Jaichander and M/s.Pranav Foundations Private Limited	
<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 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.</p>	
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.அஸ்வினி, Ms.ஆர்த்தி, திரு. C.ஜெய்சந்தர், திரு. T.வீரராகவன் 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 3-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 கொண்ட நிலம், ஸ்டீல்ட் 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>

*Bid document of 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*

(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,
Shri C Jaichander, Shri. T Veeraraghavan and Shri A Satyanarayana
as on 10.06.2019**

(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	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.
2	<p>Issue of Tender/ Offer / Bid Document</p> <p>The Tender Document along with required Form is available from 15.12.2021 to 17.01.2022 on any working day between 10.00 am to 5.00 pm and can be obtained from Shri. T S Sriram, Manager or Shri.Vijay Anand K V, 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.36,50,00,000/- (Rupees thirty six crore fifty lakh only).</p> <p>b) The EMD (Earnest Money Deposit) has been fixed at Rs. 3,65,00,000/ (Rupees three crore sixty five lakh only)</p>
4.	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.
5.	<p>Inspection of assets</p> <p>The interested parties may, at their own cost and expense, inspect the property on 03.01.2022 (Monday) 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.	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, PM Towers, 1st Floor, Greaves Road, Chennai -600006 on any working day but not later than at 05.00 p.m. on 17.01.2022 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. 73637000010052, 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 17.01.2022. 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 <u>and</u> 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>
16.	<p>The E-auction day: on 19.01.2022 from 10.30 a.m. to 11.30 am.</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.50,000/-.</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. 73637000010052, 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. 73637000010052, 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.	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 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.	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.
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 am
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.
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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 of 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**

(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) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	
	iii) 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.	:	

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Satyanarayana***

	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 “**JERIMIAH 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 of 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**

(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)
		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	

**Bid document of 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**

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	:
	iii) 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's / Properties 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. **73637000010052**, 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 _____ 2021

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 :
