

# **MERCEDES-BENZ FINANCIAL SERVICES INDIA PVT. LTD.**

**5<sup>th</sup> Floor, Plot 8, Baashyam Willow Square 9 & 10, First Street, Thiru Vika  
Industrial Estate, Guindy, Chennai-600032**

## **TENDER DOCUMENT**

FOR  
SALE OF SECURED ASSET OF M/S RAJASREE MOTORS PRIVATE  
LIMITED  
BY  
AUTHORISED OFFICER (AO) OF MBFS

### **SALE UNDER PROVISIONS OF**

THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL  
ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

And

THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

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## **SECTION-1**

### **Disclaimer**

The information contained in this Tender Document or information provided subsequently to bidder(s) or applicants whether verbally or in documentary form by or on behalf of “Mercedes-Benz Financial Services India Pvt. Ltd.” (MBFS), is provided to the bidder(s) on the terms and conditions set out in this Tender Documents and all other terms and conditions subject to which such information is provided.

This Tender Document is not an Agreement and is not an offer or invitation by MBFS to any parties other than the applicants who are qualified to submit the bids. The purpose of this Tender document is to provide the Bidder(s) with information to assist the formulation of their proposals/offers. This Tender document does not claim to contain all the information each Bidder may require. Each Bidder may conduct its own independent investigation and analysis and is free to check the accuracy, reliability and completeness of the information in this Tender document. MBFS makes no representations or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Tender document. MBFS may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Tender document.

MBFS reserves the right to reject any or all the expression of interest/proposal/offer received in response to this Tender document at any stage without assigning any reason whatsoever. The decision of MBFS shall be final, conclusive and binding on all the parties /bidders.

## SECTION-2

### SALE NOTICE PUBLISHED IN NEWSPAPER

<b>MERCEDES-BENZ FINANCIAL SERVICES INDIA PRIVATE LIMITED</b>					
Corporate Office: Building 12, E-3, MIDC Chakan – Phase III, Chakan Industrial area, Kurali&Nighoje, Taluka Khed, Pune – 410 501 Registered Office: 5th Floor, Plot 8, Baashyam Willow Square 9 & 10, First Street, Thiru Vika Industrial Estate, Guindy, Chennai-600032					
<b>PUBLIC SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY THROUGH E-AUCTION</b>					
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision 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 Borrowers/ Co-borrowers/Guarantors, mentioned in Column [A], that the immovable property described in Column [C], mortgaged to the secured creditor, the physical possession of which has been taken on 23rd April 2024 by the Authorized Officer, of Mercedes-Benz Financial Services India Private Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold on 'As is where is basis', 'As is what is' and 'Whatever there is', on <b>26th May 2025</b> , for recovery of amount as on date mentioned in Column [F], due to Mercedes-Benz Financial Services India Private Limited, for a Reserve price, mentioned in Column [D] and the Earnest Money Deposit mentioned in Column [E].					
Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD)	Total Outstanding as on 03.04.2025
[A]	[B]	[C]	[D]	[E]	[F]
1. M/s. Rajasree Motors Private Limited No.39/3842 - 55/231, Alappat Road, Ravipuram Ernakulam Kerala-682016.  Mr.S.Krishnakumar Residing at Manikanda Nivas, KSN, Menon Road, Kochi Kerala – 682016.  Mrs.Gangu Swamy Rajam Residing at Manikanda Nivas, KSN, Menon Road, Kochi Kerala – 682016.  M/s. Manikandan Automobile Pvt Ltd Rep by its Managing Director/ Joint Managing Director Residing at Manikanda Nivas, KSN, Menon Road, Kochi Kerala – 682016.	16.11.2021  Rs. 46,69,64,169.21  [Rupees Forty six crores sixty nine lakhs sixty four thousand one hundred and sixty nine and paise twenty one Only], as on 10.08.2021	Property admeasuring all that piece and parcel of land and construction measuring 1 acre 16.97 cents as per physical measurement and as per documents as 1 acre and 8.722 cents made up of 52 cents in Sy no. 286/2, 27 cents in Sy no. 268/1, 21 cents in Sy no. 268/2 and 8.722 cents in Sy No.268/2 in Kundannur Desom, Maradu Village together with all improvements thereon, in the Sale Deed No. 2208/1988 belonging to Manikandan Automotives Private Limited.	Rs.43,00,00,000/-	Rs.4,30,00,000/-	Rs. 933,889,276.52/-  [Rupees Ninety-Three Crores Thirty-Eight Lakhs Eighty-Nine Thousand Two Hundred Seventy-Six and Fifty-Two Paise Only]
<ol style="list-style-type: none"> <li><b>Date of Inspection of the Immovable Property</b> is on 17/04/25 [THURSDAY]; 24/04/2025 [THURSDAY]; 1/05/2025 [THURSDAY]; 8/05/2025 [THURSDAY]; 15/05/2025 [THURSDAY]; AND 22/05/2025 [THURSDAY] between 10.00 a.m. to 5.00 p.m.)</li> <li><b>Last Date of Submission of Bid/EMD</b> in the prescribed bid forms along with EMD is on <b>23-05-2025 [FRIDAY] before 5.00 pm at 11<sup>th</sup> Floor, Raheja Towers, G Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400051.</b> Tenders that are not filled up, without EMD and received beyond last date will be considered as invalid tender and shall accordingly be rejected.</li> <li><b>Date of Auction: 26<sup>th</sup> May 2025.</b></li> <li>For a detailed terms and conditions of sale, please refer to the link provided on <a href="https://www.mercedes-benz-financialservices.in/More_info/SARFAESI_ACT">https://www.mercedes-benz-financialservices.in/More_info/SARFAESI_ACT</a>. The auction will be conducted through the Bank's approved service provider M/s 4Closure at the web portal <a href="https://bankauctions.in/">https://bankauctions.in/</a>.</li> </ol>					
For any e-auction procedure support and help desk please contact:					
Sr.	Name	Contact Number	Email ID		
1.	Vineeth Menon	+91 9113664251	Vineeth.menon@cbre.com		
2.	Anuj Chaudhari	+91 9004884824	Anuj.chaudhari@cbre.com		
<b>Sd/-</b> <b>AUTHORISED OFFICER</b> M/s Mercedes-Benz Financial Services India Private Limited Contact Number: 9993020005					
Place: Kochi Date: 16/04/2025					

**Published in New Indian Express newspaper on 16<sup>th</sup> April 2025**

**മെഴ്സിഡസ്-ബെൻസ് ഫിനാൻഷ്യൽ സർവീസസ് ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡ്**

കോർപ്പറേറ്റ് ഓഫീസ്: ബിൽഡിംഗ് 12, E&3, MIDC ചാക്കർ - ഫേസ് III, ചാക്കർ ഇൻഡസ്ട്രിയൽ എരിയ, കൂമാളി & നീലോള, താലൂക്ക് ലേഡ്, പുനെ - 410 501  
 റെസിഡൻ്റ് ഓഫീസ്: 5-ാം നില, പ്ലോട്ട് 8, ഓഷ്യാൻ വില്ലേജ് സ്ട്രീറ്റ് 9 & 10, ഫസ്റ്റ് സ്റ്റ്രീറ്റ്, തിരുവനന്തപുരം ഇൻഡസ്ട്രിയൽ എസ്റ്റേറ്റ്, ഗിണ്ടി, ചെന്നൈ - 600 032

**ഇ-ലേലം വഴി സ്ഥാവര വസ്തുക്കളുടെ വിൽപനയ്ക്കുള്ള പൊതു വിൽപന അറിയിപ്പ്**

സെക്യൂരിറ്റൈസേഷൻ ആൻഡ് റീകൺസ്ട്രക്ഷൻ ഓഫ് ഫിനാൻഷ്യൽ അസറ്റസ് ആൻഡ് എൻഫോഴ്സ്മെന്റ് ഓഫ് സെക്യൂരിറ്റി ഇൻ്റർസ്റ്റ് ആക്ട്, 2002 പ്രകാരം സ്ഥാവര ആസ്തികളുടെ വിൽപനയ്ക്കുള്ള ഇ-ലേല വിൽപന നോട്ടീസ്, സെക്യൂരിറ്റി ഇൻ്റർസ്റ്റ് (എൻഫോഴ്സ്മെന്റ്) റൂൾസ്, 2002 ലെ "റൂൾ 8(6) & 9(1)" ലെ വ്യവസ്ഥകൾക്കൊപ്പം വായിക്കണം.

കോളം (A)-യിൽ പരാമർശിച്ചിരിക്കുന്ന പൊതുജനങ്ങൾക്ക് പൊതുവിലും പ്രത്യേകിച്ചും വായ്പ്പക്കാർ / സഹ-വായ്പ്പക്കാർ / ഗ്യാരണ്ടർമാർ എന്നിവർക്ക് നോട്ടീസ് ഇതിനാൽ നൽകുന്നു, കോളം (C)-ൽ വിവരിച്ചിരിക്കുന്ന സ്ഥാവര സ്വത്ത്, സുരക്ഷിതമായ കടക്കാരൻ പണയപ്പെടുത്തി, കോളം (F)-ൽ പറഞ്ഞിരിക്കുന്ന തീയതിയിലെ തുക വിഭജിക്കുന്നതിനായി, 2025 മെയ് 26-ന് സെക്യൂരിറ്റൈസേഷൻ ആൻഡ് റീകൺസ്ട്രക്ഷൻ ഓഫ് ഫിനാൻഷ്യൽ അസറ്റസ് ആൻഡ് എൻഫോഴ്സ്മെന്റ് ഓഫ് സെക്യൂരിറ്റി ഇൻ്റർസ്റ്റ് ആക്ട്, 2002 പ്രകാരം മെഴ്സിഡസ്-ബെൻസ് ഫിനാൻഷ്യൽ സർവീസസ് ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡ് എന്നതിന്റെ അംഗീകൃത ഉദ്യോഗസ്ഥൻ 2024 ഏപ്രിൽ 23-ന് കൈവശപ്പെടുത്തിയ ഈ വസ്തുവിന്റെ ഭൗതിക കൈവശാവകാശം, 'എവിടെയാണ് ഉള്ളത് പോലെ', അവിടെ എന്താണ് ഉള്ളത് പോലെ', 'എന്തൊക്കെയാണുള്ളത്' എന്നിവിടങ്ങളിൽ വിൽക്കുന്നതാണ്, മെഴ്സിഡസ് ബെൻസ് ഫിനാൻഷ്യൽ സർവീസസ് ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡ് കാരണം, ഒരു കരുതൽ വിലയ്ക്ക്, കോളം (D) ൽ സൂചിപ്പിച്ചിരിക്കുന്നു. കൂടാതെ കോളം (E)-ൽ പരാമർശിച്ചിരിക്കുന്ന ഏതെങ്കിലും മണി ഡെപോസിറ്റ്.

കടം വാങ്ങിയയാൾ (ആളുകൾ) / പ്ലം കടം വാങ്ങിയവർ/ജാമ്ക്കാർ	ഡിമാന്റ് നോട്ടീസ് നിയമിതം തുകയും	സ്ഥാവര വസ്തുക്കളുടെ വിവരണം	നിശ്ചിത വില	എന്നത് മണി ഡെപോസിറ്റ് (EMD)	ആകെ ബാക്കി 03.04.2025-ന്
[A]	[B]	[C]	[D]	[E]	[F]
1. M/s. രാജശ്രീ മോട്ടോഴ്സ് പ്രൈവറ്റ് ലിമിറ്റഡ് നം.39/3842 - 55/231, ആലപ്പാട് റോഡ്, രവിപുരം എറണാകുളം, കേരള - 682 016.	16.11.2021	കുണ്ടന്നൂർ ദേശം, മരട് വില്ലേജിൽ മണികണ്ഠൻ ഓട്ടോമോട്ടീവ്സിന്റെ ഉടമസ്ഥതയിലുള്ള 2208/1988-ആം നമ്പർ ആധാരത്തിലുള്ള, സര്യേ നമ്പർ 286/2-ൽ 52 സെന്റും സര്യേ 268/1-ൽ 27 സെന്റും സര്യേ 268/2-ൽ 21 സെന്റും സര്യേ 268/2-ൽ 8.722 സെന്റും ചേർന്ന് ആളവിൽ 1 ഏക്കർ 16.97 സെന്റും ആധാരത്തിൽ 1 ഏക്കർ 8.722 സെന്റും വരുന്ന സ്ഥലവും അതിലുള്ള നിർമ്മിതികളും അതിൽ വരുത്തിയിട്ടുള്ള മെച്ചപ്പെടുത്തലുകളും സഹിതം.	43,00,000/- രൂപ	4,30,00,000/- രൂപ	933,889,276.52/- രൂപ  (തൊണ്ണൂറ്റുമൂന്നു കോടി രൂപയ്ക്കിടയ്ക്ക് ലക്ഷത്തി എണ്ണത്തൊമ്പതിനായിരത്തി ഇരുന്നൂറ്റി എഴുപത്തിയാറ് രൂപ അമ്പത്തിരണ്ട് പൈസ)
ശ്രീ. എസ്. കുടുംബകുമാർ, മണികണ്ഠനിവാസിൽ താമസം, കെ.എസ്.എൻ. മേനോൻ റോഡ്, കൊച്ചി, കേരള - 682 016.	46,69,64,169.21 രൂപ  (നാൽപ്പത്തിയാറ് കോടി അറുപത്തിയൊമ്പത് ലക്ഷത്തി അറുപത്തിനാലായിരത്തി ഒരുനൂറ്റി അറുപത്തി ഒമ്പത് രൂപ ഇരൂപത്തിയൊന്ന് പൈസ)				
ശ്രീമതി ഗംഗു സ്വാമി രാജം മണികണ്ഠ നിവാസിൽ താമസം, കെ.എസ്.എൻ. മേനോൻ റോഡ്, കൊച്ചി, കേരള - 682 016.					
M/s. മണികണ്ഠൻ ഓട്ടോമൊബൈൽ പ്രൈ. ലി., മാനേജിംഗ് ഡയറക്ടർ/ജോയിന്റ് മാനേജിംഗ് ഡയറക്ടർ പ്രാതിനിധ്യം വഹിക്കുന്നത്, മണികണ്ഠ നിവാസിൽ താമസം, കെ.എസ്.എൻ. മേനോൻ റോഡ്, കൊച്ചി, കേരള - 682 016.	10.08.2021-ന്				

- സ്ഥാവര വസ്തുവിന്റെ പരിശോധന 17/04/25 (വ്യാഴം); 24/04/2025 (വ്യാഴം); 1/05/2025 (വ്യാഴം); 8/05/2025 (വ്യാഴം); 15/05/2025 (വ്യാഴം); 22/05/2025 (വ്യാഴം) രാവിലെ 10 മണിക്കൂറും വൈകുന്നേരം 5 മണിക്കൂറും ഇടയിൽ.
- ലേലം സമർപ്പിക്കാനുള്ള അവസാന തീയതിയാ 23-05-2025 വെള്ളി വൈകുന്നേരം 5 മണിക്കൂർ മുന്ന് 11-ആം നില, രഹേഷ് ടവേഴ്സ്, ജി ബ്ലോക്ക്, ബാന്ദ്ര കൂർള കോമ്പ്ലക്സ്, ബാന്ദ്ര ഇസ്റ്റ്, മുംബൈ, മഹാരാഷ്ട്ര - 400 051 എന്ന വിലാസത്തിൽ നിശ്ചിത ലേല ഫോറത്തിൽ EMD ഞ്ചാപ്പം ലേലം/EMD സമർപ്പിക്കണം. പൂരിപ്പിക്കാത്തതും, EMD ഇല്ലാത്തതും, അവസാന തീയതി കഴിഞ്ഞു ലഭിക്കുന്നതുമായ ലേലങ്ങൾ അസാധുവായി കണക്കാക്കുകയും അതിനാൽ നിരസിക്കുകയും ചെയ്യുന്നതാണ്.
- ലേല ദിവസം : 2025 മെയ് 26.
- വിൽപനയുടെ വിശദമായ ഉപാധികൾക്കും നിബന്ധനകൾക്കും ദയവായി <https://www.mercedesbenz&financialservices.in/> More info/SARFAESI ACT എന്ന ലിങ്ക് പരിശോധിക്കുക. <https://bankauctions.in/> എന്ന വെബ് പോർട്ടലിലൂടെ ബാങ്കിന്റെ അംഗീകൃത സേവന ദാതാവായ "M/s 4Closure" വഴിയായിരിക്കും ലേലം നടത്തുക.

ഇ-ലേല നടപടിക്രമങ്ങളിൽ സഹായത്തിന് ഹെൽപ്പ് ഡെസ്ക്യുമായി ബന്ധപ്പെടുക:

Sr.	പേര്	ഫോൺ നമ്പർ	ഇമെയിൽ ഐഡി
1.	വിനീത് മേനോൻ	+91 9113664251	Vineeth.menon@cbr.com
2.	അനൂജ് ചൗധരി	+91 9004884824	Anuj.chaudhari@cbr.com

സ്ഥലം: കൊച്ചി തീയതി: 16/04/2025

ഒപ്പ്/-  
 ചുമതലപ്പെട്ട ഉദ്യോഗസ്ഥൻ  
 മെഴ്സിഡസ്-ബെൻസ് ഫിനാൻഷ്യൽ സർവീസസ്  
 ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡ്  
 ഫോൺ നമ്പർ : 9993020005

**SECTION-3**  
**POSSESSION NOTICE**

**POSSESSION NOTICE**  
**[Rule 8(1)]**

WHEREAS the undersigned being the Authorised Officer of M/s. Mercedes-Benz Financial Services India Private Limited, having its registered office at: 5th Floor, Plot 8, Baashyam Willow Square 9 & 10, First Street, Thiru Vika Industrial Estate, Guindy Chennai – 600 032 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13[2] read with Rules 9 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower in particular and the Public in general that the undersigned has taken possession of the property, mortgaged with the Bank, described in Column [E] herein below on the respective dates mentioned in Column [F] in exercise of the powers conferred on him under Section 13[4] of the Act read with Rule 9 of the Rules made there under.

The borrower in particular and the public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of M/s. Mercedes-Benz Financial Services India Private Limited, having its registered office at: 5th Floor, Plot 8, Baashyam Willow Square 9 & 10, First Street, Thiru Vika Industrial Estate, Guindy Chennai – 600 032 for an amount mentioned in Column [D] along with interest and penal interest.

Under section 13[8] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

SL NO	NAME AND ADDRESS OF BORROWER/GUARANTORS	DATE OF NOTICE	OUTSTANDING AMOUNT	DETAILS OF PROPERTY POSSESSED	DATE OF POSSESSION
[A]	[B]	[C]	[D]	[E]	[F]
1.	M/s. Rajasree Motors Pvt Ltd Rep by its Managing Director Mr. S. Sivakumar No.39/3842 - 55/231, Alappat Road, Ravipuram Ernakulam Kerala-682016.	16.11.2021	Rs.46,69,64,169.21	The piece and parcel of land and construction measuring at "1 Acre 16.97 cents as per physical measurement and as per documents 1 acre and 8.722 cents made up of 52 cents in Sy no. 286/2, 27 cents in Sy no. 268/1, 21 cents in Sy no. 268/2 and 8.722 cents in Sy No.268/2 (Re Survey Numbers-130/1, 235/8.) in Kundannur Desom, Maradu Village together with all improvements thereon, in the Sale Deed No. 2208/1988 belongs to Manikandan Automotives Private Limited.	23.04.2024
2.	Mr. S. Sivakumar Residing at Manikanda Nivas, KSN Menon Road, Kochi Kerala – 682016.				
3.	Mr. S. Krishnakumar Residing at Manikanda Nivas, KSN Menon Road, Kochi Kerala – 682016.				
4.	Mrs. Gangu Swamy Rajam Residing at Manikanda Nivas, KSN Menon Road, Kochi Kerala – 682016				
5.	M/s. Manikandan Automobile Pvt Ltd Rep by its Managing Director/ Joint Managing Director Residing at Manikanda Nivas, KSN Menon Road, Kochi Kerala – 682016.				

**AUTHORISED OFFICER**  
M/s Mercedes-Benz Financial Services  
India Private Limited

Date: 23.04.2024

**Published in New Indian Express on 27<sup>th</sup> April 2024**

# കൈവശ നോട്ടീസ്

ചട്ടം 8(1)

ചെന്നൈ ഗിണ്ടിയിലെ തിരു വികാ ഇൻഡസ്ട്രിയൽ എസ്റ്റേറ്റിലെ ഒന്നാം തെരുവിലെ ഭാഷ്യം വില്ലോ സ്ക്വയർ 9 & 10, പ്ലോട്ട് 8-ലെ അഞ്ചാം നില രജിസ്ട്രേഡ് ഓഫീസായി പ്രവർത്തിക്കുന്ന എം/എസ്. മെഴ്സിഡസ്-ബെൻസ് ഫൈനാൻഷ്യൽ സർവീസസ് ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡിന്റെ ഇവിടെ ഒപ്പിട്ടിരിക്കുന്ന അംഗീകൃത ഓഫീസർ സെക്യൂരിറ്റി സെക്ഷൻ ആൻഡ് റീകൺസ്ട്രക്ഷൻ ഓഫ് ഫൈനാൻഷ്യൽ അസെറ്റ്സ് ആൻഡ് എൻഫോഴ്സ്മെന്റ് ഓഫ് സെക്യൂരിറ്റി ഇൻറേസ്റ്റ് ആക്ട് 2002-ലെ, ഇനി മുതൽ നിയമം എന്ന് പ്രതിപാദിക്കുന്നു, വകുപ്പ് 13 (2) പ്രകാരവും സമാനമായ സെക്യൂരിറ്റി ഇൻറേസ്റ്റ് (എൻഫോഴ്സ്മെന്റ്) വുൾസ്-2002-ലെ ചട്ടങ്ങൾ 9 പ്രകാരവും കോളം (ബി)-യിൽ രേഖപ്പെടുത്തിയിരിക്കുന്നവരുടെ വായ്പയെടുത്ത വ്യക്തികളുടെ പേരിൽ കോളം (സി)-യിൽ പ്രതിപാദിച്ചിരിക്കുന്ന തീയതികളിൽ കോളം (ഡി)-യിൽ പ്രതിപാദിച്ചിരിക്കുന്ന ക്യൂശീവ തുക ഈ നോട്ടീസ് ലഭിച്ച തീയതി മുതൽ 60 ദിവസത്തിനകം പലിശയടക്കം ചേർത്ത് തിരിച്ചടയ്ക്കാൻ ആവശ്യപ്പെട്ടു കൊണ്ട് ഈ നോട്ടീസ് അയക്കുന്നു.

ഈ തുക തിരിച്ചടയ്ക്കുന്നതിൽ വായ്പയെടുത്ത വ്യക്തി വീഴ്ചവരുത്തിയിരിക്കുന്നു, അദ്ദേഹത്തിന് നിയന്തിരവകുപ്പ് 13(4) പ്രകാരവും ഇവിടെ പ്രതിപാദിച്ചിരിക്കുന്ന ചട്ടങ്ങളിലെ ചട്ടം 9 പ്രകാരവും ലഭിക്കുന്ന അധികാരം ഉപയോഗിച്ച് കോളം (എഫ്)-ൽ പ്രതിപാദിച്ചിരിക്കുന്ന തീയതിയിൽ കോളം (ഇ)-യിൽ വിവരിച്ചിരിക്കുന്ന വസ്തു ബാങ്കിന് പണയം വെച്ച ഭൂമിയുടെ കൈവശാവകാരം ഏറ്റെടുക്കുന്നതിനായുള്ള നോട്ടീസ് പ്രത്യേകിച്ച് വായ്പയെടുത്ത വ്യക്തിയുടേയും പൊതുജനങ്ങളുടെ അറിവിലേക്കായും നൽകുന്നു.

കോളം (ഇ)-ൽ പ്രതിപാദിച്ചിരിക്കുന്ന ഭൂമിയുടെമേൽ വായ്പയെടുത്ത വ്യക്തി പ്രത്യേകിച്ചും പൊതുജനം പൊതുവിലും വ്യവഹാരം നടത്തരുതെന്ന മുന്നറിയിപ്പ് നൽകുന്നു, അത്തരമൊരു ഇടപാടുകൾ കോളം (ഡി)-യിൽ പ്രതിപാദിച്ചിരിക്കുന്ന തുകയും അതിനൊപ്പം പലിശയും പീഴ് പലിശയും ചേർത്തുള്ള തുകയും ചെന്നൈ ഗിണ്ടിയിലെ തിരു വികാ ഇൻഡസ്ട്രിയൽ എസ്റ്റേറ്റിലെ ഒന്നാം തെരുവിലെ ഭാഷ്യം വില്ലോ സ്ക്വയർ 9 & 10, പ്ലോട്ട് 8-ലെ അഞ്ചാം നില രജിസ്ട്രേഡ് ഓഫീസായി പ്രവർത്തിക്കുന്ന എം/എസ്. മെഴ്സിഡസ്-ബെൻസ് ഫൈനാൻഷ്യൽ സർവീസസ് ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡിന് നൽകിയുള്ള ഇടപാടിന് വിധേയമായിരിക്കും.

സെക്യൂരിറ്റി സെക്ഷൻ ആക്ടിലെ വകുപ്പ് 13(8) പ്രകാരം, ഭൂമിയുടെ വിൽപനയ്ക്കായുള്ള വിജ്ഞാപനം പുറപ്പെടുവിക്കും മുമ്പ് എല്ലാ ചെലവുകളും ചാർജ്ജുകളും ചെലവുകളും അടക്കം ക്യൂശീവ തുക പൂർണ്ണമായും തിരിച്ചടച്ച് വായ്പയെടുത്ത വ്യക്തികൾക്ക് ജാമ്യ വസ്തു തിരിച്ചെടുക്കാവുന്നതാണ്.

ക്രമ നം.	വായ്പയെടുത്ത വ്യക്തിയുടെ/ ജാമ്യം നിന്ന വ്യക്തിയുടെ പേരും വിലാസവും	അറിയിപ്പ് തീയതി	ക്യൂശീവ തുക	ഉടമസ്ഥതയിലുള്ള വസ്തുവിന്റെ വിവരങ്ങൾ	കൈവശപ്പെടുത്തിയ തീയതി
[A]	[B]	[C]	[D]	[E]	[F]
1.	എം/എസ് രാജശ്രീമോട്ടോഴ്സ് പ്രൈവറ്റ് ലിമിറ്റഡ് അതിന്റെ മാനേജിങ് ഡയറക്ടർ മിസ്റ്റർ എസ് ശിവകുമാർ പ്രതിനിധീകരിക്കുന്നു നമ്പർ. 39/3842- 55/231, ആലപ്പാട്ട് റോഡ്, രവിപുരം, എറണാകുളം കേരളം - 682 016	16.11.2021	Rs.46,69,64,169.21	ഈ നിശ്ചിത ഭൂമിയും നിർമ്മാണവും അടക്കം മണികണ്ഠൻ ഓട്ടോമോട്ടീവ്സ് പ്രൈവറ്റ് ലിമിറ്റഡിന്റെ ഉടമസ്ഥതയിലുള്ള സെയിൽ ഡീഡ് നമ്പർ 2208/1988 അനുസരിച്ച് മരട് വില്ലേജിലെ കുണ്ടന്നൂർ ഭാഗത്തിലെ, ഇനിമേലുള്ള എല്ലാ മെച്ചപ്പെടുത്തലുകളും അടക്കം, ഭൗതിക അളവുകൾ അനുസരിച്ച് 1 ഏക്കർ 16.97 സെന്റികളും രേഖകൾ അനുസരിച്ച് 1 ഏക്കർ 8.722 സെന്റും ഉൾപ്പെടുന്നു. അതിൽ 286/2 നമ്പരിൽ 52 സെന്റും, 268/1 നമ്പരിൽ 27 സെന്റും കൈവശ നോട്ടീസ്, 268/2 നമ്പരിൽ 21 സെന്റും, 268/2 നമ്പരിൽ 8.722 സെന്റും (റീസർവേ നമ്പറുകൾ-130/1, 235/8) ഉൾപ്പെടുന്നു.	23.04.2024
2.	മിസ്റ്റർ എസ് ശിവകുമാർ മണികണ്ഠൻ നിവാസം, കെഎസ്എൻ മേനോൻ റോഡ്, കൊച്ചി, കേരളം - 682 016-ൽ വസിക്കുന്നു				
3.	മിസ്റ്റർ എസ് കുഞ്ചുമാർ മണികണ്ഠൻ നിവാസം, കെഎസ്എൻ മേനോൻ റോഡ്, കൊച്ചി, കേരളം-682 016-ൽ വസിക്കുന്നു				
4.	മിസിസ്സ്. ഗംഗു സ്വാമി രാജം മണികണ്ഠൻ നിവാസം, കെഎസ്എൻ മേനോൻ റോഡ്, കൊച്ചി, കേരളം-682 016-ൽ വസിക്കുന്നു				
5.	എം/എസ് മണികണ്ഠൻ ഓട്ടോമൊബൈൽ പ്രൈവറ്റ് ലിമിറ്റഡ് അതിന്റെ മാനേജിങ് ഡയറക്ടർ/ ജോയിന്റ് മാനേജിങ് ഡയറക്ടർ പ്രതിനിധീകരിക്കുന്നു മണികണ്ഠൻ നിവാസം, കെഎസ്എൻ മേനോൻ റോഡ്, കൊച്ചി, കേരളം-682 016-ൽ വസിക്കുന്നു				

**അംഗീകൃത ഓഫീസർ**  
 എം/എസ് മെഴ്സിഡസ്-ബെൻസ് ഫൈനാൻഷ്യൽ സർവീസസ്  
 ഇന്ത്യ പ്രൈവറ്റ് ലിമിറ്റഡ്

തീയതി: 23.04.2024

**Published In Mathrubhumi on 27<sup>th</sup> April 2024**

## **SECTION-4**

### **BRIEF DESCRIPTION OF THE ASSET**

**“as is where is”, “as is what is”, “whatever there is” and  
“without recourse”**

#### **(a) Details of Land**

<b>S.No.</b>	<b>Description Of Property</b>
<b>1</b>	<p>Property Admeasuring all that piece and parcel of land and construction measuring 1 acre 16.97 cents as per physical measurement and as per documents 1 acre and 8.722 cents made up of 52 cents in Sy no. 286/2, 27 cents in Sy no. 268/1, 21 cents in Sy no. 268/2 and 8.722 cents in Sy No.268/2 in Kundannur Desom, Maradu Village together with all improvements thereon, in the Sale Deed No. 2208/1988 belongs to Manikandan Automotives Private Limited.</p> <p>Location: Maradu, Kochi. (<a href="#">Google Location</a>)</p> <p>Access Road: Abutting Panvel – Kochi Highway (NH-66)</p> <p>North Boundary: Cochin Granite International</p> <p>South Boundary: <i>Nalla (sewerage waterbody)</i></p> <p>East Boundary: Ayini nada Rd Vikas Nagar</p> <p>West Boundary: Service Rd. for NH-66</p>

#### **(b) Details of Building**

<b>S.No.</b>	<b>Description Of Building</b>
<b>1</b>	<p>Three existing structures including a garage shed, office space and retail space, abutting the service road to NH-66 (Panvel-Kochi Highway).</p>

**(c) Details of Fixtures and Furniture**

Sr. No	Item	Quantity
<b>Building 1 (Showroom Area)</b>		
1	Turntable Chairs	23
2	Glass top Tables	4
3	Kitchen Cabinets	2
4	Showcase Shelf	3
5	Air Conditioners	4
6	Display TV with Table	2
7	Workstation tables	3
8	Boardroom table	1
9	Cabin Table	1
10	Washroom Fixtures	4
11	Mercedes-Benz Vehicles	9
<b>Building 2 (Back Office 1 With Shed)</b>		
12	Display TV with Table	1
13	Sofas	5
14	Glass top Table	4
15	Turntable Chairs	27
16	Air Conditioners	4
17	Training Room Chairs	30
18	Boardroom table	2
19	Microwave	1
20	Kitchen Cabinets	2
21	Washroom Fixtures	5
<b>Building 3 (Back Office 2 With Shed)</b>		
22	Sofas	4
23	Turntable Chairs	31
24	Boardroom table	2
25	Air Conditioners	8
26	Lockers	3
27	Workstation tables	11
28	Cupboards	9
29	Shelves	2
30	Cabin table	2
31	Television	1
32	Kitchen Cabinets	1
33	Plastic Chairs	12
34	Washroom Fixtures	11
35	Racks	2
36	Fans	7

**SECTION-5**

**5(A) RESERVE PRICE AND EMD**

<b>S. NO.</b>	<b>DESCRIPTION OF ASSET</b>	<b>RESERVE PRICE</b>	<b>EMD</b>
1	Property admeasuring all that piece and parcel of land and construction measuring 1 acre 16.97 cents as per physical measurement and as per documents 1 acre and 8.722 cents made up of 52 cents in Sy no. 286/2, 27 cents in Sy no. 268/1, 21 cents in Sy no. 268/2 and 8.722 cents in Sy No.268/2 in Kundannur Desom, Maradu Village together with all improvements thereon, in the Sale Deed No. 2208/1988 belonging to Manikandan Automotives Private Limited.	<b>INR 43,00,00,000/-</b>	<b>INR 4,30,00,000/-</b>

### 5(B) OUTSTANDING DUES

<b>Sl.no.</b>	<b>PRINCIPAL DUE</b>	<b>INTEREST</b>	<b>OTHER DUES</b>	<b>TOTAL</b>
<b>1.</b>	<b>556,016,92 5.03</b>	<b>233,565,540. 42</b>	<b>144,306,811.0 7</b>	<b>933,889,276. 52</b>

**(Total dues as on 03.04.2025 are Rs. 933,889,276.52+ further interest and cost w.e.f. 03.04.2025 till date of payment.**

**SECTION-6**  
**OFFER TERMS & CONDITIONS**

1. The Authorized Officer, hereinafter referred to as AO exercising the powers under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with allied rules is selling the assets/properties mentioned at Section-4 of the Tender document (herein referred to as the ‘Secured Assets’.

1) The total value of the bid shall be on a lump sum basis for the land & the structure existing on the same on “as is where is” basis.

2) Registration with e-auction service provider

a. Participants, who are not already registered with the e-auction provider M/s 4 Closure should register themselves by following the procedure mentioned at the website: <https://bankauctions.in/>. Participants/intending/bidders/purchasers are necessarily required to submit the following documents/papers for registration to Mr. Vineeth Menon ([Vineeth.menon@cbre.com](mailto:Vineeth.menon@cbre.com)):

<b><u>For Individuals</u></b>	<b><u>For Organizations/Corporate entities</u></b>
Self attested copy of PAN card	Self attested copy of company PAN Card
Self attested copy of Aadhar Card	Company GST Number
Self attested valid residential proof (Voter ID Card, Passport copy, Ration card, telephone bill, electric bill-any one)	CIN Number
Self attested valid email ID and Mobile No.	Board Resolution of the company/firm authorizing the person/partner to file bid for the asset and copy of the identity proof of the said person/partner
Gross Annual Income and Tangible Net Worth (to be supported with audited financial statements)	Gross Annual Turnover and Tangible Net Worth ((to be supported with audited financial statements)
Source of Funds (Own Funds/Overdraft Facility)	Source of funds (Own funds or overdraft facility)

b. The user ID and password will be then sent directly to the registered

participants/intending bidders/purchasers whose Tender documents is complete in all respects and whose Demand Draft for EMD is found to be in order towards the account indicated well before the cut-off time and the whose documents are complete in all the respects, along with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process.

c. Bidding Process:

- The bidding process will be conducted via an **E-Auction** platform.
  - Following the completion of site visits, bidders must submit their **bid documents** along with the **Demand Draft (DD)**. Upon verification, they will be directed to the E-Auction website.
  - Bidders will undergo a **User Registration** process, during which they will set up their individual passwords.
  - Access to the platform will be enabled via a **One-Time Password (OTP)** sent to the registered mobile number or email ID for verification.
  - Once logged in, bidders will be guided to **locate their specific listing** on the auction platform and complete the required fields on the **Online Tender Application Portal**.
  - **Qualified Bidders** (i.e., those who have submitted valid documents and a bank DD) will receive a **scheduled call** from the auction platform's service provider to attend a **demo tutorial session** for the auction.
  - During the live auction, users will be able to view real-time details including their **current rank, highest bid, next minimum bid, auction end time, countdown**, and other relevant information.
  - Bidders can place their bids by confirming the **bid amount**, which will also be displayed in **words** for verification.
  - Upon successful bid submission, a **confirmation message** will be displayed. If a bid is submitted within the **last 5 minutes** of the auction, the end time will be **automatically extended by another 5 minutes**.
  - If no bids are placed during the final 5-minute extension, the auction will conclude.
  - The bidder holding **Rank 1** at the time of auction closure will be considered the **highest bidder**.
  - After the auction closes, the **Rank 1 bidder** will receive a **Highest Bidder Confirmation Email**. The final decision is subject to verification and confirmation by the **Authorized Officer**, who will declare the Rank 1 bidder as the official winner.
- 3) The interested parties may inspect the assets, at their own cost, as per date & time of inspection indicated in the Sale Notice.
- 4) The interested parties may carry out their own comprehensive due diligence in respect of

the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the Assets, relevant documents, information, encumbrance etc. whether the bidder actually inspects or visits or verifies the same or not.

- 5) The bidders shall be deemed to have inspected the Secured Assets to their satisfaction and for the purpose, the bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttal of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her/it notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
- 6) The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the Assets and matters incidental thereto or for any other purpose in connection with purchase of the Assets under reference.
- 7) The Format for submission of “Profile of the Bidder” & “Declaration & Undertaking by the Bidder” are given at Annexure I & II of this Tender Document. The Bidder shall complete the “Profile of the Bidder” and “Declaration & Undertaking by the Bidder” annexed to the Tender Document in all respects, and furnish the information called for therein and shall sign and mention date on each of the documents in the space provided therein for the purpose. Offers received for sale and /or accepted are not transferable. Bidders may fill in only the form relevant/applicable to them.
- 8) The Tender Document shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
- 9) The Tender Document shall contain the full address, Telephone No., Fax No., e-mail-ID of the Bidder for serving notices required to be given to the Bidder in connection with their Offer.
- 10) The pages of Tender Document shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.

- 11) The interested parties may submit Tender Document duly filled and signed on each page along with EMD and other required documents to the “Authorised Officer, Mercedes-Benz Financial Services India Private Limited, address: C/o CBRE-11th & 12th Floor, Raheja Towers, G Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400051”, as per date & time specified in the sale notice in a cover, which shall be super-scribed as "Tender Document and EMD: A/c **Rajasree Motors Private Limited**".
- 12) Only those bidders will be permitted to participate in the e-auction whose Tender Document is complete in every respect and whose Demand Draft for EMD is found to be in towards the account, indicated foregoing para's, well before the cut-off time. MBFS does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid, if found incomplete in any respect, shall be liable for outright rejection without assigning any reasons. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and through mobile.
- 13) The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.
- 14) Increase in the bid amount, if any, during the auction period shall be made in multiple of Rs. 1,00,000/-.
- 15) Increase in bid amount below the above-mentioned amount will not be accepted.
- 16) First bid should be of at least equal to or above the Reserve Price or increment(s) in multiples as mentioned above.
- 17) AO reserves the right to retain the EMD of top three bidders up to two months from the date of auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for two months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 10 working days from the date of auction without interest in their name only.
- 18) The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and the bidder will be required to deposit 25% of the sale price (less the amount of EMD) on the same day or not later than next working day of intimating acceptance of his/her bid. The balance amount of the sale price shall have to be paid within

- 15 days from the date of acceptance of his/her bid or such extended period, as may be agreed upon in writing between the successful bidder and MBFS, but not later than 3 months.
- 19) Payment of EMD by the bidders and subsequent payments by the successful bidder, as the case may be, can be made by way of Demand Draft issued by any scheduled Commercial Bank drawn in favour of "Mercedes-Benz Financial Services India Private Limited" payable at 'Pune'
  - 20) In case the successful bidder fails to deposit 25% of the sale price within the above-stipulated time, the bidder shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then bidder shall forfeit the 25% of the sale consideration so deposited including the EMD.
  - 21) All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
  - 22) In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to re-sell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder. Any decision of AO in this regard shall be final, conclusive and binding on the bidder.
  - 23) On confirmation of sale and if the terms of payment have been complied with, the AO, exercising the power of sale, shall issue Sale Certificate for the immovable properties in favour of the successful bidder as per the format provided in the Security Interest (Enforcement) Rules, 2002.
  - 24) The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period, as may be granted by the AO at his/her sole and absolute discretion, not later than 3 months, arrange to take possession of the Secured Asset within a maximum of 10 days. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any

amount Is for which it may be subsequently sold.

- 25) The successful bidder will be required to bear all the necessary expenses like stamp duty, registration expenses, GST etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities such as maintenance fee, electricity, water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his / her / their name. The AO/MBFS does not take any responsibility to provide information on the same.
- 26) The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
- 27) The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
- 28) In the event of AO's office remaining closed on the day of auction for any unforeseen reason, the auction shall be conducted on the next working day at the same venue at 11:00 am.
- 29) The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
- 30) The entire procedure of auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
- 31) The AO reserves the right and liberty to change, modify, add to or alter any or all of the provision/conditions of Tender Document and/or the bidding process and/or accept/reject any (including the highest bid) or all the Bids/Offerers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Tender Document or with draws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty

and the Bidders shall have no right to object to the same. Any information contained in this document will be superseded by any later written information on the same subject made available to all recipients by MBFS.

- 32) In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her/it Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her/it.
- 33) Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
- 34) If the Sale Price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to MBFSI. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. Tenderer(s) must ensure the following **while submitting the tender:**
- a) Copy of the PAN card of the person bidding and if it is a company/firm then copy of the PAN card of company/firm.
  - b) Copy of certificate of incorporation of the company/firm.
  - c) Board resolution of the company/firm authorizing the person/partner to file bid for the asset and copy of the identity proof of the said person/partner.
  - d) That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested.
  - e) That all alteration, erasures and over writing, if any, in the schedule or rate(s) are duly authenticated by the tenderer's signature.
- 35) All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Chennai shall have the exclusive jurisdiction to entertain adjudicate such disputes.

**SECTION-7**

**Annexure: I**

**FORMAT FOR SUBMISSION OF  
PROFILE OF THE BIDDER- INDIVIDUAL**

For purchase of Secured Assets as described in "Public Notice for Sale" owned by **Manikandan Automobiles Private** situate at all the pieces and parcels of Sy no. 286/2, 268/1, 268/2 and 268/2 in Kundannur Desom, Maradu Village, Ernakulam, Kerala 682304.

*(To be filled and submitted by the Bidder/Offeror)*

1.	a) Full Name of the Bidder/Offeror <i>(in Block letters)</i>	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2.	Brief particulars of business (if any)	:	
3.	Relationship, if any, the Bidder/Offeror has with any employee of MBFS	:	
4.	Relationship, if any, the Bidder/Offeror has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	:	
5.	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased.	:	
6.	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No.	:	
	ii) Date of Demand Draft	:	

	<i>iii) Name of the Issuing Bank and Branch</i>	:	
<b>Bidders, submitting the EMD are required to mention the details of the Demand Draft (which is to be attached to the Bid Document) indicating the DD No., Date &amp; PAN No. of Offeror</b>			
	Demand Draft NO.	:	
	Amount remitted	:	INR 4,30,00,000/-
	Date	:	
7.	Income Tax Department Account Number(s) (PAN) of Bidder/Offeror	:	

\*Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them

Signature of the duly Authorized official of the Bidder/Offeror

Name and Designation of the Authorised Signatory

Place:

Date:

**Annexure: I (A)**

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

For purchase of Secured Assets as described in "Public Notice for Sale" owned by **Manikandan Automobiles Private Limited** situate at all the pieces and parcels of

.....

*(To be filled and submitted by the Bidder/Offeror)*

1.	a) Full Name of the Company /Firm/Party <i>(in Block letters)</i>	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director/Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7.	Income Tax PAN NO.  (Attested copy of PAN card of the	

	company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9.	Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> <b>(Original Authorised letter to be attached to carry out the e-auction process)</b>	
	a) Complete Postal Address of the Authorized person with PIN Code, Telephone Nos.;	
	b) Mobile Nos.	
	c) E-mail ID	
10.	Designation of the Authorised Person	
11.	Relationship, if any, the Bidder/Offeror has with any employee of MBFS.	
12.	Relationship, if any, the Bidder/Offeror has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	
13.	Details of Earnest Money Deposit (EMD).	
	i) Demand Draft NO.	
	ii) Date of Demand Draft	
	iii) Name of issuing Bank and Branch	
	<b>Bidders, who prefer to submit the EMD by way of Demand Draft, must indicate DD No. and date.</b>	
	DD No.	

	Amount Remitted	INR 4,30,00,000/-
	Date	
14.	Income Tax Permanent Account Number(s) (PAN) of the Authorized person	

\*Each and every information and documents to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

Place:

Date:

**ANNEXURE:II**

**(DECLARATION and UNDERTAKING BY THE BIDDER)**

**(ON STAMP PAPER OF Rs.100/-)**

*(Note: This Appendix forms part of the Bid/Offer)*

To,

Mr./Ms. \_\_\_\_\_

Authorised Officer,

Mercedes-Benz Financial Services India Pvt. Ltd.

.....

.....

Sir,

**Sale of Secured Assets of Rajasree Motors Private Limited**

1. Having fully examined and understood the terms and conditions of the Tender Document and also condition & status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender Document.
2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer for acquiring the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.
3. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration(including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Tender Document.

4. I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, I/we shall take or arrange to take possession of the secured assets within 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the Secured Assets or to any amount/s for which it maybe subsequently sold.
5. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues/tax/revenue/cess whatsoever of any statutory/regulatory/local authority or otherwise of M/s **Rajasree Motors Private Limited and M/s Manikandan Automobiles Private Limited its Promoters, Guarantors and Mortgagor** including such dues that may affect transfer of the assets in the name of the successful bidder and such dues, if any, will have to be borne/paid by me/us exclusively in case my/our Bid/offer is accepted.
6. I/We understand that you are not bound to accept any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
8. I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender Document.
9. I/We also enclose a Demand Draft of value Rs. \_\_\_\_\_ /- towards Earnest Money Deposit (EMD) in the name of "**Mercedes-Benz Financial Services India Private Limited**" payable at Pune
10. I/We understand that the EMD will not carry any interest.

11. I/We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected without assigning any reasons.

Place:

Dated: \_\_\_\_\_ day of \_\_\_\_\_ 2025

Signature ..... in the capacity of. .... .

Duly authorized to sign Bid/Offer for and on behalf of ..... .

(Name and address of the Bidder/Offeror)

(IN BLOCK CAPITALS)

WITNESS:

Signature :

Name &Address :

Occupation :

\*\*\*\*\*