

The Authorised Officer (AO)

of

IDBI BANK LIMITED

GREAMS ROAD

**No.37, 1st Floor, PM Towers, Greams Road,
Chennai - 600006**

M/s Real Value Promoters Private Ltd

Shri. V S Suresh

Smt. Jaya Sathya Suresh

Shri.Damodaran Ramaswamy

TENDER DOCUMENT

For

Sale of Assets

Under the provisions of

**The Securitisation and Reconstruction of Financial Assets and Enforcement of
Security Interest Act, 2002**

and

The Security Interest (Enforcement) Rules, 2002

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(I)

POSSESSION NOTICE

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

The above notice was published in the following newspapers on 12.10.2019

a) DT NEXT(English)- Chennai Edition

	IDBI BANK	IDBI BANK LIMITED PM Towers, No.37, 1st Floor, Greams Road, Chennai - 600006.
CIN No-L65190MH2004GOI148838		
[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 July 15, 2019, calling upon the borrower a) Shri V S Suresh b) Smt Jaya Sathya Suresh at Old No.6, New No.21, Radhakrishnan Street, T Nagar, Chennai-600 017, c) M/s Real Value Promoters Private Limited at No.455, Anna Salai, Teynampet, Chennai-600 018 to repay the amount mentioned in the notice being Rs.1,52,28,895.00/- (Rupees One Crore Fifty Two Lakh Twenty Eight Thousand Eight Hundred and Ninety Five Only) as on July 10, 2019, together with further interest thereon with effect from July 10, 2019 within 60 days from the date of the receipt of the said notice.</p> <p>The Borrower (s) 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 day of 9th October 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.1,52,28,895.00/- (Rupees One Crore Fifty Two Lakh Twenty Eight Thousand Eight Hundred and Ninety Five Only) as on July 10, 2019 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 BELONGING TO M/S REAL VALUE PROMOTERS PRIVATE LIMITED		
<p>Property 1 : All that piece and parcel of the flat measuring 2150 sq.ft, bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the scheme known as "AMBOJINI APARTMENTS", together with an undivided share of 680 sq.ft. in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street, Chennai-600 018 and the land bounded on the: North By : Poes Road 2nd street; South By : Plot No.24; East By : Plot No. 20 & West By : Plot No. 22; Situated within the Registration District of South Chennai and Sub -Registration District of No. 1 Joint. Together with all and singular the structures and erections thereon, both present and future.</p> <p>Property 2 : All that piece and parcel of shop bearing no.8, in the 9th Floor, measuring 781 sq.ft of the building known as "Prashanth Real Gold Towers" together with UDS of 229 sq.ft out of the total extent of land measuring 30,160 sq.ft or thereabouts situated at No.39, North Usman Road, Thyagaraya Nagar, Chennai-600 017 comprised in R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, Block no.118 and the land bounded on the: North By : Property of Corporation of Chennai; South By : Rajaachar Street; East By : Hanumanthan Street & West By : North Usman Road; Situated within the Registration District of South Chennai and Sub -Registration District of T. Nagar. Together with all and singular the structures and erections thereon, both present and future.</p>		
Place : Chennai Date : 09.10.2019		sd/Authorised Officer IDBI Bank Limited

The above notice was published in the following newspapers on 12.10.2019

b) Hindu Tamizh (Tamil)- Chennai Edition



IDBI BANK
 CIN No-L65190MH2004G01148838

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

கவாத்தீன அறிவிப்பு - (அரசியல் சொத்திற்கானது) விதி-3(1)

பிணைக்காய் நிதிச் சொத்து மறு சீலமட்பு மற்றும் பிணைக்காய் செயலாக்கக் சட்டம், 2002 (54 of 2002) (SARFAESI சட்டம்) மற்றும் பிணைக்காய் (செயலாக்க) விதிகள் 2002 (விதி)-ன் கீழ் அதிகாரம் பெற்ற அதிகாரியாக தயக்கப்பட்டவரான கீழே கையொப்பமிட்ட ஐடிபிஐ வங்கி லிமிடெட்-ன் அங்கீகரிக்கப்பட்ட அதிகாரியால் 13(12) ரீதியு மற்றும் விதி 3-ன் படி 15.07.2019 தேதிக்கு கோரிக்கை அறிவிப்பில் (Demand Notice) குறிப்பிடப்பட்ட 10.07.2019 அன்றுள்ளபடி கடன்பாக்கி தொகை ரூ.1,52,28,895.00/-ஐ (ரூபாய் ஒரு கோடியே ஐம்பத்தி இரண்டு இலட்சத்து இருபத்தி எட்டாயிரத்து எண்ணூற்றி தொண்ணூற்றி ஐந்து மட்டும்) 10.07.2019 முதல் வட்டியுடன் சேர்த்து அறிவிப்பு பெற்ற 60 நாட்களுக்குள் திருப்ப செலுத்த வேண்டுமென்று கடன்தாரர் a) திரு. V S கரேஷ் மற்றும் b) திருமதி. ஜென் சந்திரா கரேஷ், பழைய எண்.5, பூதிய எண்.21, சாதாபெருமாள் தெரு, திருச்சி, சென்னை - 600017, c) M/s. சிபிஸ் வேல்ஹூ புரொமோட்டர்ஸ் பிரைவேட் லிமிடெட், எண்.455, அண்ணா சாலை, தோண்டிபேட்டை, சென்னை-600018, ஆகியோருக்கு அனுப்பப்பட்டது.

கடன்தாரர்கள் கடன்தொகையை திருப்ப செலுத்த தவறியதால், கடன்தாரர் மற்றும் பொது மக்களுக்கு பொதுவாகவும் இதன் மூலம் அறிவிப்பதாவது கீழே விவரிக்கப்பட்டுள்ள சொத்துக்களை SARFAESI சட்டம் ரீதியு 13(4)-ன் விதி 3-ன் கீழ் பொருக்கப்பட்டுள்ள அதிகாரத்தின் படியும் மற்றும் அதற்கு தொடர்புடைய மேலொன்ற விதிவின் படியும், கீழே கையொப்பமிட்டுள்ள அதிகாரி தமக்குள்ள அதிகாரத்தை பயன்படுத்தி கீழே விவரிக்கப்பட்டுள்ள சொத்துக்களை 09.10.2019 அன்று கவாத்தீனம் செய்துள்ளார்.

கடன்தாரர்களுக்கு குறியாகவும் மற்றும் பொது மக்களுக்கு பொதுவாகவும் இதன் மூலம் எச்சரிக்கப்படுவது யாதெனில் மேற்படி கவாத்தீனமான சொத்து விஷயத்தில் எவரும் எவ்வித மேலும் எவற்றுக்கொள்ளக் கூடாது. மீறி எவற்றுக்கொண்டால் அது ஐடிபிஐ வங்கி லிமிடெட்-க்கு 10.07.2019 அன்றுள்ளபடி செலுத்தவேண்டிய கடன்தொகை ரூ.1,52,28,895.00/-ஐ (ரூபாய் ஒரு கோடியே ஐம்பத்தி இரண்டு இலட்சத்து இருபத்தி எட்டாயிரத்து எண்ணூற்றி தொண்ணூற்றி ஐந்து மட்டும்) மற்றும் வட்டி, சேர்த்து செலுத்துவதற்கு கட்டுப்பாட்டாகும்.

கடனுக்கு கூடுதல் அடமானம் எவக்கப்பட்டுள்ள சொத்தினை மீட்டற்றுவிய கால வரம்பு குறித்து சட்ட ரீதியு 13(8) ஐத்துக்களினின்படி கடன்தாரர்களின் கவனம் ஈர்க்கப்படுகிறது.

M/S REAL VALUE PROMOTERS PRIVATE LIMITED சொத்துக்களை
அரசியல் சொத்து விவரம்

சொத்து 1 : R.S. எண்.1454/2, பிளாக் எண்.29, மலிசெய்யூர் வகுமாய் ரீதியு மற்றும் பழைய எண்.21, கதவு எண்.9, பூதிய எண்.17, ரூபாய் சாலை, 2வது தெரு, சென்னை - 600018 உட்பட்ட "Ambojini Apartments" என்று அறியப்படும் திட்டத்தில் உள்ள பேர்மெண்ட் 816 சதுர அடி, தளத்தளம் 753 சதுர அடி மற்றும் 581 சதுர அடி மெஸ்ஸைகள் தளம் கொண்ட 2150 சதுர அடி பரப்பளவு கொண்ட G-1 பிளாக் அத்துடன் 1 கிரவுண்ட் 1713 சதுர அடியில் 680 சதுர அடி ரெக்கம்பலாத பங்கு நிலம் மற்றும் அதனை சார்ந்த பகுதிகளும் துண்டுகளும். எல்லைகள் : வடக்கில் : ரூபாய் சாலை 2வது தெரு, தெற்கில் : பழைய எண்.24, கிழக்கில் : பழைய எண்.20 மற்றும் மேற்கில் : பழைய எண்.22. தென் சென்னை பூதிய மாவட்டம் மற்றும் எண்.1 இணை சார்-பூதிய மாவட்டத்திற்குட்பட்டது அத்துடன் அனைத்து மற்றும் தனிப்பட்ட கட்டமைப்புகள் மற்றும் உதிரிகள் உட்பட, தற்போது மற்றும் எதிர்காலம் அனைத்தும்.

சொத்து 2 : R.S. எண்கள் 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, பிளாக் எண்.118 உட்பட்ட எண்.39, வடக்கு உள்மான் சாலை, தியாகராஜ நகர், சென்னை - 600017-ல் உள்ள "Prashanth Real Gold Towers" என்று அறியப்படும் கட்டிடத்தில் உள்ள 9வது தளத்தில் 781 சதுர அடி பரப்பளவு கொண்ட கடை எண்.8 அத்துடன் 30,160 சதுர அடி நிலத்தின் பரப்பளவில் 229 சதுர அடி UDS மற்றும் அதனை சார்ந்த பகுதிகளும் துண்டுகளும். நிலத்தின் எல்லைகள் : வடக்கில் : சென்னை யாழகாண்டிபென் சொத்து தெற்கில் : சாதுகாண்டி தெரு, கிழக்கில் : தாதுகாண்டிபென் தெரு மற்றும் மேற்கில் : வடக்கு உள்மான் சாலை. தென் சென்னை பூதிய மாவட்டம் மற்றும் திருச்சி சார்-பூதிய மாவட்டத்திற்குட்பட்டது. அத்துடன் அனைத்து மற்றும் தனிப்பட்ட கட்டமைப்புகள் மற்றும் உதிரிகள் உட்பட, தற்போது மற்றும் எதிர்காலம் அனைத்தும்.

இடம் : சென்னை
 தேதி : 09.10.2019

சு/அங்கீகரிக்கப்பட்ட அதிகாரி
 ஐடிபிஐ வங்கி லிமிடெட்

THE Hindu Tamil 12/10/2019
 Published by N. Ravi at Kasturi Buildings, 859 & 860, Anna Salai, Ch

4

E-Auction Notice dated 07.05.2021 in The New Indian Express(English)

 **CHENNAI**
03 CHENNAI SATURDAY 03.04.2021

ALANNA TODAY
Saturday: 13/04/2021 Year: Chennai Pongal: The Pal
Phalgun: Krishna Palca Tithe: Saptam 01.08.50s
Makshatra (Star): Moola 01.25-0hrs. Moon in Dhruva Rakshakalam: 03.00-02.30
Yamaganam: 13.30-15.00 Gollakalam: 06.00-07.30

NEWS UPDATE FROM IN
Twitter @ xpresstn
TNE Tamilnadu @ xpresstn

newindianexpress.com

 **IDBI BANK LIMITED**
Retail Recovery Department : PSM Towers, No. 37, 1st Floor, Graams Road, Chennai - 600006
Ph: 044-28203318, 044-28295378; Website: idbibank.in CIN: L65190MH2004GD1148838

APPENDIX- IV-A [See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

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. Notice is hereby given to the public in general and in particular to 1) Shri. V. S.Suresh , 2) Smt Jaya Sathya Suresh 3) M/s Real Value Promoters Private Limited & 4. GUARANTOR- Shri. DAMODARAN RAMASWAMY (the Borrower's) that the below described Immovable property mortgaged/charged to IDBI BANK LTD (Secured Creditor), the possession of which has been taken by the Authorised Officer of IDBI BANK LTD (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **May 7, 2021**, for recovery of **Rs. 1,52,28,895/-** due to Secured Creditor from the Borrowers. The reserve price for two properties as mentioned below.

Property: 1 - The reserve price will be Rs. 1,00,00,000/- and the earnest money deposit will be Rs. 10,00,000/-
Property: 2 - The reserve price will be Rs. Rs. 2,00,00,000/- and the earnest money deposit will be Rs. 20,00,000/-

(Details of the immovable secured assets)

PROPERTY - 1
Assets owned and mortgaged by M/S REAL VALUE PROMOTERS PRIVATE LIMITED, SCHEDULES

The reserve price will be Rs. 1,00,00,000/- and the earnest money deposit will be Rs. 10,00,000/-

Schedule-A: All that piece and parcel of shop bearing no.8, in the 9th Floor, measuring 781 sq.ft of the building known as "Prashanth Real Gold Towers" together with UDS of 229 sq.ft out of the total extent of land measuring 30,160 sq.ft or thereabouts situated at No.39, North Usman Road, Thyagaraya Nagar, Chennai - 600 017 comprised in R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, Block no.118 and the land bounded on the: And measuring North By: Property of Corporation of Chennai; South By: Rajachar Street; East By :Hanumanthan Street & West By: North Usman Road; Property is situated within the Registration District of Chennai South and Sub-Registration District of T Nagar SRO

Schedule-B: An Undivided Share of land measuring 229 Sq.ft., as described in the Schedule-A property together with a Commercial Shop No bearing 8 on the ninth Floor, having Plinth area of 781 Sq.ft, including the common areas in the building known as "Prashanth Real Gold Towers"

PROPERTY - 2
Assets owned and mortgaged by M/S REAL VALUE PROMOTERS PRIVATE LIMITED, SCHEDULES

The reserve price will be Rs. Rs. 2,00,00,000/- and the earnest money deposit will be Rs. 20,00,000/-

Schedule-A: All that piece and parcel of the flat measuring 2150 sq.ft, bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the scheme known as "AMBOJINI APARTMENTS", together with an undivided share of 680 sq.ft in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street, Chennai-600 018 and the land bounded on the North by :Poes Road 2nd Street, South by : Plot No 24, East by :Plot No.20 & West by : Plot No.22. Property is situated within the Registration District of Chennai South and Sub-Registration District of Saidapet Joint-I

Schedule-B: An Undivided Share of land measuring 680 Sq.ft., as described in the Schedule-A property together with a Commercial Flat Property bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street, Chennai-600 018 including the common areas along with one car park in the building known as "AMBOJINI APARTMENTS",

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. [www. www.bankauctions.in](http://www.bankauctions.in)

Date : 03.04.2021
Place : Chennai

Sd/-
Authorised Officer, IDBI Bank Limited

E-Auction Notice dated 07.05.2021 in Dinamani(Tamil)

2 திசைமணி சென்னை

★

சனிக்கிழமை, 3 ஏப்ரல் 2021

	<p>IDBI வங்கி லிமிடெட்</p> <p>சொந்திய டீப்யூ துறை, FM டவர்ஸ், எண்.37, 1வது தளம், கிரீன் ரோடு, சென்னை - 600006 Ph: 044-28293316, 044-28295378/Website: icbikbank.in. CIN: L65190MH2004GD148838</p>
<p>பிற்பேர்க்கை - IV-A [விதி 8(6)க்கான விதிமுறைகளைப் பார்க்கவும்] அசையா சொத்துக்களை விற்பனை செய்வதற்கான விற்பனை அறிவிப்பு</p>	
<p>கடனீட்டு சொத்துக்களை டொக்கயாக்குதல் நிதிச்சொத்துக்களை சீரமைத்தல் மற்றும் கடனீட்டு சொத்துக்கள் அமலாக்கச்சட்டம் 2002 சேர்த்து வாசிக்கவும் பாதுகாப்பு தடைமுறை விதிகள் 2002 விதி எண். 8(6)ன் கீழ் அடமானம் வைக்கப்பட்டுள்ள அசையா சொத்துக்களை மின்-ஏலம் மூலமாக விற்பனை செய்தல்.</p> <p>இதன் மூலம் பொதுமக்களுக்கும் குறிப்பாக, கடன்தாரர் மற்றும் ஜாப்ததாரர்களுக்கும் அறிவிப்பது யாதெனில், கடன்தாரர்கள் (1) திரு. V.S. கரேஷ், (2) திருமதி ஜெயா சுத்தியா கரேஷ், (3) M/s. ரியல் வேல்யு பிரமோட்டர்ஸ் பிரைவேட் லிமிடெட் மற்றும் (4) ஜாப்ததாரர் திரு. தாமோதரன் ஈமசாமி வங்கிக்குச் சொந்தத்தொண்டிய கடன்பாக்கி தொகை ரூ.1,52,28,895/- மீறும் உட்பட, இதர சொல்வதன் கடன்கள் ஆகியவற்றை சேர்த்து வசூலிப்பதற்காக, எண்.8(6)ம் அடமானம் வைக்கப்பட்டிருந்த சொத்து வங்கியின் அங்கீகரிக்கப்பட்ட அதிகாரியால் கவர்த்தனத்தில் எடுத்துக் கொள்ளப்பட்டு இப்போது அந்த சொத்து மின்-ஏலம் மூலமாக 07.05.2021 அன்று விற்பனை செய்யப்படுவதாக, கடன்பாக்கியை வசூலிப்பதற்காக, "உள்ள இடத்தில் உள்ளவாறு", "உள்ளது உள்ளவாறு" மற்றும் "எந்த நிலையில் உள்ளதோ அந்த நிலையிலேயே" என்ற அடிப்படையில் விற்பனை செய்யப்படும்.</p> <p>சொத்து - 1: குறைந்தபட்ச கேட்பு விலை: ரூ. 1,00,00,000/- உடனடி தொகை: ரூ. 10,00,000/- சொத்து - 2: குறைந்தபட்ச கேட்பு விலை: ரூ. 2,00,00,000/- உடனடி தொகை: ரூ. 20,00,000/-</p>	
<p>அசையா சொத்து விவரம்</p>	
<p>சொத்து - 1 M/s. ரியல் வேல்யு பிரமோட்டர்ஸ் பிரைவேட் லிமிடெட்-க்கு சொந்தமான மற்றும் அடமானம் வைத்திருக்கும் சொத்து அட்டவணை</p>	
<p>குறைந்தபட்ச கேட்பு விலை: ரூ. 1,00,00,000/- உடனடி தொகை: ரூ. 10,00,000/-</p> <p>அட்டவணை-1: தென் சென்னை பதிவு மாவட்டம் மற்றும் திருச்சி SRO துறை பதிவு மாவட்ட எல்லைக்குட்பட்ட R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2 உள்ளடங்கிய பிளாக் எண்.118, அமைவிடம் 39, உட்கு உள்வாள் ரோடு, தியாகராய நகர், சென்னை - 600017-ல் உள்ள பிரஷாந்த் ரியல் கோட்டு டவர்ஸ் என்று அழைக்கப்படும் கட்டிடத்தின் மொத்த அளவிட 30,160 ச.அடியில் 229 ச.அடி பிரிக்கப்படாத பங்கு கொண்ட ஒப்பந்தவது தளத்தில் 781 ச.அடியில் அமைந்துள்ள கடை எண்.8ன் அனைத்து பகுதி மற்றும் துண்டு பாகங்களும். எல்லைகள்-உட்கு: சென்னை மாநகராட்சி சொத்து, தெற்கு: ஈஜாசார் தெரு, கிழக்கு: ஹனுமந்தன் தெரு, மேற்கு: உட்கு உள்வாள் ரோடு.</p> <p>அட்டவணை-2: அட்டவணை-1ல் குறிப்பிடப்பட்டுள்ள சொத்து 229 ச.அடி பிரிக்கப்படாத பங்கு கொண்ட வளரிசைடை எண்.8 ஒன்பதாவது தளத்தில் உள்ள 781 ச.அடி கொண்ட அடுக்கு பகுதியின் பிரஷாந்த் ரியல் கோட்டு டவர்ஸ் உள்ள அனைத்து பொது பகுதிகளும்.</p>	
<p>சொத்து - 2 M/s. ரியல் வேல்யு பிரமோட்டர்ஸ் பிரைவேட் லிமிடெட்-க்கு சொந்தமான மற்றும் அடமானம் வைத்திருக்கும் சொத்து அட்டவணை</p>	
<p>குறைந்தபட்ச கேட்பு விலை: ரூ. 2,00,00,000/- உடனடி தொகை: ரூ. 20,00,000/-</p> <p>அட்டவணை-1: தென் சென்னை பதிவு மாவட்டம் மற்றும் எசுதம்பேட்டை இணை-1 துறை பதிவு மாவட்ட எல்லைக்குட்பட்ட R.S.No.1454/2, உள்ளடங்கிய பிளாக் எண்.29, மயிலாப்பூர் வரலாய பிரிவு மனை எண்.21, கதவு எண்.9, புதிய எண்.17, போயல் ரோடு, 2வது தெரு, சென்னை - 600018ல் உள்ள அம்ஜினி அப்பாண்டென்ட்ஸ் என்று அழைக்கப்படும் கட்டிடத்தின் மொத்த அளவிட 1.11 ஏக்கர் 1713 ச.அடியில் 680 ச.அடி பிரிக்கப்படாத பங்கு கொண்ட பிளாக் எண்.G-1 அளவிட 2150 ச.அடி, அதாவது 816 ச.அடி கீழ்தளம், 753 ச.அடி தளத்தளம் மற்றும் 581 ச.அடி இடைமடி தளத்தின் அனைத்து பகுதி மற்றும் துண்டு பாகங்களும். எல்லைகள்-உட்கு: போயல் ரோடு 2 வது தெரு, தெற்கு: மனை எண்.24, கிழக்கு: மனை எண்.20, மேற்கு: மனை எண்.22.</p> <p>அட்டவணை-2: அட்டவணை-1ல் குறிப்பிடப்பட்டுள்ள R.S.No.1454/2, உள்ளடங்கிய பிளாக் எண்.29, மயிலாப்பூர் வரலாய பிரிவு மனை எண்.21, கதவு எண்.9, புதிய எண்.17, போயல் ரோடு, 2வது தெரு, சென்னை - 600018ல் உள்ள அம்ஜினி அப்பாண்டென்ட்ஸ் என்று அழைக்கப்படும் கட்டிடத்தின் மொத்த அளவிட 1.11 ஏக்கர் 1713 ச.அடியில் 680 ச.அடி பிரிக்கப்படாத பங்கு கொண்ட பிளாக் எண்.G-1 அதாவது 816 ச.அடி கீழ்தளம், 753 ச.அடி தளத்தளம் மற்றும் 581 ச.அடி இடைமடி தளத்தின் பகுதியின் அனைத்து பொது பகுதி மற்றும் கள் நிறுத்துபிடம்.</p>	
<p>விரிவான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கும் கடன்வழங்கியவரின் இணையதளமான www.bankauctions.in ல் பார்க்கவும்</p>	
<p>தேதி: 03.04.2021 இடம்: சென்னை</p>	<p>ஒப்பம், அறிமுகப்பர்வ அலுவலர், IDBI வங்கி லிமிடெட்.</p>

The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The New Indian Express(English)	Chennai	03.04.2021
2	Dinamani (Tamil)	Chennai	03.04.2021

III

BRIEF DESCRIPTION OF THE ASSET

(a) Details of Property

Assets owned and mortgaged by **M/S REAL VALUE PROMOTERS PRIVATE LIMITED**

SCHEDULES

PROPERTY: - 1

Schedule-A

All that piece and parcel of shop bearing no.8, in the 9th Floor, measuring 781 sq.ft of the building known as “**Prashanth Real Gold Towers**” together with UDS of 229 sq.ft out of the total extent of land measuring 30,160 sq.ft or thereabouts situated at No.39, North Usman Road, Thyagaraya Nagar, Chennai-600 017 comprised in R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, Block no.118 and the land bounded on the:

And measuring

North By : Property of Corporation of Chennai;

South By : Rajachar Street;

East By : Hanumanthan Street &

West By : North Usman Road;

Property is situated within the Registration District of Chennai South and Sub-Registration District of T Nagar SRO

Schedule-B

An Undivided Share of land measuring 229 Sq.ft., as described in the Schedule-A property together with a Commercial Shop No bearing 8 on the ninth Floor, having Plinth area of 781 Sq.ft, including the common areas in the building known as “**Prashanth Real Gold Towers**”

PROPERTY: - 2

Assets owned and mortgaged by **M/S REAL VALUE PROMOTERS PRIVATE LIMITED**

SCHEDULES

Schedule-A

All that piece and parcel of the flat measuring 2150 sq.ft, bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the scheme known as “**AMBOJINI APRATMENTS**”, together with an undivided share of 680 sq.ft in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 and the land bounded on the

North by :Poes Road 2nd Street

South by : Plot No 24

East by :Plot No.20 &

West by : Plot No.22

Property is situated within the Registration District of Chennai South and Sub-Registration District of Saidapet Joint-I

Schedule-B

An Undivided Share of land measuring 680 Sq.ft., as described in the Schedule-A property together with a Commercial Flat Property bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 including the common areas along with one car park in the building known as “**AMBOJINI APRATMENTS**”,

IV

**Outstanding Dues of IDBI Bank in the account of
Shri. V S Suresh, Smt. Jaya Sathya Suresh, M/s. Real Value Promoters Pvt Ltd
& Shri. Ramaswamy Damodaran
as on 10.07.2019**

(Amount in Rs)

	Loan Against Rent Receivables	Total
Principal	1,42,57,522.00	1,42,57,522.00
Interest	9,71,373.00	9,71,373.00
Additional Interest	0	0
Further Interest	0.00	0.00
Liquidated damages	0.00	0.00
Total	1,52,28,895.00	1,52,28,895.00

**Total dues as on July 10, 2019: Rs.152.28 lakh plus interest and costs thereon w.e.f
July 10, 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 lenders.</p>		
2	<p>Issue of Tender/ Offer / Bid Document The Tender Document along with required Form is available from May 3, 2021 to May 6, 2021 on any working day between 11.00 am to 5.00 pm and can be obtained from Authorised Officer-Shri.C.P.Krishnaraj – 044 2220 2165, Email:cp_krishnaraj@idbi.co.in, IDBI Bank LtdNo.37, PM Towers,1st Floor, Greams Road, Chennai 600 006. 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 The Reserve Price for the sale of the Secured Assets is fixed as under :</p>		
1	<p>Property Details</p>	<p>Reserve Price (in. Rs)</p>	<p>EMD (in Rs.)</p>
	<p><u>Property :1</u></p> <p><u>Schedule-A</u> All that piece and parcel of shop bearing no.8, in the 9th Floor, measuring 781 sq.ft of the building known as “Prashanth Real Gold Towers” together with UDS of 229 sq.ft out of the total extent of land measuring 30,160 sq.ft or thereabouts situated at No.39, North Usman Road, Thyagaraya Nagar, Chennai-600 017 comprised in R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, Block no.118 and the land bounded on the: And measuring North By:Propertyof Corporation of Chennai; South By: Rajachar Street; East By: Hanumanthan Street & West By: North Usman Road; Property is situated within the Registration District of Chennai South and Sub-Registration District of T Nagar SRO</p> <p><u>Schedule-B</u> An Undivided Share of land measuring 229 Sq.ft., as described in the Schedule-A property together with a Commercial Shop No bearing 8 on the ninth Floor, having Plinth area of 781 Sq.ft, including the common areas in the building known as “Prashanth Real Gold Towers”</p>	<p>1,00,00,000/-</p>	<p>10,00,000/-</p>

<u>Property:2</u>		2,00,00,000/-	20,00,000/-
	<p>Schedule-A All that piece and parcel of the flat measuring 2150 sq.ft, bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the scheme known as “AMBOJINI APRATMENTS”, together with an undivided share of 680 sq.ft in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 and the land bounded on the North by :Poes Road 2nd Street South by : Plot No 24 East by :Plot No.20 & West by : Plot No.22 Property is situated within the Registration District of Chennai South and Sub-Registration District of Saidapet Joint-I</p> <p>Schedule-B An Undivided Share of land measuring 680 Sq.ft., as described in the Schedule-A property together with a Commercial Flat Property bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 including the common areas along with one car park in the building known as “AMBOJINI APRATMENTS”,</p>		
4.	<p>The sale of Secured Assets is on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “Without recourse basis”. The description of the immovable properties is based on the mortgage created by the Borrower with the secured lender from time to time and the representations made by them. The Authorised Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/s Real Value Promoters Private Limited</p>		

	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.	Inspection of assets The interested parties may, at their own cost and expense, inspect the property on April 30th, 2021 (Friday) from 11.00 am to 12.00 pm in the presence of a representative of the AO available to facilitate the Site inspection. Interested bidders may contact the Authrised Officer- Shri C P Krishnaraj – 044 2220 2165, Email:cp_krishnaraj@idbi.co.in.
6.	Due Diligence by the Bidders 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.
7.	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.
8.	The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/ Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
9.	<u>Submission of Tender/Offer</u> 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. The Format for submission of “Profile of the bidder” & “Declaration by the Bidder” are given in Chapter VI of this Tender Document. Bidders may fill in only the form relevant / applicable to them. The Bidder shall submit separate bid documents for each property
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, Greams Road, Chennai -600006 on any working day but not later than 05.00 p.m. on May 6th, 2021 in a sealed cover which shall be superscribed as “Bid Document and EMD: A/c M/s Real Value Promoters Private Limited along with Demand Draft/Pay Order with minimum EMD amount in a sealed cover. The DD / PO should be drawn in favour of “IDBI Bank Ltd. - A/c M/s Real Value Promoters Private Limited payable at Chennai issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD).</p> <p>Remittance of EMD by way of RTGS.</p> <p>Bidders who prefers to submit the EMD by way RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 00537000010052, IFSC Code: IBKL0000005, Branch: No.37, PM Towers,1st Floor, Greams Road, Chennai - 600006 not later than 5 p.m. on May 6th, 2021. 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> <ol 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-</p>

	<p>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 May7th, 2021 from 11.00 a.m. to 12.00 noon. 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> 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. 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 two 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> 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 2 working days 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 Real Value Promoters Private Limited payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 00537000010052, IFSC Code: IBKL0000005, Branch: No.37, PM Towers,1st Floor, Greams Road, Chennai -600006.</p> <p>The Balance amount of the sale price shall have to be paid within 15 days from the date of 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 Real Value Promoters Private Limited payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 00537000010052, IFSC Code: IBKL0000005, Branch: No.37, PM Towers,1st Floor, Greams Road, Chennai -600006. or such extended period as may be agreed upon in writing between the successful bidder and the AO.</p>

19.	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.
20.	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.
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 within 15 days of acceptance of bid/ offer 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 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 lay 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 bids shall take place on the next working day of IDBI Bank Ltd at 11.00 am to 5.00 p.m

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

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

- A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BIDS ENCLOSED AT ANNEXURE -VI/VII.
- B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/ FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.
- C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM
- D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORIZING 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.

Assets owned and mortgaged by M/S REAL VALUE PROMOTERS PRIVATE LIMITED

PROPERTY: - 1

The reserve price will be Rs.1,00,00, 000/- and the earnest money deposit will be Rs. 10,00,000/-

Schedule-A

All that piece and parcel of shop bearing no.8, in the 9th Floor, measuring 781 sq.ft of the building known as “Prashanth Real Gold Towers” together with UDS of 229 sq.ft out of the total extent of land measuring 30,160 sq.ft or thereabouts situated at No.39, North Usman Road, Thyagaraya Nagar, Chennai-600 017 comprised in R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, Block no.118 and the land bounded on the:

And measuring

North By : Property of Corporation of Chennai;

South By : Rajachar Street;

East By : Hanumanthan Street &

West By : North Usman Road;

Property is situated within the Registration District of Chennai South and Sub-Registration District of T Nagar SRO

Schedule-B

An Undivided Share of land measuring 229 Sq.ft., as described in the Schedule-A property together with a Commercial Shop No bearing 8 on the ninth Floor, having Plinth area of 781 Sq.ft, including the common areas in the building known as “Prashanth Real Gold Towers”

PROPERTY: - 2

Assets owned and mortgaged by M/S REAL VALUE PROMOTERS PRIVATE LIMITED

The reserve price will be Rs. Rs.2,00,00,000/- and the earnest money deposit will be Rs. 20,00,000/-

Schedule-A

All that piece and parcel of the flat measuring 2150 sq.ft, bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the scheme known as “AMBOJINI APRATMENTS”, together with an undivided share of 680 sq.ft in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 and the land bounded on the

North by :Poes Road 2nd Street

South by : Plot No 24

East by :Plot No.20 &

West by : Plot No.22

Property is situated within the Registration District of Chennai South and Sub-Registration District of Saidapet Joint-I

Schedule-B

An Undivided Share of land measuring 680 Sq.ft., as described in the Schedule-A property together with a Commercial Flat Property bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 including the common areas along with one car park in the building known as “AMBOJINI APRATMENTS”,

V. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER- INDIVIDUAL

For purchase of the below property

(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.	:	
	Amount remitted	:	
	Date	:	

7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
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* 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 :

(Details of the immovable secured assets)

Assets owned and mortgaged by M/S REAL VALUE PROMOTERS PRIVATE LIMITED

PROPERTY: - 1

The reserve price will be Rs.1,00,00,000/- and the earnest money deposit will be Rs. 10,00,000/-

Schedule-A

All that piece and parcel of shop bearing no.8, in the 9th Floor, measuring 781 sq.ft of the building known as “Prashanth Real Gold Towers” together with UDS of 229 sq.ft out of the total extent of land measuring 30,160 sq.ft or thereabouts situated at No.39, North Usman Road, Thyagaraya Nagar, Chennai-600 017 comprised in R.S.Nos. 5088/1, 5088/2, 5089/1, 5089/2, 5090/1 and 5090/2, Block no.118 and the land bounded on the:

And measuring

North By : Property of Corporation of Chennai;

South By : Rajachar Street;

East By : Hanumanthan Street &

West By : North Usman Road;

Property is situated within the Registration District of Chennai South and Sub-Registration District of T Nagar SRO

Schedule-B

An Undivided Share of land measuring 229 Sq.ft., as described in the Schedule-A property together with a Commercial Shop No bearing 8 on the ninth Floor, having Plinth area of 781 Sq.ft, including the common areas in the building known as “Prashanth Real Gold Towers”

PROPERTY: - 2

Assets owned and mortgaged by M/S REAL VALUE PROMOTERS PRIVATE LIMITED

The reserve price will be Rs. Rs.2,00,00,000/- and the earnest money deposit will be Rs. 20,00,000/-

Schedule-A

All that piece and parcel of the flat measuring 2150 sq.ft, bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the scheme known as “AMBOJINI APRATMENTS”, together with an undivided share of 680 sq.ft in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 and the land bounded on the

North by :Poes Road 2nd Street

South by : Plot No 24

East by :Plot No.20 &

West by : Plot No.22

Property is situated within the Registration District of Chennai South and Sub-Registration District of Saidapet Joint-I

Schedule-B

An Undivided Share of land measuring 680 Sq.ft., as described in the Schedule-A property together with a Commercial Flat Property bearing no.G-1, viz, 816 sq.ft in the basement, 753 sq.ft in the ground floor and 581 sq.ft, in the mezzanine floor in the total extent of land measuring 1 ground 1713 sq.ft, comprised in R.S.No.1454/2, Block No.29, Mylapore Revenue Division and bearing Plot No.21, Door No.9, New No.17, Poes Road, 2nd Street , Chennai-600 018 including the common areas along with one car park in the building known as “AMBOJINI APRATMENTS”,

**VI. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER
COMPANY/ PARTNERSHIP/ PROPRIETORSHIP**

For purchase of the below property

(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 (in Block letters) (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	:
	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:

**VII. 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
Poes Road, Teynampet & North Usman Road, T Nagar 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 / Poes Road, Teynampet & North Usman Road, T Nagar
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.

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 Real Value promoters Pvt Ltd 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. **00537000010052**, **IFSC Code: IBKL0000005**, Branch: No.37, PM Towers,1st Floor, Greams Road, Chennai -600006.

9. We understand that the EMD will not carry any interest.

- 10.** 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 :
