

**JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED**

**Corporate Identification No.: U67190MH2007PLC174287**

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai – 400 025  
Bangalore office: 4<sup>th</sup> Floor Basappa Complex, Lavelle Road, Landmark – Next to Rotary Club, Bangalore – 560 001. Authorized Officer: Vikram Shetty, Email- Vikram.s@jmfl.com, Mobile: +91 9880405324, +91 9964554503, Phone 080 4927 2491 Website: www.jmfinancialarc.com

[Sale of secured Immovable property(s) and/ or asset(s) mortgaged by Mr. R. Sriram and SAAG RR Infra Ltd in respect of the loans availed by **M/s SAAG RR Infra Ltd (In Liquidation)** ("**Borrower**") towards its financial debt due to JM Financial Asset Reconstruction Company Limited in its capacity as trustee of JMFARC SBI March 2014 I Trust ("**JMFARC**" and / or "**Secured Creditor**") on "**AS IS WHERE IS**" "**AS IS WHAT IS**" AND "**WHATEVER THERE IS BASIS**" basis, the physical possession of which has been taken under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act**") read with Rule 8 of Security Interest (Enforcement) Rules, 2002]

**TENDER DOCUMENT**

M/s SAAG RR Infra Ltd. (In Liquidation). ("**The Borrower**") was granted various financial assistances by the State Bank of India. ("**Original Lender**") under various loan and security agreements namely:

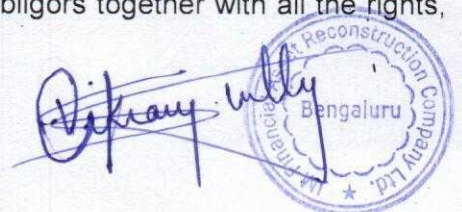
- a. Cash Credit
- b. Clean Term Loan
- c. Funded Interest Term Loan (FITL) (hereinafter collectively referred to as the "**Original Loans**")

The repayment of Original Loans granted to the Borrower were secured by way of mortgage over immovables properties belonging to the Borrower/ M/s SAAG RR Infra Ltd. / Mr. R. Sriram ("**Mortgagors**") and guarantee of M/s SAAG Consolidated (M) BHD , M/s SAAG (Mauritius) Ltd. ("**Guarantors**").

The Borrower committed defaulted in payment of interest and principal instalments of the Original Loans and failed to clear the overdue amounts as a result of which the Original Lender classified the loan account of Borrower as Non-Performing Asset in the books of the Original Lender on March 31, 2009 as per the extant RBI Guidelines.

The Authorized Officer of Original Lender under the provisions of SARFAESI Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("**Rules**") issued a Demand Notice dated August 30, 2010 calling upon the Borrower, Mortgagors and Obligors to repay the amount mentioned in the notice being **Rs. 63,17,74,281.12 (Rupees Sixty Three Crores Seventeen Lakhs Seventy Four Thousand and Two Hundred and Eighty One and Paise Twelve only)** as on **August 29, 2010** with future interest and incidental expenses, costs, charges etc. within 60 days from the date of receipt of the said notice.

In view of failure to repay the loans, the Original Lender has assigned the financial assets viz the Original Loans pertaining to the Borrower/ Mortgagors/ Obligors together with all the rights,





title, interest and underlying security interest created thereof to JM Financial Asset Reconstruction Co. Ltd. acting in its capacity as trustee of the 'JMFARC SBI March 2014 I Trust' ("JMFARC" and/or "Secured Creditor") vide a registered Assignment Agreement dated March 26, 2014 under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("SARFAESI Act")

**AND WHEREAS**, The Borrower, Mortgagors and/or Guarantors failed to comply with the said demand notice and Original Lender having assigned the financial assets of Borrower to JMFARC, the Authorised officer of JMFARC took over the physical possession of the secured immovable properties mentioned herein below on July 15, 2014 under the provisions of the SARFAESI Act read with the Security Interest (Enforcement) Rules, 2002 ("Rules").

In exercise of the powers conferred under section 13 (4) of the SARFAESI Act, read with the Rule 8(5), Rule 8(6) and Rule 9 of the said Rules, notice is hereby given to you that the secured immovable properties as mentioned herein below shall be sold by the undersigned by way of E-Auction on **August 16, 2023 at 11:00 AM to 12:00 NOON**, on "**AS IS WHERE IS**" "**AS IS WHAT IS**" **AND WHATEVER THERE IS**" **BASIS** for a sale consideration which shall not be less than the reserve price as mentioned in the table below. The said properties are mortgaged and/or charged by the Mortgagors for securing the dues repayment of the credit facilities granted to the Borrower, the outstanding dues where under are **Rs. 321,81,64,090 (Rupees Three Twenty One Crore Eighty One Lakhs Sixty Four Thousand and Ninety only)** due towards Borrower as on **July 19, 2023** plus interest at contractual rates till realization, along with future cost and other expenses/charges thereon.

**SCHEDULE OF IMMOVABLE PROPERTY/SECURED ASSETS**

Lot No.	Description of the immovable properties	Reserve Price	EMD
1	All that piece and parcel of the entire Second Floor at RR Arcade, Old Door Nos. 29, 30, 31 & 32, New Door No. 51, R.K. Mutt Road, Mylapore, Chennai- 600 004 in R.S. No. 3528/1 part, 3528/2, 3528/10 and 3528/11 together with super built up area of 6258 sq. ft. of undivided share of land 2466 sq. ft. owned by M/s SAAG RR Infra Ltd.	<b>Rs. 3,13,00,000/-</b> <b>(Rupees Three Crore Thirteen Lakhs only)</b>	<b>Rs. 31,30,000/-</b> <b>(Rupees Thirty One Lakhs Thirty Thousand only)</b>
2	All that piece and parcel of the Third floor (Part) at Old Door Nos. 29, 30, 31 & 32 New Door no. 51, R.K.Mutt Road, Mylapore, Chennai - 600 004 together with super built area of 4868 Sq. Feet of undivided share of land 1918 Sq. Feet, owned by M/s. SAAG RR Infra Ltd. in R.S. No. 3528/1 part, 3528/2, 3528/10 and 3528/11.	<b>Rs. 2,43,00,000/-</b> <b>(Rupees Two Crore Forty Three Lakhs only)</b>	<b>Rs. 24,30,000/-</b> <b>(Rupees Twenty Four Lakhs Thirty Thousand only)</b>
3	All that piece and parcel of Commercial Premises in Second Floor measuring an	<b>Rs. 89,00,000/-</b> <b>(Rupees Eighty</b>	<b>Rs. 8,90,000/-</b> <b>(Rupees Eight</b>





extent of 2887 sq. ft. situated at Old Door No. 13, New Door No. 209, Velachery Main Road, Velachery, Chennai- 600 042, together with undivided proportionate share admeasuring 1107.15 sq. ft. in the larger land admeasuring 6.8 Grounds comprised in RS No. 185/2, 185/3 and 186 of Velachery Village, Chennai District, owned by Mr. R. Sriram.	Nine Lakhs only)	Lakhs Ninety Thousand only)
---	------------------	-----------------------------

Encumbrances Known: A Notice dated March 24, 2023 was found affixed by the Office of the Chennai City Municipal Corporation instructing SAAG RR Infra Ltd (Earlier known as M/s Greenhand Infrastructure Ltd.) to remit property tax (Tax Id – 09-124-04242-000) dues amounting to **Rs. 7,70,006/- (Rupees Seven Lakhs Seventy Thousand and Six only)**. However, in terms of the provisions contained in Section 26 E of the SARFAESI Act, debts due to any secured creditor shall be paid in priority over all other debts and all revenues, taxes, cesses and other rates payable to Central Government or state government or local authority. To the best of knowledge of Secured Creditor there are no encumbrances attached to the above mention properties.

### TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted on website <https://www.bankauctions.in> as per schedule given below or to the Authorised Officer as per Terms and Conditions.

Reserve Price	As mentioned in schedule of Secured Assets above
Earnest Money Deposit (EMD)	As mentioned in schedule of Secured Assets above
EMD Remittance	EMD can be remitted in the following ways: 1. Deposit through EFT/NEFT/RTGS A/c No: 409000484559 Name of Beneficiary: "JM Financial Asset Reconstruction Company Ltd" Name of Bank: RBL Bank Ltd Name of Branch: Lower Parel IFSC Code: RATN0000088 Branch Address: One Indiabulls Centre, Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 OR 2. Demand Draft in the favor of "JM Financial Asset Reconstruction Company Ltd." payable at Mumbai.
Inspection of Secured Assets	The undersigned shall arrange to give inspection of the said Secured Assets through his representative/agent, to prospective buyers on August 03, 2023 between 11.00 A.M. and 3.00 P.M.
Last date for submission of	On August 11, 2023 till 5.00 P.M.





online application for BID	In case the EMD is submitted by way of demand draft, the same should reach the Bangalore office of JMFARC on or before August 10, 2023 till 5:00 P.M.	
Date and time of e-auction	On August 16, 2023 between 11:00 A.M. to 12:00 Noon with auto - extension of three minutes each in the event of bids placed in the last three minutes.	
Bid Multiplier	<b>Lot no.</b>	<b>Bid Multiplier</b>
	<b>1</b>	<b>Rs. 5,00,000/-</b>
	<b>2</b>	<b>Rs. 5,00,000/-</b>
	<b>3</b>	<b>Rs. 1,00,000/-</b>

- 2) The undersigned shall arrange to give inspection of the Secured Assets through his representative/agent, to prospective buyers on dates and times as mentioned against each Lot.
- 3) The aforesaid Secured Assets shall not be sold below the reserve price. The sale of the Secured Assets shall be subject to confirmation of the competent authority of JMFARC. The Authorised Officer reserves the absolute right to accept or reject any/ all bid(s) or adjourn/ postpone the sale without assigning any reason thereof. In case all the bids are rejected, the Authorised Officer reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- 4) The sale will strictly be on terms and conditions as mentioned herein and in the Auction Notice published at The Hindu (English) and Dinakaran (Tamil) in Chennai Edition dated July 21, 2023.
- 5) Intending bidders shall hold a valid e-mail address. E-auction bid document containing e-auction bid form, declaration, general terms and conditions of online auction sale are available in website <https://www.jmfinancialarc.com/Home/AssetsForSale> OR <https://www.bankauctions.in>.
- 6) Intending bidders may avail training for online bidding from 4closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038, Mr. U. Subbarao, No.8142000061/66, Land line: 040-23836405. subbarao@bankauctions.in. and info@bankauctions.in. For details with regards to the aforesaid immovable Secured Assets, please contact JMFARC, Contact Person: Vikram Shetty; Email ID: Vikram.s@jmfl.com Contact No: +91 9880405324, +91 99645 54503, Ph. No. +91 080 4927 2491. Neither the Secured Creditor nor the Authorised Officer shall be liable for failure of the intending bidders to avail the training. Failure to avail training shall not be a valid ground to change or modify the bids before or at the time of e-auction by intending bidders.
- 7) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://www.bankauctions.in> or by sending an email with scanned copy of the tender document duly filled in along with self-attested copies of the KYC documents. The hard copy of the tender document and KYC documents should reach the Authorised Officer before **August 11, 2023 5.00 PM**. Bids submitted otherwise shall not be eligible for





consideration. Bid should be submitted along with scanned copies of Photo ID, preferably PAN Card and address proof documents i.e. Voter ID / AADHAAR / Passport etc. along with details regarding remittance of EMD such as DD/UTR Number/ RTGS etc. providing details of supportive evidence for submitting EMD amount. The EMD will not carry any interest.

- 8) **Bid form without EMD shall be treated as invalid and rejected summarily. Incomplete Bid forms shall be rejected summarily.** The EMD of unsuccessful bidder, who have participated in the process, shall be refunded within 15 days from the date of e-auction without any interest thereon. The Bidder will not be entitled for any interest even if the refund of EMD is delayed beyond the said period for any reason whatsoever
- 9) The offer should only be placed online in the "AUCTION BID FORM".
- 10) The entire procedure of conducting E-Auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 11) The intending bidder is expected to conduct a thorough due diligence regarding the Secured Assets (including but not limited to title, documents, etc.), to his/her complete satisfaction before submitting the bid. The intending bidder shall be deemed to have full knowledge of the Secured Assets at the time when it submits its bid, irrespective of whether or not the bidder/purchaser actually conducts the due diligence. It shall be presumed that the intending bidder has satisfied himself / herself about the ownership details, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets / Secured Assets and that the intending bidder concurs or otherwise admits the identity of the assets / Secured Assets purchased by him / her / it notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/Secured Assets and their condition. The person deputed for inspection by the prospective bidder should carry with him appropriate authorization on the letterhead of the organization or authority letter as the case may be for whom he/she represents, failing which inspection may be refused.
- 12) The intending bidder shall be deemed to have full knowledge of the Secured Assets at the time when it submits its bid, irrespective of whether or not the bidder/purchaser actually conducts the due diligence. The successful Bidder / Offeror shall be deemed to have purchased the Secured Assets after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the Secured Assets or any part thereof.
- 13) The intending bidder(s) would be entitled to inspection of the Secured Assets at their own costs. Bidder / purchasers can inspect the Secured Assets **on the date and time as mentioned against each lot.** The person deputed for inspection by the prospective bidder should carry with him appropriate authorization on the letterhead of the organization or authority letter for whom he/she represents, failing which inspection may be refused.





- 14) In the event of the intending bidder(s) choosing not to take the inspection or failing to take inspection or being unable for any reason to take inspection on the date fixed for such inspection, the intending bidder/s shall be deemed to have taken inspection of the Secured Assets and the condition in which it is and will be fixed with notice as to the condition in which the Secured Assets actually are.
- 15) The Bidders are advised in their own interest to verify the Secured Assets being sold and verify any other dues from the respective authorities to their satisfaction before submitting the offers.
- 16) Conditional offers will be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. Any bidder who wishes to change the offer for the assets advertised can make the changes in the Online Auction Bid Form on or before the last date prescribed for submission of the offers in the concerned advertisement with appropriate Earnest Money Deposit.
- 17) The highest bidder in the E-Auction immediately on closure of auction process should submit/send the final price quoted by him both to JMFARC's Authorized Officer and Service Provider for getting declared as successful bidder in the auction. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of E-Auction process will be declared as successful bidder.
- 18) The said Secured Assets shall be sold to the successful bidder so declared. The successful bidder shall have to tender the KYC documents with originals (Photo ID and address proof documents) to the Authorized Officer for verification immediately. The Authorized Officer shall verify the documents submitted by the successful bidder. The successful bidder/purchaser shall immediately, i.e., on the same day of the auction or not later than the next working day, pay a deposit of twenty-five per cent (25%) of the amount of the bid amount, which is inclusive of the EMD, to the authorized officer of JMFARC, by way of RTGS/Demand draft favoring JMFARC payable at Mumbai, and in default of such deposit, the Secured Assets shall be sold again. The sale of the Secured Assets shall be confirmed in favour of the bidder who has offered the highest bid/offer to the authorized officer and shall be subject to the confirmation by JMFARC.
- 19) The balance of 75% of the consideration amount shall be payable on or before **September 01, 2023** or such extended period as may be agreed upon in writing between the purchaser/successful bidder and the secured creditor (JMFARC), in any case not exceeding three months.
- 20) Any subsequent detraction and/or default and/or refusal by the successful bidder to pay the balance amount of purchase price within fifteen (15) days from the confirmation of sale or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months, after the payment of twenty- five percent of the bid amount towards the purchase price, will attract the provisions of section 9(5) of the Security Interest (Enforcement) Rules, 2002 vide which the deposit of twenty-five percent (inclusive of the EMD) shall be forfeited and secured assets shall be resold and





the defaulting purchaser shall forfeit to JMFARC all claim to the Secured Assets, or to any part of the sum for which it may be subsequently sold.

- 21) Further, all costs, charges and expenses incurred by JMFARC on account of such resale shall be borne by the defaulting purchaser. Defaulting purchaser shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the Secured Assets realizing higher price on resale.
- 22) Sale Certificate shall be issued and transfer of the Secured Assets to the successful offeror shall be done by the Authorised Officer only upon payment of the entire purchase consideration and other charges as per the terms contained herein.
- 23) In case of failure of the highest bidder to make payment of the Bid amount or any part thereof within the stipulated time frame, **Authorized Officer reserves the right to negotiate with the 2nd or 3rd highest bidder for sale of said Assets.**
- 24) The bidder shall deduct and deposit with the concerned Department/ statutory body the Tax Deducted at Source (TDS), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 25) The stamp duty, registration charges, cess, any sales tax including Goods & Service Tax (GST) if applicable, transfer charges if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid Assets and to transfer the right, title and interest shall be borne by the purchaser/ successful bidder. It is hereby clarified that failure to pay the aforesaid fees and charges after confirmation of sale shall lead to cancellation of sale and forfeiture of the sale consideration deposited by the bidder.
- 26) If, for any reason, whatsoever, the sale cannot be confirmed or is set aside by an order of any Court or Tribunal, then in that event the entire purchase money paid may be refunded to the intending Purchaser(s) without interest/ other charges of any manner whatsoever.
- 27) Participation in the bid shall be deemed to be acceptance of the terms and conditions specified herein as also in terms and conditions as mentioned in the Auction Notice by the intending Bidder(s) / Offeror(s).
- 28) The Secured Assets offered for sale is on **"AS IS WHERE IS" "AS IS WHAT IS" AND WHATEVER THERE IS" BASIS"**. Neither JMFARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the assets offered for sale hereinabove. The successful bidder / Bidder will have to bear all other outstanding dues, including but not limited to, water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, Goods & Service Tax (GST) or any other cess, duties, levies by whatever name it is called, if any, in respect of the Secured Assets put under the e-auction. The successful bidder shall not be entitled to any compensation or deduction in price on any account whatsoever and shall be deemed to have purchased the Secured Assets subject to all encumbrances, liens and claims.





- 29) Bidder are advised / cautioned to verify the concerned Revenue Record/ Statutory dues including but not limited to dues pertaining to Sales Tax/Excise/income Tax etc. and shall satisfy themselves regarding encumbrance, lien, charge, statutory dues etc. before submitting the dues. Bidder shall not be entitled to lay any claim against JMFARC in the event of any statutory dues pending against the Secured Assets.
- 30) The Successful Bidder will be bound by the regulations of the local / any other authority, as applicable in regard to the use of the Secured Assets along with its super structure, plant machinery thereon, if any being part of Secured Assets contemplated herein.
- 31) The Successful Bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey nos. measurement, boundaries and abuttal as mentioned hereinabove or any public notice, accept the Secured Assets purchased by them.
- 32) If the dues of JMFARC together with all costs, charges and expenses incurred by JMFARC are offered by or on behalf of the borrower or guarantors at any time before the date of confirmation of sale as prescribed under SARFAESI Act 2002 and applicable rules thereof, the Secured Assets or part thereof, shall not be auctioned.
- 33) The Bidder shall not be entitled to decline to participate, withdraw or cancel offer once submitted unless permitted by Authorized Officer. In an event, the Bidder withdraws or cancels an offer, the Earnest Money Deposit shall be liable to be forfeited and such bidder will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder. The successful bidder/purchaser shall be deemed to have purchased the Secured Assets after complete examination and inspection of it and shall not be entitled to make any requisition or raise any objection as to the title, encumbrance or consideration of the Secured Assets or any part thereof.
- 34) On confirmation of sale by JMFARC and if the terms of payment have been complied with, the Authorized Officer shall issue Sale Certificate for Secured Assets in favor of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. Issuance of Sale Certificate and transfer of Secured Assets shall be undertaken by the Authorised Officer only upon satisfaction of the authorised officer w.r.t the receipt of the entire bid consideration and other charges as per the terms contained herein.
- 35) The Sale Certificate will be issued in the name of the Purchaser(s) / Applicant(s) only and not in any other name.
- 36) The Bidder shall purchase the Secured Assets in the same condition that the Secured Assets exists on the date of sale. As from the date of confirmation of the sale of the Secured Assets, the purchaser shall hold the Secured Assets at his/her/their sole risk and cost as regards any loss or damage to the Secured Assets due to fire or earthquake or any other natural calamities or theft, burglary, robbery or from any other cause whatsoever.





Neither JMFARC nor the Authorized Officer shall be liable for any such loss or damages/ incidental loss damages of any nature whatsoever, including but not limited to liability of any manner towards any third party/ parties. The Bidder/purchaser shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the Bidder/purchaser.

- 37) The Authorized Officer is selling the Secured Assets pursuant to the powers derived from the said Act. The Secured Assets comprised in and forming part of the sale are sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Secured Assets and does not warrant any condition whatsoever pertaining to the same. The Bidder should make their own enquiry about the same and satisfy themselves, if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Secured Assets. The Bidder shall not be entitled to issue or raise any requisitions or objections to or upon the title. The Bidder should make enquiries about the utility of the Secured Assets put up for sale hereunder and no warranty or assurances of any kind are given by the Authorized Officer and/or JMFARC. The Bidder shall be deemed to have undertaken a due diligence of the Secured Assets and that the Bidder is presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 38) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the Bidder or sell the assets through private negotiations with any of the Bidder or any other party/parties or invite fresh offers. JMFARC's decision in this behalf shall be final & binding.
- 39) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 40) Disputes, if any, shall be settled before Courts and/or Tribunals having the in Mumbai.
- 41) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.


**Other terms and conditions pertaining to e-auction:**

- 1) Participation in the e-Auction will be only done online through the portal provided by the service provider.
- 2) In case of sole bidder/bidder, the sale may be deferred and the Secured Assets may be brought for resale or otherwise sale will be deferred or cancelled.
- 3) Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.





- 4) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case; the EMD in full will be forfeited.
- 5) Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
- 6) Bidders should not disclose their User ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
- 7) Bidders/Bidders are advised to change the password immediately on receipt from the service provider. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
- 8) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
- 9) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/Bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by JMFARC.
- 10) The Bidders/Bidders shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the JMFARC. Hence Bidders/Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted. The bidder/purchaser shall be deemed to have read and understood all the conditions of sale, this Tender Document, the Auction Notice, SARFAESI Act & the Rules, and shall be bound by the same.

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text "JM Financial Reconstruction Company Ltd." around the perimeter and "Bengaluru" in the center.

**Authorized Officer**  
Acting for the trustee of the  
**JMFARC – SBI March 2014 I – Trust**



### ONLINE BID DOCUMENT

(To be filled online in website <https://www.bankauctions.in> or to be sent to the Authorised Officer as per terms and conditions)

In the matter of **M/s SAAG RR Infra Ltd.** (☐ Lot no.1, ☐ Lot No.2, ☐ Lot No.3)

- 1) Name of the Offeror/Bidder : \_\_\_\_\_
  - 2) Constitution of the Offeror/Bidder : \_\_\_\_\_
  - 3) Postal address of the Offeror/Bidder : \_\_\_\_\_  
\_\_\_\_\_
  - 4) Telephone Nos. (O) \_\_\_\_\_ (R) \_\_\_\_\_ (Mobile) \_\_\_\_\_
  - 5) E-Mail Id \_\_\_\_\_
  - 6) Bank account details to which refund is to be sent
    - a. Bank Account No. \_\_\_\_\_
    - b. IFSC Code No. \_\_\_\_\_
    - c. Bank and Branch Name \_\_\_\_\_
  - 7) PAN No. \_\_\_\_\_
  - 8) EMD Remittance details
    - a. Date of remittance \_\_\_\_\_
    - b. Name of Bank \_\_\_\_\_
    - c. Branch Name \_\_\_\_\_
    - d. Bank Account No. \_\_\_\_\_
    - e. IFSC Code No. \_\_\_\_\_
    - f. UTR No. \_\_\_\_\_
- OR
- (i) Demand Draft No. and date \_\_\_\_\_
  - (ii) Name of issuing Bank \_\_\_\_\_
- 
- 9) Document of proof of identity (tick whichever is being attached) :
    - ☐ Driving License: Issue Date \_\_\_\_\_, Number \_\_\_\_\_
    - ☐ PAN Card Number: \_\_\_\_\_
    - ☐ Aadhar Card Number: \_\_\_\_\_
    - ☐ Voter Identity Card: Issue Date \_\_\_\_\_, Number \_\_\_\_\_
    - ☐ Passport: Issue Date \_\_\_\_\_, Number \_\_\_\_\_
    - ☐ Certificate of Incorporation: Issue Date \_\_\_\_\_, Number \_\_\_\_\_
    - ☐ Partnership Agreement date: \_\_\_\_\_

Price Offered: Rs. \_\_\_\_\_ (Amount in figures)

Rs. \_\_\_\_\_  
(Amount in words)

The Online bids shall be submitted in website <https://www.bankauctions.in> or to be sent to the Authorised Officer as per schedule given below.





**SCHEDULE OF IMMOVABLE PROPERTY/SECURED ASSETS**

Lot No.	Description of the immovable properties	Reserve Price	EMD
1	All that piece and parcel of the entire Second Floor at RR Arcade, Old Door Nos. 29, 30, 31 & 32, New Door No. 51, R.K. Mutt Road, Mylapore, Chennai- 600 004 in R.S. No. 3528/1 part, 3528/2, 3528/10 and 3528/11 together with super built up area of 6258 sq. ft. of undivided share of land 2466 sq. ft. owned by M/s SAAG RR Infra Ltd.	<b>Rs. 3,13,00,000/-</b> <b>(Rupees Three Crore Thirteen Lakhs only)</b>	<b>Rs. 31,30,000/-</b> <b>(Rupees Thirty One Lakhs Thirty Thousand only)</b>
2	All that piece and parcel of the Third floor (Part) at Old Door Nos. 29, 30, 31 & 32 New Door no. 51, R.K.Mutt Road, Mylapore, Chennai - 600 004 together with super built area of 4868 Sq. Feet of undivided share of land 1918 Sq. Feet, owned by M/s. SAAG RR Infra Ltd. in R.S. No. 3528/1 part, 3528/2, 3528/10 and 3528/11.	<b>Rs. 2,43,00,000/-</b> <b>(Rupees Two Crore Forty Three Lakhs only)</b>	<b>Rs. 24,30,000/-</b> <b>(Rupees Twenty Four Lakhs Thirty Thousand only)</b>
3	All that piece and parcel of Commercial Premises in Second Floor measuring an extent of 2887 sq. ft. situated at Old Door No. 13, New Door No. 209, Velachery Main Road, Velachery, Chennai- 600 042, together with undivided proportionate share admeasuring 1107.15 sq. ft. in the larger land admeasuring 6.8 Grounds comprised in RS No. 185/2, 185/3 and 186 of Velachery Village, Chennai District, owned by Mr. R. Sriram.	<b>Rs. 89,00,000/-</b> <b>(Rupees Eighty Nine Lakhs only)</b>	<b>Rs. 8,90,000/-</b> <b>(Rupees Eight Lakhs Ninety Thousand only)</b>





**UNDERTAKING AND DECLARATION BY BIDDER**  
**(On appropriate stamp paper)**

1. I/We, the Offerer/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for Sale in the matter of M/s. SAAG RR Infra Ltd. (in Liquidation) and understood them fully. I/We, hereby, unconditionally agree to conform with and to be bound by the said terms and conditions.
2. I/We, the Offerer/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the Secured Assets.
3. I/We further declare that I/We intend to purchase the above referred Secured Assets from the Authorized Officer, JM Financial Asset Reconstruction Company Ltd. (acting in its capacity as trustee of JMFARC – SBI March 2014 I – Trust (JMFARC) for our own use/business and that the information revealed by me/us in the tender/offer in <https://www.bankauctions.in> is true and correct. I/We declare that we are not ineligible under section 29A of the Insolvency and Bankruptcy Code, 2016 (IBC) to purchase the assets (Secured Assets).

I/We further declare that I/we are not a "related party" as defined under the Companies Act, 2013 and/or IBC to M/s. SAAG RR Infra Ltd. (in Liquidation), Mr. R. Sriram, M/s SAAG Consolidated (M) BHD and M/s SAAG (Mauritius) Ltd.

4. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in <https://www.bankauctions.in> is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us is liable to be forfeited by JMFARC and JMFARC will be at liberty to annul the offer made to me/us at any point of time.
5. I/We hereby expressly waive my/our right to file any Suit, Application or Appeal including but not limited to Securitization Application with any Court/Tribunal/DRT/DRAT/Judicial Authority in the event Earnest Money Deposit (EMD) shall be forfeited, sale is revoked by the Authorised Officer or there is a delay in handing over the possession of the property.
6. I/We also agree that after my/our offer given in <https://www.bankauctions.in> in my/our offer for purchase of the assets is accepted by JMFARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by JMFARC and that JMFARC has also a right to proceed against me/us for specific performance of the contract, if so desired by JMFARC.

SIGNATURE