

TNCC to raise fishermen, Karur tragedy and cough syrup issues in Assembly

CHENNAI: Tamil Nadu Congress Committee (TNCC) will raise key public concerns including the plight of fishermen, the recent Karur tragedy, and the controversial cough syrup issue during the ongoing Assembly session, state president K Selvaperunthagai said on Tuesday. Addressing reporters in the Secretariat, Selvaperunthagai said the party would strongly voice the concerns of sanitation workers and fishermen in the Tamil Nadu Legislative



Assembly. "The Congress will ensure that the long-pending grievances of fishermen are brought to the gov-

ernment's attention," he said. He added that the Congress would urge the State to take firm measures to prevent incidents like the Karur stampede from recurring anywhere in Tamil Nadu. "The tragedy should not be repeated under any circumstance," he stated. The Sriperumbudur MLA

further said the Congress would demand accountability in the issue surrounding Sresan pharmaceutical company, which came under scrutiny over the production of substandard cough syrup. "We will raise our voice on behalf of the affected families and seek strict action against those responsible," he said. The Congress leader affirmed that the party would continue to highlight issues affecting ordinary people and ensure they receive justice through legislative action.

MK Stalin writes to PM Modi, seeks support for TN mango farmers and export boost



CHENNAI: Chief Minister MK Stalin on Tuesday urged Prime Minister Narendra Modi to intervene and safeguard the welfare of mango farmers by strengthening export infrastructure and ensuring adherence to quality standards in mango-based beverages.

In his letter, the Chief Minister highlighted the severe challenges faced by farmers cultivating processable varieties of mangoes due to a steep decline in procurement prices and reduced pulp offtake. Stalin recalled his earlier letter dated June 24, 2025, urging the Union Government's intervention to mitigate the crisis, which continues to affect mango growers and processors across the State. He reiterated his concern that several packaged juice manufacturers were allegedly

not complying with the Food Safety and Standards Authority of India (FSSAI) norms on fruit pulp content in mango beverages. Stressing the need for consumer safety and fair pricing, the Chief Minister requested the Centre to ensure that mango-based drinks contain at least 18-20% fruit pulp. This, he said, would not only maintain product quality but also enhance pulp procurement, benefiting farmers directly. Stalin further sought support from the Agricultural and Processed Food Products Export Development Authority (APEDA) under the Ministry of Commerce to strengthen Tamil Nadu's mango export infrastructure.

He proposed the establishment of integrated pack houses, inland container depots, cold ports, quality testing laboratories, and the organisation of buyer-seller meets and export capacity-building programmes to connect local producers with international markets.

"The Prime Minister's timely intervention will safeguard the interests of mango farmers while significantly contributing to the national economy through enhanced exports and value addition," the Chief Minister stated.

Gold, silver surge fades festive shine in Chennai

CHENNAI: Gold and silver prices have shot up sharply ahead of Deepavali, dampening the festive mood among jewellers who now fear sales could plunge by as much as 25% compared to last year. As of October 14, one gram of 22-carat gold in Chennai costs Rs 11,825 — translating to Rs 94,600 for eight grams — while silver has breached the Rs 200 mark for the first time, now priced at Rs 206 per gram. Traders expect both metals to climb further as global demand stays strong.

"Gold is likely to touch Rs 12,500 per gram during Deepavali, with the price of a sovereign crossing Rs 1 lakh," said S Santhra Kumar, secretary of the Madras Jewellers and Diamond Traders' Association, speaking to DT Next. "Silver could even reach Rs 250 per gram," he added. Traditionally, the festival of lights sparks a buying frenzy for jewellery, but this year's bullion surge has left customers hesitant. "We're seeing a clear 20-25% fall in sales compared to last year. Regular buyers are staying away, wary of

these high levels," Shanthakumar noted. According to association data, silver prices have nearly doubled this year — from Rs 97 per gram on January 1 to Rs 161 on October 1, then to Rs 190 by October 12, before crossing Rs 200 now. Gold, too, has rallied from below Rs 10,000 per gram earlier this year to over Rs 11,800 in mid-October. Experts say silver's rally has been driven by its rising use in solar panels and electric vehicles, giving it a particularly bullish outlook.

Despite the subdued sentiment, jewellers are holding out hope for brisk activity in smaller purchases and lightweight ornaments, as customers adapt to the new price realities. So far this year, in the national capital, gold prices have increased by Rs 51,850 or 65.67% from Rs 78,950 per 10 grams on December 31, 2024. Traders attribute the sharp rise in bullion prices to sustained demand from jewellers and retailers, along with a weaker rupee that slipped 12 paise to revisit its all-time low of 88.80 against the US dollar on Tuesday.

TN ensures adequate fertilizer stock for Samba season, says Minister Panneerselvam

CHENNAI: State Minister for Agriculture and Farmers' Welfare MRK Panneerselvam on Tuesday assured that the State has sufficient fertilizer stock for the ongoing Samba cultivation season and instructed officials to ensure seamless distribution to all farmers across districts. Reviewing fertilizer availability and distribution with district agriculture officers, cooperative societies, and fertilizer manufacturing firms, the Minister said the government has fixed a target of cultivating 55 lakh acres of paddy this year. So far, over 10.35 lakh acres have been brought under Samba cultivation, while Kuruvai harvest operations are in full swing with record yields unseen in the last five decades. "Following Chief Minister M K Stalin's request, the Union Government has allocated an additional 12,000 metric tonnes of urea to Tamil Nadu to meet seasonal demand," he said and directed officials to distribute fertilizers promptly and monitor supplies at retail outlets to prevent bundling with other products.



Tamil Nadu: Helpline set up to curb excess bus fare collection ahead of Deepavali

CHENNAI: With a surge in festive travel ahead of Deepavali, the Commissionerate of Transport and Road Safety has issued a public advisory urging passengers to report overcharging by private omnibus operators. The department said several complaints had been received regarding exorbitant fares being collected from passengers travelling to their

hometowns. To ensure swift redressal, dedicated contact numbers and WhatsApp helplines have been established across regions. Commuters can call the toll-free number 1800-425-6151 of the Commissionerate of Transport and Road Safety in Chennai or contact the respective regional offices to register their grievances. Regional helplines include 97893

69634 (Chennai North), 93613 41926 (Chennai South), 90953 66394 (Madurai), 93848 08302 (Coimbatore), 96773 98825 (Villupuram), 98400 23011 (Vellore), 78456 36423 (Salem), 99949 47830 (Erode), 90660 32343 (Tiruchirappalli), 90257 23800 (Virudhunagar), 96981 18011 (Tirunelveli), and 95850 20865 (Thanjavur).



Bandhan Bank

**Regional Off.: Netaji Marg, Nr. Mithakhali
Six Roads, Ellisbridge, Ahmedabad-6.
Fax: +91-79-26560649, Toll Free No.: 18002335300
Website: www.bandhanbank.com**

AUCTION CUM TENDER FOR SALE NOTICE

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhan Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues. The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

Sr. No	Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch	Description of the property to be sold (Secured Assets)	Secured Debt as on date of demand notice and current outstanding which includes amount paid by the borrowers from the date of demand notice till date, if any, with further interest, costs, charge, etc.	Reserve Price & EMD being 10%
1.	Mr. S. Kumaraswamy Mrs. Kavitha K 20009330000752 13.02.2021	All that part and parcel of the residential property being situated at 2nd Floor, Flat No. 2, Arunachal Lanney Apartments Alongwith 570 Sq.Ft. Undivided Share of Land On The Plot No. XXVII Measuring An Extent of 2340 Sq.Ft. in The Approved Layout Baradwaj Nagar (Padanjali Padmanabhan Colony) Approved Vide Approval No. P.P.D.L.O No. 130/93 Comprised in Survey No. 216/2B of Varadharajapuram Village, Sriperumbudur Taluk, Kancheepuram Dist. Lying Within South Chennai Registration District and Padappai Sub Registration District	Rs.49,94,470.58 as on 13.08.2019	Rs. 40,19,000.00 EMD Rs.4,01,900.00

Last Date, Time and Place for submission of bid	October 28, 2025 on or before 3:00 PM at Bandhan Bank Limited, 3A/1, Cee Dee Yes Enclave, Tharamani, 100 Feet Road, Tansi Nagar, Velachery, Chennai, Tamil Nadu 600042
Property Inspection date & time Name of contact person with No.	October 24, 2025, From 11:00 AM to 1:00 PM, Murali Sekar- 9566629356
Date and Time of E-Auction	October 30, 2025, From 11:00 AM to 12:00 Noon

Other Terms and conditions:

- The aforesaid properties are being sold with no encumbrances as far known to the Bank. The Authorized Officer/bank shall not remain liable for any third party claims/rights/dues/litigations. The intending bidder should make their own independent inquiries regarding any encumbrances. For detailed terms and conditions of the sale please refer the link <https://bandhanbank.com/properties-for-sale> provided in Bandhan Bank's website.
- The aforesaid properties will be sold by Tender cum-e-auction through M/s. e-Procurement Technologies Ltd. (Auction Tiger) under the supervision of the Bank. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontiger.net/EPROC/> with Property ID 344061 Contact Person Mr. Maulik Shrimali Contact No.9173528727. The bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- Earnest Money Deposit (EMD) amount of 10% of the Reserve Price to be deposited by way of Demand Draft / Pay Order in favour of Bandhan Bank Ltd. payable at Par in all branches before the date of auction.
- The intending bidder shall submit bid to the Authorized Officer at the concerned location mentioned above along with EMD amount before the date of auction and self - attested KYC documents with Bid Form. The sealed envelope cover should be super-scribed with "Bid Form and EMD for e-auction with Property ID".
- Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- and will remain extended/valid for fifteen minutes for each bid.
- The bidder who submits the highest bid (above the Reserve Price) on closure of Online auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder subject to payment of 25% of sale price including EMD amount on same day of auction and balance within 15 days.
- The sale will be subject to confirmation by Bandhan Bank Limited.
- The sale will be subject to the Terms and Conditions of this Notice and Tender Document. Authorized Officer has absolute right to accept or reject any bid or modify the Terms and Conditions of the sale or adjourn /extend/postpone the sale/e-auction without assigning any reason thereof.
- In case of any dispute the English version shall prevail.

**Date: October 15, 2025
Place: Tamil Nadu**

**Authorised Officer
Bandhan Bank Limited**

Assets Care and Reconstruction Enterprise Limited

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019

Tel : 91-11-43115600 Fax : 91-11-43115618

Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66,

G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to Assets Care & Reconstruction Enterprise Ltd. (CIN: U65993DL2002PLC115769) ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET					
Sl No.	Loan Account No./ Trust Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/Guarantors	Total Outstanding Dues	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
1	MOR000500068058 / ACRE 166 TRUST	1)G3 The Studio (Borrower) 2)Arun Gopal (Co-Borrower & Mortgagor) Sukumar Sujatha (Co-Borrower & Mortgagor)	Rs.5,28,47,439.11 (Rupees Five Crores Twenty Eight Lakhs Forty Seven Thousand Four Hundred Thirty Nine and Paise Eleven Only) as on 10.10.2025 along with applicable interest, charges and expenses till the date of payment and realization.	22,00,000	2,20,000
DESCRIPTION OF THE SECURED ASSET: All the piece and parcel of vacant land measuring 213 sq.ft. being 1/12 th undivided share and the entire property situated at No. 22, 6/3 (22/3), Sullivan Garden Lane (Rengiah Garden Street), Madras-4, measuring 2547 sq.ft. comprised in O.S.No. 2790, R.S.No. 1701/1 & 2, C.C.No.891, New Survey No. 1701/30 and 1701/31, Block No.36 as per patta No. CA.No.295/95 in Mylapore Village, Madras-4, bounded on the EAST: Krishnacharya's House, WEST: Rengiah Garden Road, NORTH: Munusamy Naidu's House, SOUTH: Viswanatha Chetty Garden's House					
Sl No.	Loan Account No./ Trust Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/Guarantors	Total Outstanding Dues	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
2	MOR000500068058 / ACRE 166 TRUST	1)G3 The Studio (Borrower) 2)Arun Gopal (Co-Borrower & Mortgagor) Sukumar Sujatha (Co-Borrower & Mortgagor)	Rs.5,28,47,439.11 (Rupees Five Crores Twenty Eight Lakhs Forty Seven Thousand Four Hundred Thirty Nine and Paise Eleven Only) as on 10.10.2025 along with applicable interest, charges and expenses till the date of payment and realization.	1,55,00,000	15,50,000
DESCRIPTION OF THE SECURED ASSET: Flat measuring square plinth area of 1350 sq.ft. bearing Flat No. 7 in the first floor at No. 9 and 10, C.P. Ramaswamy Road, Alwarpet, Madras 600018 bounded on the EAST: Flat No. 6, WEST: Flat No. 1, NORTH: Corridor and Flat No. 2, SOUTH: Common Open Space.					
Sl No.	Loan Account No./ Trust Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/Guarantors	Total Outstanding Dues	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
3	584600001604 / ACRE 166 TRUST	1)Nakodra Computer Tech through its proprietor Mr. Hemant Jain (Borrower) 2)Mr. Hemant Jain (Guarantor) 3)Mr. Triek Jain (Guarantor & Mortgagor) Mrs. Renu Bakodia (Guarantor & Mortgagor)	Rs.6,05,54,742.86 (Rupees Six Crores Five Lakhs Fifty Four Thousand Seven Hundred Forty Two and Paise Eighty Six Only) as on 10.10.2025 along with applicable interest, charges and expenses till the date of payment and realization.	1,43,00,000	14,30,000
DESCRIPTION OF THE SECURED ASSET: Land measuring 450 Sq.ft. undivided share and Flat No. F-2, First Floor, admeasuring 1400 sq.ft. Super Built Up Area, inclusive of common area, Door No. 34 (Old Door No. 28) in OS No. 790, RS No. 362, Subramania Mudali Street, Purasawalkam, Chennai 600 007 bounded as under:EAST: Road, WEST:Ponnuranga Pilla's House,NORTH : New No. House of Mr. Ravikumara,SOUTH: Door No.36.					
Sl No.	Loan Account No./ Trust Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/Guarantors	Total Outstanding Dues	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
4	17000000397 & 17000000379 / ACRE 174 TRUST	1)Saskumar S (Borrower) Jyothi S (Co-Borrower & Mortgagor)	Rs.99,86,234.61 (Rupees Ninety Nine Lakhs Eighty Six Thousand Two Hundred Thirty Four and Paise Sixty One Only) as on 10.10.2025 along with applicable interest, charges and expenses till the date of payment and realization.	34,00,000	3,40,000
DESCRIPTION OF THE SECURED ASSET: Flat No. F-2, admeasuring 1050 sq.ft., 1 st Floor, together with 484 sq.ft. undivided share of land, Plot No. 21, Vijayalakshmi Avenue, Koluthuvanchery Village, Sriperumbudur Taluk, Kancheepuram District, Chennai, Tamil Nadu – 600056, bounded as under:EAST: 20 feet Road, WEST: Plot No. 22 part (Eastern Side), NORTH: 24 Feet Road, SOUTH: Plot No. 20					
The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.					

IMPORTANT INFORMATION REGARDING AUCTION PROCESS					
1	Last date of submission of EMD	24.11.2025 before 04:00 PM			
2	Place for submission of Bids	Assets Care and Reconstruction Enterprise Ltd. Vaikya Business Centre & Co Working Space, Trade Centre BKC, Kolivry Village, MMRDA Area, Kalina, Bandra East, Mumbai, Maharashtra 400051. OR Email us at : Rohan.Sawant@acreindia.in			
3	Date and time of Auction	25.11.2025 from 2:30 PM to 03:30			
4	Place of auction (Web Site for Auction) -	www.bankauctions.com			
5	Contact Details	Mr. Rohan Sawant – 9833143013, Mr. Vikram Shetty - 9880405324			
6	Date & time of Inspection of the Property	On prior appointment basis			
7	For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.bankauctions.com	On prior appointment basis			
Date:14.10.2025, Place:Chennai					Sd/-Authorized Officer



TENDER DOCUMENT FOR E-AUCTION

**Terms and Conditions of Online Public Auction (e-Auction) for sale of Property
as per e-Auction ID No.:**

**(Note: For more information, Bidder(s) are requested to go through the Sale
Notice published by Assets Care & Reconstruction Enterprise Ltd..)**

AUCTIONEER	<u>AUTHORISED OFFICER:</u> Mr. Vikram Shetty, Authorised Officer, Assets Care & Reconstruction Enterprise Ltd. Helpline No.: 0124-6910910; +91 70654 51024 Helpline e-mail: Rohan.Sawant@acreindia.in & Vikram.Shetty@acreindia.in <u>REGISTERED OFFICE:</u> 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110009 <u>CORPORATE OFFICE:</u> Mumbai Office: C Wing-502, One BKC, G-Block, Plot-C-66, Bandra Kurla Complex, Mumbai – 400 051 (Maharashtra). & Bangalore Office: 1st Floor, Prestige Nugget, Office Unit No 101, Infantry Road, Bengaluru, Karnataka – 560001.
AUTHORISED SERVICE PROVIDER	Website: https://www.bankeauctions.com/ Support Email ID: ddharani.p@clindia.com Contact Support: 9948182222
E-AUCTION SCHEDULE	Date of e-Auction: 25-11-2025 Time of e-Auction: 02:30 PM to 03:30 PM (IST) <i>(With unlimited extensions of 5 minutes each)</i> Website: https://www.bankeauctions.com/
DOCUMENTS	A. Business Rules for e-Auction B. Bid/ Tender/ Auction Document C. Terms and Conditions of e-Auction D. Item(s)/ Secured Asset(s) Details (Annexure I) E. Letter submitting Bid/ Tender/ Offer (Annexure II) F. Price Confirmation Letter (Annexure III) G. Contact Information

SPECIAL INSTRUCTIONS	<u><i>Bidding at last minute should be avoided in Bidders' own interest. Neither the Authorised Service Provider nor the Auctioneer would be liable for any losses/ lapses/ failure, in such cases.</i></u>
-----------------------------	---

A. BUSINESS RULES FOR E-AUCTION

The Auctioneer shall finalize the sale of Secured Asset(s) through online public auction (e-Auction), and for such purposes, arrangements have been made with the Authorised Service Provider. Please go through the guidelines given below and submit your acceptance to the same.

1. Computerized e-Auction shall be conducted by the Auctioneer on a specified date, while the Bidder(s) shall be bidding from a place of their choice. However, internet connectivity and other paraphernalia requirements shall have to be ensured by Bidder(s) themselves. In case of failure of internet connectivity, due to any reason whatsoever, Bidder(s) shall be responsible for the same; and it is to be noted that neither the Auctioneer nor the Authorised Service Provider shall be responsible for such unforeseen circumstances. In order to avoid such contingent situations, Bidder(s) are requested to make all necessary arrangements, as required, so that they are able to circumvent such unforeseen situations, and be able to successfully participate in e-Auction. Further, Bidder(s) are requested to not wait till the last minute to quote their bids, in order to avoid any such unforeseen situation.
2. Please note that a Reserve Price for item(s) of e-Auction is open to all participating Bidder(s). Any Bidder can start bidding in e-Auction by submitting a bid higher than the Reserve Price specified by the Auctioneer. Please note that the first bid in the e-Auction should be higher than the Reserve Price, and all subsequent bids, in order to outbid the latest bid, will have to be higher than the latest bid by at least one increment, or by multiple increments. The incremental value has been fixed at **Rs. 25,000/- (Rupees Twenty Five Thousand Only)**.
3. The Authorised Service Provider shall arrange to train person(s), without any cost to Bidder(s). Such trained person(s) shall explain to Bidder(s), the Business Rules for e-Auction to be adopted along with Tender Document. You are required to give your compliance for the same before the start of e-Auction.
4. **Purpose of Bid:** Sale of Secured Asset(s) by the Auctioneer.
(Please refer the published Auction Notice)
5. **Type of Auction:** e-Auction
6. **Bidding Currency:** Bidding will be conducted in Indian Rupees (INR).
7. **Reserve Price and Incremental Value:** Reserve Price and Incremental Value shall be available to Bidder(s) on their bidding screen.

8. **Bid Price:** Bidder(s) have to quote the total price.
9. For other terms and conditions, please see the Auction Notice published by the Auctioneer.
10. **Procedure of e-Auction:**
 - I. **e-Form Submission:**
 - All interested Bidder(s) need to fill the form available online on the e-Auction website, as mentioned in the Auction Schedule hereinabove, with all details sought in the Tender Document provided by the Auctioneer.
 - II. **Online e-Auction:**
 - The Auctioneer will declare Reserve Price, which shall be visible to Bidder(s) at the start of e-Auction. Please note that the Reserve Price of an item in e-Auction is open to all participating Bidder(s). Bidder(s) can start bidding in the e-Auction by giving a bid higher than the Reserve Price, and all subsequent bids will have to be higher than the latest bid by at least one increment, or multiple increments.
 - The incremental value for bidding, as fixed by the Auctioneer, is in multiples of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)**.
 - , which the Bidder(s) can view on their bidding screen.
 - The e-Auction shall be open for a period of **1 hour**. However, if a Bidder places a bid during the last 5 minutes of e-Auction, and if the same is accepted, then the duration for e-Auction shall automatically be extended for 5 more minutes, for the entire e-Auction (i.e. for all the items of e-Auction). Please note that such automated extension will take place only if such accepted bid comes during the last 5 minutes of e-Auction, and that the same is in terms of the Auction Notice published by the Auctioneer and the Tender Document. If the bid received in last 5 minutes is not valid, then automated extension will not take place. In case there is no bid placed in the last 5 minutes of e-Auction, the e-Auction shall automatically be closed, without any extension. However, Bidder(s) are advised not to wait till the last minute to place their bids, during the period of automated extension, to avoid glitches related to internet connectivity, network problem, system crash, power failure, etc.
11. The successful Bidder shall be required to quote a final price during the e-Auction, as provided in **Annexure III** herein. After the completion of e-Auction, the successful Bidder is required to submit a duly signed and stamped Tender Document, as a token of acceptance, without adding any new condition, other

than those already prescribed herein and agreed to, before the start of e-Auction.

During an e-Auction, if no bid is received within the specified time, the Auctioneer, at its discretion, may decide to revise the Reserve Price/ extend time of Auction/ scrap the auction/ proceed with conventional mode of auctioning.

12. That a bid shall be taken as an offer to buy. Bids, once made, cannot be cancelled or withdrawn, and Bidder(s) shall be bound to buy the item(s)/ secured asset(s) in the e-Auction at the final bid price placed by the Bidder. Failure of the Bidder to comply with any of the terms and conditions of the Auction Notice and Tender Document will result in forfeiture of the amount paid to the Auctioneer. Should a Bidder choose to cancel or withdraw his bid, the Auctioneer shall take any action as it may deem appropriate.
13. Bidder(s) will be able to view the following contents on the bid screen along with necessary fields for e-Auction:
 - a. Reserve Price and Incremental Value.
 - b. Bid placed by Bidder(s).
 - c. Details of bid(s) placed by Bidder.
 - d. Leading bid in the Auction.
14. The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidders.
15. The Auctioneer shall be at a liberty to cancel Auction at any time, before declaring the successful Bidder, without assigning any reason.
16. The Auctioneer and the Authorised Service Provider shall not be liable to Bidder(s) for any interruptions or delays whatsoever, in accessing the Auction website.
17. Bidder(s) are required to submit an unconditional acceptance to the terms and conditions, and modalities as prescribed herein, before participating in e-Auction.
18. **Duration of e-Auction:** e-Auction would be held on **25-11-2025**, from **02:30 PM to 03:30 PM**, as provided in the Auction Notice, following the automated extensions of 5 minutes each, if any. *Bidder(s) are advised not to wait till the last minute to enter a bid, in order to avoid glitches related with internet connectivity, network problems, system crash down, power failure, etc.*
19. **Successful Bidder:** At the end of e-Auction, the Auctioneer will evaluate all bids submitted, and thereafter would decide the successful Bidder. The decision of the Auctioneer will be final and binding on all Bidder(s).

Other Terms and Conditions

- Bidder(s) or their representative shall not be involved in price manipulation of any kind, directly or indirectly, by colluding with other Bidder(s).
- Bidder(s) or their representative shall not divulge their bid or any other exclusive details of the Auctioneer to any other party.
- The decision of the Auctioneer regarding the declaration of successful Bidder shall be final and binding on all Bidder(s).
- The Auctioneer and the Authorised Service Provider shall not be liable towards Bidder(s) for any interruption or delay in accessing to the Auction Website, irrespective of any reason whatsoever.
- The Auctioneer and the Authorised Service Provider shall not be liable for any damages, including but not limited to negligence on part of Bidder(s). The Authorised Service Provider will not be held liable for any consequential damages, including but not limited to systems glitches, inability to use the system, loss of electronic information, etc.

N.B.: Bidder(s) are required to submit a duly signed Compliance Form (**Annexure II**) with the Authorised Officer of the Auctioneer.

REGISTERED OFFICE

14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110009.

Auction ID No.:	
Time and Date of opening of Tenders: Auction/ Bidding through “e-Auction” through Web Portal: www.auctionfocus.in on 25-11-2025 from 02:30 PM to 03:30 PM. For more details regarding the time of Auction, please refer Annexure I.	Offer must be submitted online before 04:00 PM on 24-11-2025 www.auctionfocus.in, as mentioned in Annexure I.
Ref.: Sale of Secured Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.	

B. BID/ TENDER/ AUCTION DOCUMENT

**PROPERTY FOR SALE ON
“AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” BASIS**

**(PROPERTY TAKEN OVER UNDER THE SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT, 2002)**

1. Name of Bidder(s)/ Tenderer(s): _____

(in block letters only)

2. Address of Bidder(s)/ Tenderer(s): _____

(in block letters only)

3. Source of Bid: _____

4. Details of Secured Asset:
_____.

*(For more details, see **Annexure I**)*

5. Bid/ Tender Price offered: Rs. _____/- *(in figure)*
(Rupees _____ only) *(in words).*

6. However, I/ we may further enhance Bid Price on the date of e-Auction.

7. Copy of the terms and conditions duly signed are enclosed herewith.
(see Annexures below)

Date: _____._____.2025

(Signature of Bidder(s)/ Tenderer(s))

ANNEXURES TO BID/ TENDER DOCUMENT

C. TERMS AND CONDITIONS OF E-AUCTION

The sale under the instant Tender Document shall be subject to the terms and conditions prescribed in the Security Interest (Enforcement) Rules, 2002 along with the following conditions:

- i)** The Auctioneer can cancel the auction of Scheduled Property(ies) at any time, on or before the date fixed for e-Auction.
- ii)** The particulars of the Schedule herein have been stated to the best of the information available with the Auctioneer, and the Auctioneer shall not be liable for any error, misstatement or omission in such proclamation.
- iii)** Intending Bidder(s) shall have a valid e-Mail address. For details regarding e-Auction, please contact the Authorised Service Provider viz. Website: <https://www.bankeauctions.com/> Support Email ID: dharaani.p@c1india.com Contact Support: 9948182222
- iv)** The Scheduled Property(ies) can be inspected on prior appointment basis
- v)** The Reserve Price for Auction of the Scheduled Property is **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)**.
- vi)** The Property shall not be sold at a price lower than the prescribed Reserve Price.
- vii)** The Tender Document shall be accompanied by Earnest Money Deposit ("**EMD**") equivalent to 10% of the Reserve Price, which is to be paid by DD/ RTGS/ NEFT/ Cheque (Subject to approval and clearance) or through any other proper banking channels in favour of "**ACRE-166-TRUST, Account No. 0901102000042112** with **IDBI Bank (IFSC: IBKL0000901)**).
- viii)** The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the "Tender Document". The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any.
- ix)** The offer should be made in the instant Tender Document. A copy of such Tender Document along with all enclosures and UTR No. shall be submitted online, by **4:00 PM** on **24-11-2025**. After submitting the Tender Document online, a manually signed hard copy of such offer submitted online along with copies of enclosures should be sent in a sealed envelope to the Authorized Officer of the Auctioneer at the Local Branch Office as mentioned hereinabove.
- x)** In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such an eventuality, the Auctioneer shall in its sole discretion be entitled to call off the instant auction and may again put the property to

sale on such date and time, as may be decided by the Auctioneer.

- 20.** The Bid Price to be submitted shall be above the prescribed Reserve Price, and all Bidder(s) shall enhance their bids in multiples of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)**.
- xi)** The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.
- xii)** In case of sale of an immovable property, the successful Bidder will have to pay 25% (inclusive of 10% EMD amount deposited with the bid) of the Bid/ Sale Price immediately, i.e. either on the same date or not later than the next working day, in favour of **“ACRE-166-TRUST, Account No. 0901102000042112 with IDBI Bank (IFSC: IBKL0000901)**, and the remaining balance of 75% within 15 days from the date of Sale Confirmation Letter. However, the said period for depositing the balance Sale Consideration shall, in no event, exceed three months from the date of issuance of the Sale Confirmation Letter by the Auctioneer, and shall be subject to the prior written confirmation of the Auctioneer. The payment towards the Bid/ Sale Price, except for 10% EMD, can be made by DD/ RTGS/ NEFT/ Cheque or through any other proper banking channels. In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder, the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder shall forfeit all claims with respect to the Scheduled Property, or to any part of the sum for which the Scheduled Property may be subsequently sold.
- xiii)** The auction will be an online e-Auction conducted on the Auction Website i.e. www.auctionfocus.in on **25-11-2025** from **02:30 PM to 03:30 PM** with automated extensions of 5 minutes each, subject to the extension conditions prescribed herein.
- xiv)** The Scheduled Property(ies) is strictly offered for sale on **“AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” BASIS**. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- xv)** Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property, and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities to their own satisfaction, before

submitting the bid.

- xvi)** Bidder(s) making conditional offers may be treated invalid. Further, any communication regarding change in the bids already submitted will not be entertained. If a Bidder wishes to give a fresh offer, he may file a fresh bid along with appropriate EMD and tender fees, at any time before the last prescribed date for submission of bids in the concerned advertisement/ published Auction Notice.
- xvii)** The successful Bidder will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder.
- xviii)** The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- xix)** Please note that the Sale Certificate shall only be issued in the name of the successful Bidder, in whose name the bid is submitted.
- xx)** Disputes, if any, shall be within the jurisdiction of the Courts of New Delhi.
- xxi)** Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.

Date: _____.____.2025

(Signature of Bidder(s)/ Tenderer(s))

ANNEXURE I

**D. ITEM(S)/ SECURED ASSET(S) DETAILS
(Sale of Property by the Auctioneer)**

The list of Property(ies) to be sold by the Auctioneer, and the starting and closing time of the e-Auction is as follows:

ITEM	RESERVE PRICE (RS.)	INCREMENTAL VALUE	OPENING TIME	CLOSING TIME
All the piece and parcel of vacant land measuring 213 sq.ft. being 1/12th undivided share and the entire property situated at No. 22, 6/3 (22/3), Sullivan Garden Lane (Rengiah Garden Street), Madras - 4, measuring 2547 sq.ft. comprised in O.S.No. 2790, R.S.No.1701/1 & 2, C.C.No.891, New Survey No. 1701/30 and 1701/31, Block No.36 as per patta No. CA No.295/95 in Mylapore Village, Madras - 4, bounded on the: EAST : Krishnacharyar's House, WEST : Rengiah Garden Road, NORTH: Munusamy Naidu's House, SOUTH: Viswanatha Chetty Garden's House 	22,00,000/-	25,000/-	02:30 PM	03:30 PM

RESERVE PRICE: Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)

EARNEST MONEY DEPOSIT: Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only)

INCREMENTAL VALUE: Rs. 25,000/- (Rupees Twenty Five Thousand Only)

ANNEXURE II

E. LETTER SUBMITTING BID/ TENDER/ OFFER

____.____.2025

To,

**THE AUTHORISED OFFICER,
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
14TH FLOOR, EROS CORPORATE TOWER,
NEHRU PLACE, NEW DELHI-110009**

Dear Sir,

1. With reference to your Notice inviting tender, I/ we do hereby offer to purchase the Scheduled Property(ies), through e-Auction, as mentioned in the instant Bid/ Auction/ Tender Document and Sale Notice i.e. **All the piece and parcel of vacant land measuring 213 sq.ft. being 1/12th undivided share and the entire property situated at No. 22, 6/3 (22/3), Sullivan Garden Lane (Rengiah Garden Street), Madras – 4, measuring 2547 sq.ft. comprised in O.S.No. 2790, R.S.No.1701/1 & 2, C.C.No.891, New Survey No. 1701/30 and 1701/31, Block No.36 as per patta No. CA No.295/95 in Mylapore Village, Madras – 4, bounded on the:EAST: Krishnacharyar's House, WEST : Rengiah Garden Road, NORTH: Munusamy Naidu's House, SOUTH: Viswanatha Chetty Garden's House**
2. I/ We have seen/ inspected the Scheduled Property(ies) on my/ our own and have clearly understood the terms and conditions mentioned in the Bid/ Auction/ Tender Document, published Sale Notice along with those mentioned herein. I/ We hereby unconditionally agree to comply with and to be bound by the said terms and conditions mentioned herein.
3. I/ We have gone through the 'Business Rules for e-Auction' along with the 'Terms and Conditions of e-Auction' annexed with the instant Tender Document.
4. I/ We have deposited an EMD of **Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only)** by _____ bearing No. _____, dated _____.2025, drawn on _____ Bank, to the credit of "**ACRE-166-TRUST, Account No. 0901102000042112** with **IDBI Bank (IFSC: IBKL0000901)**, before submitting the tender online.
5. I/ We hereby agree that the EMD amount deposited with the Auctioneer shall be forfeited if my/ our tender is accepted and I/ we fail, for any reason whatsoever, to make payment of the initial deposit in accordance with the terms and conditions of the Tender Document.
6. I/ We understand that the Auctioneer is neither bound to accept any Offer/

Bid/ Tender that the Auctioneer may receive nor to conduct the e-Auction as scheduled.

7. I/ We further declare that I/ we intend to purchase the Scheduled Property(ies) from the Auctioneer for my/ our personal/ business use, and that the information revealed by me/ us in the Tender Document is true and correct to the best of my/ our knowledge. I/ We agree that if any of the statement/ information revealed by me/us is found to be incorrect and/ or untrue, the bid submitted by me/ us is liable to be cancelled and in such case, the EMD paid by me/ us is liable to be forfeited by the Auctioneer. Further, the Auctioneer shall be at a liberty to annul the offer made by me/ us at any point of time. I/ We agree that after my/ our offer for purchase of the Scheduled Property is accepted by the Auctioneer, and I/ we fail to accept or act upon the terms and conditions of the Bid Acceptance Letter, or am/ are not able to make the payment within the time limit prescribed in the Bid Acceptance Letter, for any reason whatsoever, and/ or fail to fulfil any terms and conditions of the Tender Document and the Bid Acceptance Letter, the EMD along with any other monies paid by me/ us along with the Tender Document and thereafter, are liable to be forfeited by the Auctioneer, and the Auctioneer has further reserved its right to proceed against me/ us for specific performance of the contract, if deem fit by the Auctioneer.
8. I/ We hereby agree to participate in the e-Auction on the following terms and conditions:
 - a. Auction/ Bidding shall be through “Online Electronic Bidding” accessible from Auction Website: www.auctionfocus.in and the same would be conducted on **25-11-2025** from **02:30 PM to 03:30 PM** with automated extensions of 5 minutes each, subject to the extension conditions prescribed herein.
 - b. Bidder(s) shall increase their bids only in multiples of **Rs. 25,000/ (Rupees Twenty Five Thousand Only)** at the time of bidding in e-Auction.
 - c. The e-Auction will close as per the closing time, if no bid is submitted during the last 5 minutes of the closing time of the e-Auction. In case where bids are placed in the last 5 minutes of closing of e-Auction, the closing time would automatically be extended by 5 minutes, subject to the extension conditions prescribed herein. The automated extensions would continue till no bid is submitted in the last 5 minutes, and thereafter, the e-Auction would be closed.
 - d. I/ We will go through the aforementioned Auction website www.auctionfocus.in, and in our own interest, avail the online training on e-Auction from the Authorised Service Provider on Website: <https://www.bankeauctions.com/> Support Email ID: dharani.p@clindia.com Contact Support: 9948182222
 - e. . The Auctioneer will not be liable towards Bidder(s) for any interruption or delay in accessing the Auction Website for any reason whatsoever, or for the

inability of Bidder(s) to get training from the Authorised Service Provider.

- f. Bids, once made by Bidder(s), will be final, and Bidder(s) will not be able to cancel/ withdraw the same.
- g. I/ We agree that all communications made by the Auctioneer and/ or the Authorised Service Provider will be treated as service in due course.
- h. During e-Auction, if no bid is received within the specified time, the Auctioneer, at its sole discretion, may decide to conduct another e-Auction, or discard the instant e-Auction without assigning any reason thereof.

Yours truly,

(Signature of the Bidder(s))

NAME OF THE BIDDER(S): _____

ADDRESS: (1) OFFICE: _____

(2) RESIDENCE: _____

LANDLINE NOS.: (1) OFFICE: _____

(2) FAX: _____

(3) RESIDENCE: _____

E-MAIL ID(S): _____

(Mandatory)

MOBILE NO(S).: _____; _____.

(Mandatory)

ANNEXURE III

F. PRICE CONFIRMATION

To,

**THE AUTHORISED OFFICER,
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
14TH FLOOR, EROS CORPORATE TOWER,
NEHRU PLACE, NEW DELHI-110009.**

Ref.: e-Auction ID No. _____

**SUB.: QUOTATION OF OFFER PRICE FOR E-AUCTION - SALE OF
PROPERTY(IES) OF ASSETS CARE & RECONSTRUCTION ENTERPRISE
LTD.**

Dear Sir,

I/ We confirm that I/ we have quoted **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)**, (*Price quoted is Total Price*) as my/ our Offer Price for the e-Auction to be conducted on **25-11-2025**.

However, I/ we may further increase/ enhance the Offer Price on the aforementioned date of e-Auction.

Yours truly,

(Signature)

Name:

Date: _____.____.2025

Seal:

G. CONTACT INFORMATION

AUTHORISED SERVICE PROVIDER	AUCTIONEER
Website: https://www.bankeauctions.com/ Support Email ID: ddharani.p@clindia.com Contact Support: 9948182222	<u>AUTHORISED OFFICER:</u> Mr. Vikram Shetty, Authorised Officer, Assets Care & Reconstruction Enterprise Ltd. Helpline No.: 9880405324; 9833143013; 0124-6910910; +91 70654 51024 Helpline e-mail: Rohan.Sawant@acreindia.in Vikram.Shetty@acreindia.in auctionhelpline@sammaancapital.com <u>REGISTERED OFFICE:</u> 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110009 <u>CORPORATE OFFICE:</u> Mumbai Office: C Wing-502, One BKC, G-Block, Plot-C-66, Bandra Kurla Complex, Mumbai – 400 051 (Maharashtra). & Bangalore Office: 1st Floor, Prestige Nugget, Office Unit No 101, Infantry Road, Bengaluru, Karnataka – 560001.