

THE AUTHORISED OFFICER (AO)

OF

IDBI BANK LIMITED

**NPA MANAGEMENT GROUP
IDBI House, No. 58, Mission Road,
Bengaluru - 560 027**

BID DOCUMENT

For

**Sale of Asset of Legal Heirs of Late Thampi P Mathew [Shri. Sanjo T Mathew,
Shri. Jaco T Mathew, Shri. Dijo T Mathew & Smt. Saly T Mathew],
Shri. K K John (Promoter/Guarantors),
Shri. Paul P Mathew & Smt. Leena K John (3rd Party Mortgagors) mortgaged to
IDBI Bank Ltd on behalf of
Thampi and Company.**

Under

**The Securitisation and Reconstruction of Financial Assets and Enforcement of
Security Interest Interest Act, 2002**

and

The Security Interest (Enforcement) Rules, 2002

Auction Date: November 13, 2024

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II. POSSESSION NOTICE

The notice was published in the following newspapers:

1. The New Indian Express (English-Kochi Edition) dated January 26, 2016.
2. Mathrubhumi (Malayalam- Kochi Edition) dated January 26, 2016.
3. The New Indian Express (English-Kochi Edition) dated December 18, 2018.
4. Kerala Kaumudi (Malayalam- Kochi Edition) dated December 18, 2018.

IDBI BANK IDBI BANK LIMITED, NPA MANAGEMENT GROUP
IDBI No. Co.# 01, M. G. Road, Bangalore 560021

Appendix - II Rule 8 (1)

POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorised Officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of the powers conferred on Section 13(12) of SARFAESI Act read with Rule 3 of Security Interest (Enforcement) Rules, 2002 (the Rules) issued a Demand Notice dated 08-08-2015 calling upon M/s. Thampal and Company ("the Borrower") represented by its partners Shri. Sanjo T Mathew, Shri. Jaico T Mathew, Shri. Diyo T Mathew, Smt. Sali T Mathew of residing at Panchayath Village, North Fort Gate, Thiruvananthapuram, Kerala-695001, Kerala and Shri. K. K. John residing at Kizhappilly, North Fort Gate, Thiruvananthapuram, Kerala-695001, Kerala to repay the amount mentioned in the notice being Rs.18,18,01,023.00 (Rupees Eighteen crore eighteen lakh one thousand and twenty three only) due on 01-May-2015 with further interest thereon from 02-05-2015 within 60 days from the date of the receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers/Mortgagors and the public in general that the undersigned has taken possession of the property described in block below, in exercise of powers conferred under Section 13(14) of the SARFAESI Act read with Rule 8(1) of the Rules on the 27th day of January 2016.

The Borrowers/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an amount of Rs. 18,18,01,023.00 (Rupees Eighteen crore eighteen lakh one thousand and twenty three only) due on 01-May-2015 with further interest thereon from 02-05-2015 and under Section 13(14) of the SARFAESI Act read with Rule 8(1) of the Rules on the 27th day of January 2016.

DESCRIPTION OF THE IMMovable PROPERTIES

Property No.1: All that pieces and parcels of land admeasuring 17.92 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Sale Deed No. 1061/1982 of Muvattupuzha Sub Registry and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.2: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.3: All that pieces and parcels of land admeasuring 33.20 Area of property in Re. Survey No. 302/2 in Block No. 23 of Muvattupuzha Village along with trees and all other things appurtenant thereto and covered by Sale Deed No. 1061/1982 of Muvattupuzha Sub Registry and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.4: All that pieces and parcels of land admeasuring 29.500 Cents (11.94 Area) in Re. Survey No. 1391/1 of Valsukam Village in Valsukam Panchayath, Muvattupuzha Taluk, Ernakulam District and covered by Sale Deed No. 734/1982 registered before SRO Muvattupuzha, bounded: South: Panchayath Road, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.5: All that pieces and parcels of land admeasuring 29.500 Cents (11.94 Area) in Re. Survey No. 1391/1 of Valsukam Village in Valsukam Panchayath, Muvattupuzha Taluk, Ernakulam District and covered by Sale Deed No. 734/1982 registered before SRO Muvattupuzha, bounded: South: Panchayath Road, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.6: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.7: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.8: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.9: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No.10: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Place: Kochi
Date: 12-12-2018

Sd/- Authorised Officer
IDBI Bank Ltd.

IDBI BANK IDBI BANK LIMITED, NPA MANAGEMENT GROUP
IDBI No. Co.# 01, M. G. Road, Bangalore 560021

POSSESSION NOTICE (For Immovable Property) under Rule-8 (1)

Whereas the undersigned being the Authorised Officer of IDBI Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13 (12) of SARFAESI Act read with Rule 3 of Security Interest (Enforcement) Rules, 2002 (the Rules), issued a Demand Notice dated 08-08-2015 calling upon M/s. Thampal and Company ("the Borrower") represented by its partners Shri. Sanjo T Mathew, Shri. Jaico T Mathew, Shri. Diyo T Mathew, Smt. Sali T Mathew, Shri. K.K. John and the Guarantors/ Mortgagors Shri. Paul P Mathew, Smt. Laena K John and Smt. Seena Jerry to repay the amount mentioned in the notice being Rs. 18,18,01,023.00 (Rupees Eighteen Crore Eighteen lakhs one thousand and twenty three only) as on 01-05-2015 with further interest thereon from 02-05-2015 within 60 days from the date of receipt of the said notice.

The Borrowers/Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Mortgagors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of the said Rules, on this day of December 12, 2018.

The Borrowers/Mortgagors in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of IDBI Bank Ltd., for an amount of Rs. 18,18,01,023.00 (Rupees Eighteen Crore Eighteen lakhs one thousand and twenty three only) as on 01-05-2015 with further interest thereon from 02-05-2015 and incidental expenses, cost, charges, etc.

The Borrowers/Mortgagors attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE PROPERTIES

Property No. 1: All that pieces and parcels of land admeasuring 17.92 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before SRO Thiruvananthapuram, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 2: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before SRO Thiruvananthapuram, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 3: All that pieces and parcels of land admeasuring 33.20 Area of property in Re. Survey No. 302/2 in Block No. 23 of Muvattupuzha Village along with trees and all other things appurtenant thereto and covered by Sale deed No. 1061/1982 registered before SRO Muvattupuzha, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 4: All that pieces and parcels of land admeasuring 29.500 Cents (11.94 Area) in Re. Survey No. 1391/1 of Valsukam Village in Valsukam Panchayath, Muvattupuzha Taluk, Ernakulam District and covered by Sale deed No. 734/1982 registered before the SRO Muvattupuzha, bounded: South: Panchayath Road, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 5: All that pieces and parcels of land admeasuring 29.500 Cents (11.94 Area) in Re. Survey No. 1391/1 of Valsukam Village in Valsukam Panchayath, Muvattupuzha Taluk, Ernakulam District and covered by Sale deed No. 734/1982 registered before the SRO Muvattupuzha, bounded: South: Panchayath Road, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 6: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 7: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Property No. 8: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

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Property No. 10: All that pieces and parcels of land admeasuring 12.15 Area of property in Re. Survey No. 2034 in Block No. 10 of Thiruvananthapuram Village along with trees and all other things appurtenant thereto and covered by Gift deed No. 583/1980 registered before Thiruvananthapuram Sub Registry, bounded: South: Property of M/s. Thampal and Company, North: Property of M/s. Thampal and Company, East: Property of M/s. Thampal and Company, West: Property of M/s. Thampal and Company.

Place: Kochi
Date: 12-12-2018

Sd/- Authorised Officer
IDBI Bank Ltd.

III. BRIEF DESCRIPTION OF SECURED ASSETS

S No	Details of Property
1	<p>Situated in Anachal Lane. Near Thamarakulangara Dharmasastha Temple. 600mts from Vadakekotta Metro Station, Kochi.</p> <p>17.92 Ares of land with residential building at SY No. 991/4,991/8 & 991/9 of Nadama Village, Tripunitura, Ernakulam jointly owned by legal heirs of Late Thampi P Mathew [Google Location: 9.950514,76.337633] and bounded as follows:</p> <p>South : Property in Sy. No. 991/9 North : Separated property West : Property in Sy. No. 991/4 East : Property Separated from the above extent</p>
1	<p>Situated in Anachal Lane. Near Thamarakulangara Dharmasastha Temple. 600mts from Vadakekotta Metro Station, Kochi.</p> <p>3.24 Ares of residential land at SY No. 991/9 of Nadama Village, Tripunitura, Ernakulam owned by Smt. Sali Mathew W/o. Late Shri. Thampi P Mathew [Google Location: 9.950514,76.337633] and bounded as follows:</p> <p>South : Path way North : Sy. No. 882 & Property in Sy No.983 West : Separated property East : Property in Sy No.991/3</p>
2	<p>Near Next to Reliance Smart Bazaar between Irumpanam and Makaliyam Junction on the Seaport-Airport Link Road, Kochi.</p> <p>12.15 Ares of land and office building situated in Re.Sy No. 203/4 in Block No. 10 of Thiruvamkulam village (On Seaport-Airport Road), Ernakulam owned by legal heirs of Late Thampi P Mathew [Google Location: 9.961635,76.357898] and bounded as follows:</p> <p>South : Property of Paachu, Ithappiri North : Property of Mathew West : Property of Kavida House East : Road</p>
3	<p>Near Next to Reliance Smart Bazaar between Irumpanam and Makaliyam Junction on the Seaport-Airport Link Road, Kochi.</p> <p>9.80 Ares of land situated in Re.Sy No. 218/40 in Block No. 11 of Thiruvamkulam village (On Seaport-Airport Road, behind Paluparambil House, Next to Thampi and Company Office Building), Ernakulam owned by Shri. Paul P Mathew (3rd Party Mortgagor) [Google Location: 9.961659,76.357580] and bounded as follows:</p> <p>South : Nilam North : Nilam West : Nilam East : Chira</p>
4	<p>8.81 Ares of commercial land situated in Sy No. 203/6 in Block No. 10 of Thiruvamkulam village Adjacent to Medical Trust Hospital and near Rivernest Apartment at Makaliyam Junction), Ernakulam owned by legal heirs of Late Thampi P Mathew [Google Location: 9.960231,76.354992] and bounded as follows:</p>

	South : Balance landed property North : Property of Nairs West : Property of Medical Trust Hospital East : Road, Property of Mukkadackal Johny
5	33.20 Ares of land with 1100 sft residential building situated at Re.sy No. 302/2 in Block No. 23 of Mulamthuruthy village owned by legal heirs of Late Thampi P Mathew [Google Location: 9.882201, 76.384996] and bounded as follows: South : Property in Sy. No. 635 and 15 links pathway North : Nilam West : Panchayat Road East : Property in Sy. No. 634
6	11.94 Ares of land with 5000 sq.ft self occupied residential building situated in S.y No. 139/1 at Valakom village - (Ambalapadi - Rakkad Road), Ernakulam owned by Deceased Partner Smt. Anumol, W/o. Shri. K K John [Google Location: 9.973590,76.551138] and bounded as follows: South : Panchayath Road North : Property of ollikkal Purayidam West : Property of ollikkal Purayidam East : Road
	Lands situated just diagonal to the Govt UP School, Rackad - left side on Ambalampadi Rakkad Road near St. Marys Jacobite Syrian Cathedral Church, Mekkadambru 147 cents of commercial land situated at S.y No. 137/4A & 147/4B at Valakom village, Ernakulam owned by Shri. K K John [Google Location: 9.968925,76.552481] and bounded as follows: South : Property of Kiliyanal APrem North : Property of Kiliyanal Koroth West : Property of Meleputhampura family East : Raccad Chruch Road
7	208 cents of commercial land situated at S.y No. 137/4A & 137/4B at Valakom village, Ernakulam owned by Shri. K K John [Google Location: 9.968925,76.552481] and bounded as follows: South : Property of Peedikakudi North : Road West : Property of Madkandathil Elias East : Road
	66.50 cents of commercial land situated at 137/4A at Valakom village, Ernakulam owned by Smt. Leena K John, D/o. Shri. K K John [Google Location: 9.968925,76.552481]and bounded as follows: South : Property of Palli Mukal Thekkecherivupurayidam North : Pallikudi purayidam and path way West : Remaining property of Aprem East : Pathway

IV. OUTSTANDING DUES OF THE SECURED LENDER AS ON THE DATE OF 13(2) NOTICES UNDER SARFAESI

(As on May 01, 2015)

Name of Secured Lender	Name of Company	Nature of assistance	Amount (Rs. lakh)
IDBI Bank Ltd.	Thampi and Company.	Cash Credit, WCTL, FITL & BGs	1818.01
		Total :	1818.01

***Dues as on October 01, 2024 is Rs. 7967.39 lakh**

V. TERMS AND CONDITIONS

1	<p>The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. IV of the Tender Document.</p>																											
2	<p><u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with Offer Form is available from October 28, 2024 to November 08, 2024 on any working day between 11.00 a.m. to 4.00 p.m. and can be obtained from Authorised Officer/ DGM- NPA Management Group, IDBI Bank Ltd., IDBI House, 58, Mission Road, Bengaluru – 560027. The Bid document can also be downloaded from IDBI website (www.idbibank.in) and www.bankeauctionwizard.com</p>																											
3	<p><u>Reserve Price and Earnest Money Deposit (EMD)</u></p> <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: right;">(Rs in Cr)</th> </tr> <tr> <th style="text-align: center;">Lot.</th> <th style="text-align: center;">Reserve Price</th> <th style="text-align: center;">Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td style="text-align: center;">6.06</td> <td style="text-align: center;">0.61</td> </tr> <tr> <td style="text-align: center;">2.</td> <td style="text-align: center;">4.52</td> <td style="text-align: center;">0.45</td> </tr> <tr> <td style="text-align: center;">3.</td> <td style="text-align: center;">3.42</td> <td style="text-align: center;">0.34</td> </tr> <tr> <td style="text-align: center;">4.</td> <td style="text-align: center;">1.91</td> <td style="text-align: center;">0.19</td> </tr> <tr> <td style="text-align: center;">5.</td> <td style="text-align: center;">1.82</td> <td style="text-align: center;">0.18</td> </tr> <tr> <td style="text-align: center;">6.</td> <td style="text-align: center;">0.93</td> <td style="text-align: center;">0.10</td> </tr> <tr> <td style="text-align: center;">7.</td> <td style="text-align: center;">3.06</td> <td style="text-align: center;">0.31</td> </tr> </tbody> </table>	(Rs in Cr)			Lot.	Reserve Price	Earnest Money Deposit	1.	6.06	0.61	2.	4.52	0.45	3.	3.42	0.34	4.	1.91	0.19	5.	1.82	0.18	6.	0.93	0.10	7.	3.06	0.31
(Rs in Cr)																												
Lot.	Reserve Price	Earnest Money Deposit																										
1.	6.06	0.61																										
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4.	1.91	0.19																										
5.	1.82	0.18																										
6.	0.93	0.10																										
7.	3.06	0.31																										
4	<p>The sale of Secured Assets is on “<i>As is where is basis</i>”, “<i>As is what is basis</i>”, “<i>whatever there is basis</i>” and “<i>no recourse basis</i>”. The description of the immovable properties is based on the mortgages created by the Borrower/Guarantor with the secured lender from time to time and the representations made by them. The AO/secured lender does not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water and other 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. It is expressly made clear that the AO / secured lender do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Legal Heirs of Late Thampi P Mathew [Shri. Sanjo T Mathew, Shri. Jaco T Mathew, Shri. Dijo T Mathew & Smt. Saly T Mathew], Shri. K K John (Promoter/Guarantors), Shri. Paul P Mathew & Smt. Leena K John (3rd Party Mortgagors) or their Associate firm/company / or M/s. Thampi and</p>																											

	Company including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser
5	<p><u>Inspection of assets</u></p> <p>The interested parties may, inspect the property at their own cost and expense, with prior appointment on November 5, 2024 in the presence of representative of the Authorised Officer who would be available at the property site to facilitate the inspection.</p>
6	<p><u>Due Diligence by the Bidders</u></p> <p>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, etc. whether the bidder actually inspects or visits or verifies or not.</p>
7	<p>The bidders shall be deemed to have inspected and approved the Secured Assets to their entire 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 any 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 abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.</p>
8	<p>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.</p>
9	<p><u>Submission of Bid</u></p> <p>The Bidder shall complete in all respects the Bid form(s) annexed to the Bid Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Bid. Bids received for sale and / or accepted are not transferable.</p> <p>The Formats for submission of Profile of the bidders are given in Chapter VII & VIII respectively of this Bid Documents.</p> <p>The format Chapter VII is for Individuals and</p> <p>The format Chapter VIII is Company/Proprietorship/ Partnership firm.</p> <p>Bidders may fill in only the form relevant to them.</p>

10	The Bid shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Bid.
12	The Bid form 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.
13	<p><u>Last date for submission of Bid Document</u></p> <p>The interested parties may submit Bid Document duly filled and signed along with the required documents to the Authorised Officer/ DGM, NPA Management Group, IDBI Bank Ltd., IDBI House, 58, Mission Road, Bengaluru – 560027 on any working day but not later than at 05.00 P.M on November 11, 2024 in two sealed covers with one sealed cover containing a crossed A/c payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd.-A/c Thampi and Company” payable at Bengaluru issued by any Nationalised Bank/ scheduled Bank as Earnest Money Deposit (EMD), which shall be subscribed “EMD for Property mortgaged on behalf of Thampi and Company at owned by under Lot No. ...” and the other sealed cover containing the Bid Document super scribed “Bid Document – Property mortgaged on behalf of Thampi and Company at owned by under Lot No. ...”.</p> <p><u>Remittance of EMD by way of RTGS</u></p> <p>Bidder(s) who prefers to submit the EMD by way of RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 37734915010017, IFSC Code: IBKL0000377, Branch : Mission Road Branch, Bengaluru. Such bidders must indicate RTGS UTR No, amount remitted and the date in the appropriate space in Bid Form.</p>
14	The bidder/representative whose Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e-auction. Bank does not take any responsibility and will not entertain any complain 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. Bidders, whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.
15	1. Participants, who are not already registered with the e-auction provider – M/s. Antares Systems Limited , should register themselves by following the procedure mentioned at the website www.bankeauctionwizard.com :

	<p>a. The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/s. Antares Systems Limited.</p> <p>b. SOI form duly signed & filled up. Please download form from www.bankeauctionwizard.com.</p> <p>c. Self attested copy of Pan Card.</p> <p>d. Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one).</p> <p>e. Self attested valid e-mail id and mobile no.</p> <p>f. Board resolution to participate in auction in case if bidder is a company.</p> <p>2. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process.</p> <p><u>After receiving the user-id / password, in case any bidders feel the need for training / e – auction support (voice and web based), such bidders may contact Miss. B. M. Sushmitha & Smt. Marina Josephine Jacob; Contact No. (mob)+91-8951944383 or (mob)+91-9686196751, e-mail Id: sushmitha.b@antaressystems.com & marina.j@antaressystems.com. For other terms and condition, please refer to IDBI Bank website (www.idbibank.in) and (www.bankeauctionwizard.com).</u></p> <p>The Bank /AO/ e-auction service provider will not be responsible for any error occurred due to power failure/ computer hardware or software error / network error etc., at the time of e-auction.</p>
16	<p><u>Date and Time of e-auction</u></p> <p>The e-auction day: November 13, 2024</p> <p>The e-auction would be held from 11.00 a.m. to 12.30 p.m. on November 13, 2024 with unlimited extensions of 5 minute each beyond 12.30 p.m., if required on e-auction platform at website www.bankeauctionwizard.com. In case no further valid bids received during the extended period, the last highest bid received would be treated as successful bid and auction would be treated as closed/ terminated.</p>

	<p><u>Increase in Bid Amount :</u></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of Rs. 50,000 /- for the property.</p> <p>Increase in bid amount below Rs.50,000/- for the property will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment (s) over the reserve price in multiples as above.</p>
17	<p>AO reserves the right to retain the EMD of top three bids upto one month from the date of e-auction and the amount of EMD will not carry any interest, for the purpose of considering subsequent successful bidder. The Bids so retained will be valid for one month from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of e-auction.</p>
18	<p><u>Payment of Sale Price</u></p> <p>The successful bidder would be informed in writing about the acceptance of their bid/offer by the AO and will be required to deposit 25% of the sale price (including EMD) on the same day i.e. November 13, 2024 upto 5.00 p.m. or not later than next working day as the case may be, by crossed A/c payee demand draft/Pay order drawn in favour of "IDBI Bank Ltd. –A/c Thampi and Company" payable at Bengaluru issued by any Nationalized Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Ltd. Account No. 37734915010017, IFSC Code "IBKL0000377", Mission Road Branch, Bengaluru.</p> <p>The balance amount of the sale price would have to be paid in similar manner within 15 (fifteen) days of the date of letter intimating the acceptance of his/her bid or by <u>March 28, 2024 upto 05.00 p.m.</u> by way of crossed A/c payee demand draft/Pay order drawn in favour of "IDBI Bank Ltd. –A/c Thampi and Company" payable at Bengaluru issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Ltd. Account No. 37734915010017, IFSC Code "IBKL0000377, IDBI Bank Ltd. Mission Road Branch, Bengaluru. Or such extended period as may be agreed upon in writing between the successful bidder and AO.</p>
19	<p>In case the successful bidder fails to deposit 25% of the sale price, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.</p>
20	<p>The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.</p>
21	<p>In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder.</p>

22	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23	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 sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. <u>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.</u> In case 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 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 bidder and/or other parties by private treaty. In such as event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
24	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, 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 / housing society tax / 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. Bank does not take any responsibility to provide information on the same.
25	The submission of the Bid means and implies that the Bidder has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
26	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.
27	<u>General Terms and Conditions</u> 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.
28	The entire procedure of e-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.

29	The AO reserves the right and liberty to accept/reject any or all the Bids 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 Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell 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.
30	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful 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 Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
31	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.
32	<p><u>Jurisdiction</u></p> <p>All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Bengaluru alone shall have jurisdiction to entertain /adjudicate such disputes.</p>

VI. BRIEF DETAILS OF BID DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS/PROPERTIES IN CASE OF THAMPI AND COMPANY LOCATED IN ERNAKULAM

1	Issue of Bid/Offer Document	The Bid Document can be obtained from the Authorised Officer NPA Management Group, IDBI Bank Ltd., IDBI House, 58, Mission Road, Bengaluru – 560027. The bid document can also be downloaded from IDBI website (www.idbibank.in) and www.bankeauctionwizard.com . Interested parties can participate in the e-auction for only one lot or all, as they desire. Separate Bid document along with EMD to be submitted for each lot.
2	Last Date and time for submission of Tender Document together with EMD	November 11, 2024 up to 05:00 p.m.
3	Place, Date and time of E-Auction	Place: E-auction platform at website: www.bankeauctionwizard.com . Date : November 13, 2024 Time: From 11.00 a.m. to 12.30 p.m. with unlimited extension of 5 minutes each beyond 12.30 p.m., if required.

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

**For purchase of secured assets mortgaged in case of M/s Thampi and Company situated
at :**

S No	Details of Property
1	17.92 Ares of land with residential building at SY No. 991/4,991/8 & 991/9 of Nadama Village, Tripunitura, Ernakulam jointly owned by legal heirs of Late Thampi P Mathew
2	3.24 Ares of residential land at SY No. 991/9 of Nadama Village, Tripunitura, Ernakulam owned by Smt. Sali Mathew W/o. Late Shri. Thampi P Mathew
3	12.15 Ares of land and office building situated in Re.Sy No. 203/4 in Block No. 10 of Thiruvankulam village (On Seaport-Airport Road), Ernakulam owned by legal heirs of Late Thampi P Mathew.
4	9.80 Ares of land situated in Re.Sy No. 218/40 in Block No. 11 of Thiruvankulam village (On Seaport-Airport Road, behind Paluparambil House, Next to Thampi and Company Office Building), Ernakulam owned by Shri. Paul P Mathew (3 rd Party Mortgagor).
5	8.81 Ares of commercial land situated in Sy No. 203/6 in Block No. 10 of Thiruvankulam village (Adjacent to Medical Trust Hospital), Ernakulam owned by legal heirs of Late Thampi P Mathew.
6	33.20 Ares of land with 1100 sft residential building situated at Re.sy No. 302/2 in Block No. 23 of Mulamthuruthy village owned by legal heirs of Late Thampi P Mathew.
7	11.94 Ares of land with 5000 sq.ft self occupied residential building situated in S.y No. 139/1 at Valakom village - (Ambalapadi-Rakkad Road), Ernakulam owned by Deceased Partner Smt. Anumol, W/o. Shri. K K John.
8	147 cents of commercial land situated at S.y No. 137/4A & 147/4B at Valakom village, Ernakulam owned by Shri. K K John
9	208 cents of commercial land situated at S.y No. 137/4A & 137/4B at Valakom village, Ernakulam owned by Shri. K K John.
10	66.50 cents of commercial land situated at 137/4A at Valakom village, Ernakulam owned by Smt. Leena K John, D/o. Shri. K K John

(To be filled and submitted by the Bidder/Offerer)

1	a) Full Name of the bidder (in Block letters)		
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; website etc.		
	c) Mobile Nos.;		
	d) E-mail id:		
2	Income Tax Permanent Account Number(s) PAN of Bidder		
3	Brief particulars of business		
4	Relationship, if any, the Bidder has with any Employee of IDBI Bank Ltd		
5	Name and particular 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. / Pay Order No.		
	ii) Date of Demand Draft / Pay Order		
	iii) Name of the issuing Bank and Branch		
Bidder, who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and Date.			
7	RTGS UTR No.		
	Account No and Remitter Name		
	Bank Name & Branch		
	Amount remitted		
	Date of Remittance		
8	Details of Bid		Rs.

*Each and every information and document to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale/bid document 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, I/We shall not hold the Authorised Officer and/or IDBI Bank Limited responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly authorised official of the Bidder

Place:

Date:

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

**For purchase of secured assets mortgaged in case of in case of M/s Thampi and Company.
situated at:**

S No	Details of Property
1	17.92 Ares of land with residential building at SY No. 991/4,991/8 & 991/9 of Nadama Village, Tripunitura, Ernakulam jointly owned by legal heirs of Late Thampi P Mathew
2	3.24 Ares of residential land at SY No. 991/9 of Nadama Village, Tripunitura, Ernakulam owned by Smt. Sali Mathew W/o. Late Shri. Thampi P Mathew
3	12.15 Ares of land and office building situated in Re.Sy No. 203/4 in Block No. 10 of Thiruvankulam village (On Seaport-Airport Road), Ernakulam owned by legal heirs of Late Thampi P Mathew.
4	9.80 Ares of land situated in Re.Sy No. 218/40 in Block No. 11 of Thiruvankulam village (On Seaport-Airport Road, behind Paluparambil House, Next to Thampi and Company Office Building), Ernakulam owned by Shri. Paul P Mathew (3 rd Party Mortgagor).
5	8.81 Ares of commercial land situated in Sy No. 203/6 in Block No. 10 of Thiruvankulam village (Adjacent to Medical Trust Hospital), Ernakulam owned by legal heirs of Late Thampi P Mathew.
6	33.20 Ares of land with 1100 sft residential building situated at Re.sy No. 302/2 in Block No. 23 of Mulamthuruthy village owned by legal heirs of Late Thampi P Mathew.
7	11.94 Ares of land with 5000 sq.ft self occupied residential building situated in S.y No. 139/1 at Valakom village - (Ambalapadi-Rakkad Road), Ernakulam owned by Deceased Partner Smt. Anumol, W/o. Shri. K K John.
8	147 cents of commercial land situated at S.y No. 137/4A & 147/4B at Valakom village, Ernakulam owned by Shri. K K John
9	208 cents of commercial land situated at S.y No. 137/4A & 137/4B at Valakom village, Ernakulam owned by Shri. K K John.
10	66.50 cents of commercial land situated at 137/4A at Valakom village, Ernakulam owned by Smt. Leena K John, D/o. Shri. K K John

(To be filled and submitted by the Bidder/Offerer)

1	a) Name of the Company/ Firm/ Party (in Block letters)	
	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/ Join)	
4	Name of Chairman	
5	Name of Managing director/ Partner	
6	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7	Income Tax PAN No.(attested copy of PAN card of company to be attached)	
8	Date of Last Income tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of authorized person to carry out e-auction on behalf of the Company/ Firm/Party (in Block letters) (Original authorized letter to be attached to carry out the e- auction process)	
	b) Complete Postal Address of the Authorised person with PIN Code, Telephone Nos; Fax No.; website etc.	
	c) Mobile No.	
	d) Email ID	
10	Designation of authorized Person	
11	Relationship , if any, the Bidder has with any employee of IDBI bank ltd.	
12	Details of Earnest Money Deposit (EMD)	
	i) Demand Draft No. / Pay Order No./UTR No	
	ii) Date of Demand Draft /Pay Order/RTGS/NEFT	
	iii) Name of the issuing/Remitting Bank and Branch	
	iv) Account No of Remitter and Name	
13	Details of Bid	Rs.

*Each and every information and document to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale/bid document 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, I/We shall not hold the Authorised Officer and/or IDBI Bank Limited 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 authorization should be annexed of this form

IX. FORM OF APPENDIX TO THE BID
(DECLARATION BY THE BIDDER)

(ON THE STAMP PAPER as per State Stamp act)

FORM OF BID

(Note: This Appendix forms part of the Bid)

To,

The Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group
IDBI Bank Ltd., IDBI House,
58, Mission Road, Bengaluru,
Karnataka- 560027

Sir,

Sale of secured property in case of Thampi and Company at

1 Having fully examined and understood the terms and conditions of the Tender Document and condition and 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/Offer 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 and acquire 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.

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 Bid Document.

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 arrange to take possession of the secured assets within a maximum of 30 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. 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 may be subsequently sold.

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of M/s Thampi and Company including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 We understand that you are not bound to accept the highest or 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 property by any of the modes prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
- 5 I/We understand that time is the essence for completing the acquisition formalities of the property and I/we agree and undertake to abide by it.
- 6 I/We also enclose a Demand draft/Pay order of value Rs.....lakh (Rupees only) towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd. - A/c Thampi and Company" payable at Bengaluru.

Or

I/We have remitted Rs. lakh (Rupees only) towards earnest money Deposit (EMD) in the name of "IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, A/c no. 37734915010017, IFSC Code: IBKL0000377, Branch : Mission Road Branch, Bengaluru.

- 7 We understand that the EMD will not carry any interest.

8 We understand that the Bid should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Bid/Offer document can be summarily rejected.

Place:
Date... ____ day of ____ 2024

Signature.....in the capacity of
Duly authorized to sign Bid and on behalf of.....

(Name and address Bidder)
(IN BLOCK CAPITALS)

WITNESS :

Signature :
Name & Address :
Occupation :