

APPENDIX- IV-A and II-A
[As per Proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Public Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular that the below described immovable and movable properties hypothecated/mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of IDBI Trusteeship Services Limited ("**Debenture Trustee**"), acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holders under the Debenture Trust Deed cum Mortgage Deed dated 7th April 2014 ("**DTD**") executed by and between Appu Hotels Limited ("**Borrower**"), Dharani Developers Private Limited and Debenture Trustee read with Debenture Trustee Agreement dated 27th March 2014 ("**DTA**") being the Secured Creditor (acting on instructions of the Debenture Holders), will be sold on "As is where is", "As is what is", "Whatever there is" & "no recourse" basis on **23rd November 2021**, for recovery of **Rs.73,54,97,737/- (Rupees Seventy Three Crore Fifty four Lakh Ninety Seven Thousand Seven Hundred and Thirty Seven Only)** as on **30th November 2019** together with interest at contractual rates and other charges/expenses/costs, thereon, which is due to Debenture Trustee viz. Secured Creditor from **Appu Hotels Limited ("BORROWER") Dharani Developers Private Limited ("Guarantor No.1/DDPL")**, **Dr. Palani G Periasamy ("Guarantor No.2")** and **Mrs. Visalakshi G Periasamy ("Guarantor No.3")**.

The Reserve Price and earnest money deposit for each property shall be as follows:

Lots	Reserve Price (In Rupees)	Earnest Money Deposit	Bid Increment	Date and time of Inspection	Date and time of Auction
Lot 1 All 20 flats as per the description given below	6950 /sq.ft.	10% of Reserve Price	2% of Reserve Price	10th November 2021 11 AM to 5 PM	23rd November 2021, 11 AM to 12 Noon.
Lot 2 3 or more flats out of the 20 flats as per the description given below	7100 /sq.ft.				
Lot 3 1-2 flats out of the 20 flats	7,300 / Sq.ft.				

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as per the description given below					
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*Preference shall be given to Lot 1 over Lot 2 and Lot 3, and in case there is no bids under Lot 1, then preference shall be given to Lot 2 over Lot 3.

Description of the Movable and Immovable Properties:

20 Flats, more particularly as described below situated at tower B & C forming part of PGP Oaks along with all amenities both present and future including stilt car parking , situated on the Land/Plots more particularly described in the **Schedule A**, along with all Buildings, structures and fixtures, constructed there on both present and future together with the receivables received or to be received by DDPL or any other person arising out of the sale and booking of the units in Tower B & C .

Flat number	Area (in sqft)	Undivided Share of Land (UDS) (in sqft)
B204	982.0	575.7
B207	1,267.0	742.8
B303	1,316.0	771.5
B304	982.0	575.7
B306	982.0	575.7
B307	1,267.0	742.8
B402	980.0	574.6
B404	982.0	575.7
B406	982.0	575.7
B407	1,267.0	742.8
C305	943.0	552.9
C306	943.0	552.9
C308	972.0	569.9
C402	995.0	583.4
C404	1,372.0	804.4
C405	943.0	552.9
C406	943.0	552.9
C408	972.0	569.9
C201	1,366.0	800.9
C203	1,329.0	779.2

For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e. www.idbitrustee.com

mms



Date: 03.11.2021

Place: Mumbai

W.A. Sachwani

Authorised Officer

IDBI Trusteeship Services Limited

Phone: 022 40807016/27

Schedule-A: Description of Land on which the Flats are situated**ITEM NO.1**

All that piece and parcel of land bearing **Plot No.1** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	Plot No.11
South by	:	Adyar River
East by	:	Plot No.2
West by	:	S.No.354

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	60 Feet
North to South on the western side	:	53 Feet

measuring to an extent of **1836 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.2

All that piece and parcel of land bearing **Plot No.2** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	Plot No.11 and 20 Feet Private Road
South by	:	Adyar River
East by	:	Plot No.3
West by	:	Plot No.1

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	32 Feet

North to South on the eastern side : 62 Feet

North to South on the western side : 60 Feet

measuring to an extent of **1982 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.3

All that piece and parcel of land bearing **Plot No.3** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by : 20 Feet Road

South by : Adyar River

East by : Plot No.4

West by : Plot No.2

admeasuring

East to West on the northern side : 32 Feet

East to West on the southern side : 33 Feet

North to South on the eastern side : 66 Feet

North to South on the western side : 62 Feet

measuring to an extent of **2080 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.4

All that piece and parcel of land bearing **Plot No.4** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by : 20 Feet Road

South by : Adyar River

East by : Plot No.5

West by : Plot No.3

admeasuring

East to West on the northern side : 32 Feet

East to West on the southern side : 33 Feet

North to South on the eastern side : 70 Feet

North to South on the western side : 66 Feet

measuring to an extent of **2210 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

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ITEM NO.5

All that piece and parcel of land bearing **Plot No.5** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.6
West by	:	Plot No.4

admeasuring

East to West on the northern side	:	74 Feet
East to West on the southern side	:	70 Feet
North to South on the eastern side	:	32 Feet
North to South on the western side	:	33 Feet

measuring to an extent of **2390 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.6

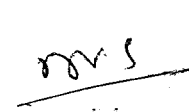
All that piece and parcel of land bearing **Plot No.6** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.7
West by	:	Plot No.5

admeasuring

East to West on the northern side	:	78 Feet
East to West on the southern side	:	74 Feet
North to South on the eastern side	:	32 Feet
North to South on the western side	:	33 Feet

measuring to an extent of **2470 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.



ITEM NO.7

All that piece and parcel of land bearing **Plot No.7** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.8
West by	:	Plot No.6

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	82 Feet
North to South on the western side	:	78 Feet.

measuring to an extent of **2600 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.8

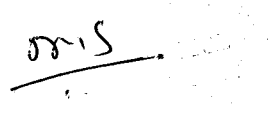
All that piece and parcel of land bearing **Plot No.8** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.
West by	:	Plot No.7

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	84 Feet
North to South on the western side	:	82 Feet

measuring to an extent of **2697 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.



ITEM NO.9

All that piece and parcel of land bearing **Plot No.9** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.10
West by	:	Plot No.8

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	88 Feet
North to South on the western side	:	84 Feet

measuring to an extent of **2798 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.10

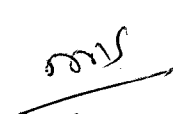
All that piece and parcel of land bearing **Plot No.10** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Land Belonging to Vendors
West by	:	Plot No.9

admeasuring

East to West on the northern side	:	37 Feet 6 Inches
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	90 Feet
North to South on the western side	:	88 Feet

measuring to an extent of **3137 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.



ITEM NO.11

All that piece and parcel of land bearing **Plot No.11** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	S.No.353/8
South by	:	Plot Nos.1 & 2
East by	:	20 Feet Road
West by	:	S.Nos.353/8 & 354

admeasuring

East to West on the northern side	:	50 Feet
East to West on the southern side	:	50 Feet
North to South on the eastern side	:	20 Feet
North to South on the western side	:	20 Feet

measuring to an extent of **1000 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.12


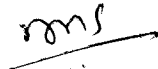
All that piece and parcel of land measuring 2 Grounds or **4800 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/8 Part, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by	:	33 Feet Road
South by	:	Land belonging to Dharani Developers Pvt. Ltd.
East by	:	Remaining Land in New S.No.353/8
West by	:	Vendor's Land

admeasuring

East to West on the northern side	:	106.2 Feet
East to West on the southern side	:	106.2 Feet
North to South on the eastern side	:	45.3 Feet
North to South on the western side	:	45.3 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.



ITEM NO.13

All that piece and parcel of land measuring 2 Grounds or **4800 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/8 Part, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by : Vendor's Land
South by : Land belonging to Dharani Developers Pvt. Ltd.
East by : Land belonging to Dharani Developers Pvt. Ltd.
West by : Vendor's Land

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.14

All that piece and parcel of land measuring 1 Ground or **2400 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/7, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by : 33 Feet Road
South by : Land belonging to Dharani Developers Pvt. Ltd.
East by : Land belonging to Dharani Developers Pvt. Ltd.
West by : Land in S.No.354

admeasuring

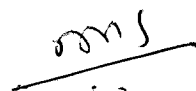
East to West on the northern side : 60 Feet
East to West on the southern side : 60 Feet
North to South on the eastern side : 40 Feet
North to South on the western side : 40 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.15

All that piece and parcel of land measuring **6637 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : 33 Feet Road
South by : Land belonging to Dharani Developers Pvt. Ltd.



East by : T.N.H.B. Pumping Station
West by : Land belonging to Mr.W.M.M.Mubarak

admeasuring

East to West on the northern side	:	37 Feet 03 Inches
East to West on the southern side	:	55 Feet 03 Inches
North to South on the eastern side	:	120 Feet 00 Inches
North to South on the western side	:	116 Feet 09 Inches

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.16

All that piece and parcel of land measuring **6260 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : Land belonging to M/s. Dharani Developers Pvt. Ltd., Vendors Land,
Land belonging to Vishal Builders and Land belonging to WMM
Mubarak

South by : Land belonging to Dharani Developers Pvt. Ltd.

East by : 33 Feet Road

West by : Land belonging to Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side	:	313 Feet
East to West on the southern side	:	313 Feet
North to South on the eastern side	:	20 Feet
North to South on the western side	:	20 Feet

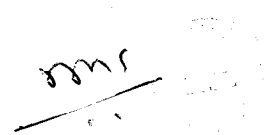
within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.17

All that piece and parcel of land measuring **3000 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : Land belonging to DDPL

South by : Adyar River



East by : Kabilar Street

West by : Land belonging to M/s.Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 33 Feet

East to West on the southern side : 33 Feet

North to South on the eastern side : 92 Feet

North to South on the western side : 90 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.18

All that piece and parcel of land measuring **4800 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : 33 Feet Road

South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

East by : Land belonging to M/s. Vishal Builders

West by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 44.5 Feet

East to West on the southern side : 44.5 Feet

North to South on the eastern side : 110 Feet

North to South on the western side : 105.94 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.19

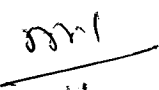
- i) All that piece and parcel of vacant house site situated at Kabilar Street, Kodambakkam Village comprised in T.S.No.47/6 as per Patta, measuring **4800 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central, bounded on the:

North by : 33 Feet Road

South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

East by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

West by : Item No.(ii) Property i.e., T.S.No.47/5



comprised in T.S.No.47/6 of Kodambakkam Village as per bearing C.A.No.119/05, Block No.133, Mambalam Guindy Taluk, previously Survey Nos.352/13 and 353/8, Old Survey Nos.353/2 Part, 352/3 B Part and 352/4 Part

admeasuring

East to West on the northern side	:	41 Feet 6 Inches
East to West on the southern side	:	41 Feet 8 Inches
North to South on the eastern side	:	116 Feet 9 Inches
North to South on the western side	:	114 Feet 6 Inches

with total extent of about 4800 sq. ft.

ii) All that piece and parcel of vacant house site situated at Kabilar Street, Kodambakkam Village comprised in T.S.No.47/5 as per Patta, measuring **2400 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central, bounded on the:

North by	:	33 Feet Road
South by	:	Land belonging to M/s. Dharani Developers Pvt. Ltd.
East by	:	Item No.(i) Property i.e., T.S.No.47/6
West by	:	Land belonging to M/s. Vishal Builders

comprised in T.S.No.47/5 of Kodambakkam Village as per bearing C.A.No.119/05, Block No.133, Mambalam Guindy Taluk, previously Survey Nos.352/13 and 353/8, Old Survey Nos.353/2 Part, 352/3 B Part and 352/4 Part

admeasuring

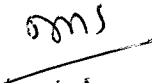
East to West on the northern side	:	21 Feet
East to West on the southern side	:	21 Feet
North to South on the eastern side	:	114 Feet 6 Inches
North to South on the western side	:	113 Feet 6 Inches

With total extent of about 2400 sq. ft.

ITEM NO.20

All that piece of vacant land measuring total extent of **6600 sq. ft.** comprised in Survey Nos.352/13 and 353/8 as per extract of land register S.F.No.47/7, Old S.Nos.353/1 part, 352/3A and 3B Part, 352/4 Part, T.S.No.47/7, Block No.133 of Kodambakkam Village, bearing Plot Nos.C and D, situated in Kabilar Street, Ashok Nagar, Chennai, and bounded on the

North by	:	33 Feet Road (Kabilar Street)
South by	:	Land belonging to M/s. Dharani Developers Pvt. Ltd.
East by	:	Land belonging to M/s. Dharani Developers Pvt. Ltd.



West by : Land belonging to M/s. Dharani Developers Pvt. Ltd.
within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

ITEM NO.21

All that piece and parcel of land bearing Plot No.12, measuring to an extent of **2700 sq. ft.** comprised in Survey Nos.354/2, situated at Kodambakkam Village, Mambalam Guindy Taluk, Chennai City Corporation and bounded on the

North by : 24 Feet Layout Road and 30 Feet Road
South by : Adyar River
East by : 30 Feet Road and Plot No.13
West by : Plot No.11

admeasuring

East to West on the northern side : 63 Feet
East to West on the southern side : 65 ½ Feet
North to South on the eastern side : 34 Feet
North to South on the western side : 39 Feet

measuring to an extent of 2700 sq. ft. within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

Date: 03.11.2021

Place: Mumbai

A. Sachwan

Authorised Officer
IDBI Trusteeship Services Limited
Phone: 022 40807016/27

TERMS & CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES

1. The e-auction sale of Secured Assets is on “as is where is basis”, “as is what is basis”, “whatever there is basis” & “no recourse” basis for and on behalf of the Secured Creditor viz. IDBI Trusteeship Services Limited (“**Debenture Trustee**”), acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holders under the Debenture Trust Deed cum Mortgage Deed dated 7th April 2014 executed by and between Appu Hotels Limited (“**Borrower**”), Dharani Developers Private Limited and Debenture Trustee read with Debenture Trustee Agreement dated 27th March 2014.
2. In respect of the Secured Assets, Debenture Trustee/Debenture Holders has outstanding dues of **Rs.73,54,97,737/- (Rupees Seventy Three Crore Fifty four Lakh Ninety Seven Thousand Seven Hundred and Thirty Seven Only)** from Appu Hotels Limited (“**Borrower**”) and Guarantors due as on 30th November 2019, together with further interest at contractual rates from the said date till actual realization along with other charges/expenses/costs, etc. thereon.
3. In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such a case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
4. Bid document containing detailed terms and conditions of the sale can be obtained from <https://sarfaesi.auctiontiger.net> between **3rd November 2021 to 22nd November 2021**.
5. For participating in online e-auction sale, EMD (which is equal to 10% of the Reserve Price of each lot) shall have to be paid by way of RTGS/NEFT in favour of IDBI Trusteeship Services Limited in the bank/escrow account details give below on or before **22nd November 2021** before **2:00 PM** and Bid Document with should be uploaded in the website mentioned above at the date and time specified above along with copies of EMD Payment Challan containing the payment details, PAN Card, Board Resolutions in case of Company, photo id and Address Proof. Once Online Bid is submitted by the Bidder, the same cannot be withdrawn.

Bank/ Escrow Account details

Name of Account Holder:	IDBI Trusteeship Services Limited- Escrow A/c
Name & Address of our Bankers:	IDBI Bank Limited Mittal Tower, C Wing, Nariman Point, Mumbai – 400021. Maharashtra, India
Bank Account Number	004103000022677
Bank Branch Name	Nariman Point
Bank Branch Location:	Mumbai, Maharashtra
Bank RTGS IFSC Code.	IBKL0000004
Type of Account.	Current Account

6. That though the Secured Assets are mentioned in three different lots, Preference shall be given to Lot 1 over Lot 2 and Lot 3, and in case there is no bids under Lot 1, then preference shall be given to Lot 2 over the Lot 2.
7. The Secured Assets shall be auctioned by the undersigned by way of **Electronic Public Auction 23rd November 2021 between 11:00 AM and 12:00** through e-Auction Agency **e-Procurement Technologies Limited** at their website/portal <https://sarfeasi.auctiontiger.net> with an auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before closure of e-Auction. However, last minute Bidding should be avoided in the bidders' own interest. In such cases, neither the Service Provider nor Debenture Trustee or its Authorised Officer shall be responsible for any lapses / failure on the part of the Bidder.
8. The EMD will not carry any interest. EMD of unsuccessful bidders shall be refunded within 10 days from the date of opening of the Bids.
9. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. For details, help, procedure and online training on e-auction, prospective bidders may contact **e-Procurement Technologies Limited (Auction Tiger)**;
Contact Person: Ram Sharma – 6351896834
Help Line No.:079-68136854|854.
E-Mail id: ramprasad@auctiontiger.net; support@auctiontiger.net;
10. The bidder will be required to submit the bid either at or above the reserve price in the prescribed manner as mentioned in Annexure II to the bid document along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount submitted in annexure II shall be treated as final bid from the respective bidder.
11. The successful bidder will be required to deposit a forfeitable amount equal to 25% (inclusive of EMD) of the confirmed sale price immediately on confirmation of highest bidder or on the next working day i, **not later than 5PM.**
12. The balance 75% of the confirmed sale price is to be paid within 15 days of the confirmation of the sale.
13. In case of failure to deposit the balance 75% of the confirmed sale price within the prescribed period, the 25% of the confirmed sale price paid shall stand and no claim shall be entertained against Debenture Trustee or the undersigned in respect thereof.
14. Undersigned reserves the absolute right and discretion to accept or reject any or all Bids or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. In case all the Bids are rejected, the undersigned can negotiate with any of the bidders or other parties for sale of the Secured Assets. The decision of the undersigned in this regard shall be final and binding.
15. The date for Inspection of the Secured Asset is 10th November 2021. The bidders are requested in their own interest, to take inspection of the assets put up for auction sale and satisfy themselves about the nature and condition of the said assets and other relevant details pertaining to the abovementioned assets before submitting their bids. Statutory/Government dues if any like property taxes, sales tax, excise dues and other dues such as electricity dues, maintenance charges, etc. if any should be ascertained by the bidders.
16. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower/Mortgagor in favour of Secured Creditor. Interested parties are requested to verify details of the Secured Assets before submitting the bids.
17. The successful Bidder would be required to bear all the necessary expenses on transfer of immovable assets like stamp duty, registration expenses /incidental costs, VAT/GST and expenses and other incidental costs relating to sale and transfer of Secured Assets.
18. The Secured Assets are being sold free from charges and encumbrances known to the Secured Creditor/s only .

19. The sale of the Secured Assets is subject to the terms and conditions prescribed in the SARFAESI Act and Rules, 2002 and the conditions mentioned hereinabove. Hence the bidders are advised to carefully go through the said terms and conditions before submitting their bids.
20. The Borrower/Mortgagor may treat this as a 15 days' notice under Rule 9 (1) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. The Borrower/Mortgagor/Guarantor is hereby given a last and final opportunity to discharge the liability in full as stated above and redeem the Secured Assets failing which the same will be sold as per the terms and conditions mentioned above.
21. The Borrower's/Mortgagor's/ Guarantor'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.
22. In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such a case the English Newspaper will supersede the Vernacular Newspaper and it shall be considered as the final copy, thus removing the ambiguity.
23. For any further clarifications regarding the sale, please contact Mr. Naresh Sachwani at 022 40807016/27, 9820504366n or email at naresh.sachwani@idbitrustee.com, / dipali.dorugade@idbitrustee.com and Sunayana.Sahu@edelweissfin.com (representative of Debenture Holders). Representative of Debenture holders can also be reached at 7304540374.

Sd/-

Authorised Officer

IDBI Trusteeship Services Limited

Phone: 022 40807016/27