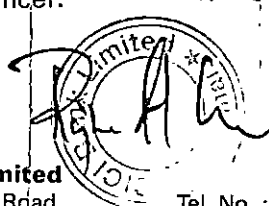


**PUBLIC NOTICE - FOR SALE OF SECURED ASSET THROUGH E-AUCTION  
UNDER SARFAESI ACT, 2002**

Tender cum Auction for Sale of immovable property: M/s Rida Estates Private Limited

**General Terms and conditions for the Schedule Property**

1. The Reserve price is Rs.38,50,00,000/- (Rupees Thirty Eight Crores and Fifty Lakhs Only). Only bidders who have paid the EMD of Rs.3,85,00,000/- (Rupees Three Crore and Eighty Five Lakhs Only) by crossed demand draft/pay order from a schedule bank/nationalised bank on or before 20.01.2022 by 5:00 PM shall be eligible to participate in the tender cum E-auction.
2. Tender cum E-auction will be held on 21.01.2022 from 10:30 AM to 12:30 PM.
3. Online bidding will commence from the highest bid quoted and the minimum increase for bid shall be only in multiples of ₹ Rs.10,00,000/- (Rupees Ten lacs Only)
4. Interested bidders are requested to submit EMD along with requisite documents (PAN Card, Aadhaar Card and Address Proof) and register themselves with the portal and obtain login ID and password.
5. Interested bidders are requested to register themselves with the portal and obtain login ID and password. Only buyers holding valid user ID / password and confirmed payments of EMD through Demand Draft shall be eligible for participating in the online auction. Interested bidders who require help in creating login ID and password, uploading data, submitting bid, etc. may contact M/s e-Procurement Technologies Limited, Ahmedabad, (Praveen Kumar Thevar - 09722778828 e-mail id [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) & [tamilnadu@auctiontiger.net](mailto:tamilnadu@auctiontiger.net)) Ph. No. 079-40230841/821/813-820. Fax No.079-40016816/876).
6. The Earnest Money Deposit ("EMD") of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The amount of EMD paid by interested bidders shall not carry any interest.
7. It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset mentioned hereunder, specifications and the title deeds of the property before participating in the "Tender-cum-E-Auction".
8. The successful bidder shall deposit 25% (including EMD of 10%) of the bid amount immediately, on the confirmation of sale in his/her favour. In case the successful bidder fails to deposit 75% of the amount approved by Authorised Officer of the bid amount within 15 days from the date of confirmation of sale in his favour (Authorised Officer reserves the right for extension of time if required). In case of default by the Bidder to comply with any of the aforesaid conditions the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized Officer.
9. The balance amount of the purchase money shall be paid to the Authorized Officer, ICICI Bank Limited within 15 days from date of auction (Authorized Officer reserves the right for extension of time if required). Upon default of the payment within the said period, the entire deposit made by the Bidder together with the earnest money deposit and/or other such payment shall be forfeited without any notice by the Authorized officer.

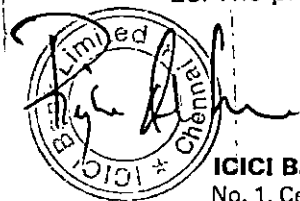


**ICICI Bank Limited**  
No. 1, Cenotaph Road,  
CRFG Dept., Teynampet,  
Chennai - 600 018,  
Tamil Nadu, India.

Tel. No. : 044-45146238  
Fax No. : 044-45146238  
Website [www.icicibank.com](http://www.icicibank.com)  
CIN : L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,  
Old Padra Road, Vadodara 390 007,  
India.  
Corp. Office : ICICI Bank Towers, Bandra-Kurla  
Complex, Mumbai 400051, India.

10. The property is sold in "AS IS WHEREIS, AS IS WHAT IS, WHATEVER THERE IS BASIS".
11. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the Secured Asset. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
12. No claim will be entertained of whatsoever nature regarding the Secured Asset put for sale, charges/encumbrances over the Secured Asset or on any other matter with respect to the Secured Asset after submission of the bid/confirmation of sale.
13. The defaulting purchaser shall forfeit all claims to the Secured Asset or to any part of the sum for which it may be subsequently sold.
14. All payments on successful bidding to be made in form of Demand Draft drawn in favour "ICICI Bank Limited" and payable at par or by any other as stipulated or acceptable by ICICI Bank.
15. The successful bidder would bear the charges / fees payable for conveyance such as Stamp Duty, Registration Fees, etc, as applicable, as per law.
16. The Authorized Officer or the Bank shall not be held responsible for any charge, lien, encumbrance, TDS, property tax, or any other dues to Government or anybody, in respect of the Secured Asset under sale.
17. The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any tender / bid or adjourn / postpone/cancel the sale without assigning any reason thereof.
18. The sale is subject to confirmation by ICICI Bank.
19. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
20. The Bank also reserves the right to sell the Secured Asset at its discretion by private agreement/ bids received by the Authorized Officer.
21. In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them who is holding a valid ID / password) to submit and participate in the bid on their behalf should be attached to the bid form. In case the bidder is a corporate, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid ID / password, to submit and participate in the bid on its behalf should be attached to the bid form.
22. The Bank is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete.
23. The prospective qualified bidders may avail online training on e-Auction from M/s.



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e-Procurement Technologies Ltd (ETL) prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. e-Procurement Technologies Ltd (ETL) will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.

## **SCHEDULE OF IMMOVABLE PROPERTY**

### **SCHEDULE A PROPERTY (Skylark Aavli, Chennai)**

Skylark Aavli" including any building constructed thereon located at Sy.No. 82/4A, 82/3B, 77/5C, 77/5D, 77/5E, 77/5F, 77/5G, 77/5H, 77/5I, 77/6, 77/7 of No. 34, land admeasuring 4.795 acres (after deducting the land gifted for Open Space Reservation ("OSR") and passage to the OSR area out of 5.89 acres), Egattur village, Chengelpattu taluk, Kancheepuram district, Chennai within the sub-registration district of Thiruporur and registration district of Chengelpattu, Thiruporur Panchayath Union and within the limits of Muttukadu Panchayath.

North by : 40 Feet Road and lands in Sy. No. 82/3A1, 77/6A1, 77/6A2 and 77/6B  
South by : Passage to OSR land in 77/5C, 77/5D part, 77/5I part and 77/7 part  
East by : Passage to OSR land in Sy. No. 77/6A part, 77/5G part, 77/5H part and 77/5I part  
West by : OSR land in 77/5C and land Sy. No. 82/3A1

together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

