

**The Authorized Officer (AO)
of**

**IDBI BANK LIMITED
Avinashi Road Branch**

Shri Ashok K

AUCTION DATE: 06.06.2025

TENDER DOCUMENT

For

**Sale of Assets situated at S.F.No.952/2A in Madukkarai village, Coimbatore South Tk,
Coimbatore District in the name of Shri K Ashok.
Under the 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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(I) POSSESSION NOTICE PUBLISHED in NEWSPAPERS

POSSESSION NOTICE

[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

The Possession notice was published in the following newspapers on 13.11.2021

1. The New Indian Express (English)-Coimbatore Edition

IDBI BANK
Coimbatore Office
30, Mahatma Gandhi Road
Coimbatore - 641 014
Ph. 0422 4399 022

POSSESSION NOTICE

Appendix IV (Rule 8(1)) (For Immovable Property)

Whereas the undersigned being the authorized officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (S4 of 2002) and in exercise of the powers conferred under Section 13 (1) read with rule 3 of Security Interest (Enforcement) Rules, 2002 (issued a demand notice dated 02.08.2021 calling upon the borrower **Shri. K. Ashok and Smt. A. Shreeja** residing at 3/252, Gandhi Nagar, Shreebhag Road, Madukkarai, Coimbatore South 641012 to repay the amount mentioned in the notice being **Rs. 68,54,515.60 (Rupees Sixty Lakh Fifty Four Thousand Five Hundred Fifteen and Paise Sixty Only)** as on 10.03.2021 plus applicable interest and charges thereon (less further payments made if any) 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 borrower and the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **11th day of November of the year 2021**.

The borrower in particular and the public in general is 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. 68,54,515.60 (Rupees Sixty Lakh Fifty Four Thousand Five Hundred Fifteen and Paise Sixty Only)** as on 10.03.2021 plus applicable interest and charges thereon (less further payments made if any) and interest thereon.

The borrower's 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 PROPERTY

Item No.1 As per Sale deed No.483/2004 Coimbatore Registration District and Madukkarai Sub-Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in SF No.952/2A Ponja acre 4.22 in this equal half ponja acre 2.11. The boundaries and measurements of the middle property, On the North of: Mayiladai and Palaniappan's house, On the South of: 20 feet in width East-West Road, On the East of: Rakamani Dattaswamy house and vacant land, On the West of: Earlier Mayiladai and Ramaswamy's house and now Saranyappa's land. In midlet, Northern East-West: 43 1/4 feet; South East-West: 43 1/4 feet; Western South North: 180 feet; Eastern South North: 100 feet. Thus measuring 4050 square feet or 9 cents 425 Sq.ft of vacant land. The above site is lying in Madukkarai Special Grade Town Panchayat Limits.

Item No.2 As per Sale deed No.887/2004 Coimbatore Registration District and Madukkarai Sub-Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in SF No.952/2A Ponja acre 4.22 in this equal half ponja acre 2.11. In this Midlet Acre 0.18. In this Eastern Side Dry Acre 0.50. In this Southern side portion of land 1414 Sq.ft or 3 Cents 187 Sq.ft together with the building with the following boundaries and measurements, North of: Land belongs to Ganapathak, Varaja & Palaniappan, South of: Land retained by Dattaswamy & others and 4 1/4 * 25 feet length North-South Pathway. West of: Land belongs to Present owner K.Ashok. East of: Lakshmi Ammal's Vacant land. In midlet, East-West on the Northern Side: 21 1/4 feet; East-West on the Southern Side: 21 1/4 feet; North-South on the Western Side: 85 feet; North-South on the Eastern Side: 85 feet. Thus measuring 1414 square feet or 3 cents 187 Sq.ft of land together with building constructed in a plot area of 728 sq.ft and all appurtenances, electric lights & fittings, Water connection and its security deposit and together with usual pathway rights. Door No.: 3/252/1, Gandhi Nagar; Assessment No.: 1383; S.C.No.: 261-002-1201, 261-002-1202; Water Connection No.: 1642. This property is situated within the limits of Madukkarai Town Panchayat.

Item No.3 As per Sale deed No.1292/2006 Coimbatore Registration District and Madukkarai Sub-Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in SF No.952/2A Ponja acre 4.22 in this equal half ponja acre 2.11. In this Midlet Acre 0.18. In this Eastern Side Dry Acre 0.50. In this one portion of land 761 1/4 Sq.ft or 1 Cent 125 Sq.ft together with the building with the following boundaries and measurements, North of: Property belongs to Present owner Mr. K.Ashok, South of: 20 feet width East-West road, West of: Land belongs to Present owner K.Ashok, East of: Lakshmi Ammal's Vacant land. Measurements:- East-West on the Northern Side: 21 1/4 feet; East-West on the Southern Side: 21 1/4 feet; North-South on the Western Side: 25 feet; North-South on the Eastern Side: 25 feet. Thus measuring 761 1/4 square feet or 1 cent 125 Sq.ft of land together with building constructed in a plot area of 308 sq.ft and all appurtenances, electric lights & fittings, and its connection and its security deposit and together with usual pathway rights. Door No.: 3/251 (Dist No.13/042 B); Assessment No.: 319; S.C.No.: 261-002-0323. The above property is situated in Palakkad Road. This property is situated within the limits of Madukkarai Town Panchayat.

Item No.4 As per Sale deed No.1455/2007 Coimbatore Registration District and Madukkarai Sub-Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in SF No.952/2A Ponja acre 4.22 in this equal half ponja acre 2.11. In this Midlet Acre 0.18. In this Western Side Dry Acre 0.50 or 2175 Sq.ft. In this Southern side portion of land 1887 1/4 Sq.ft of land together with the following boundaries and measurements, North & East of: Land belongs to R.Ramaswamy, South of: Northern portion of Land belongs to Nagappa, West of: Lakshmi Ammal's Vacant land. Measurements:- East-West on the North & South Side: 21 1/4 feet; North-South on the West & East: 50 feet. Thus measuring 1887 1/4 square feet or 2 1/4 cents of vacant land together with usual pathway rights and common pathway rights in 3 feet width North-South Passage which is bounded on Eastern side of Nagappa's Property. This property is situated within the limits of Madukkarai Town Panchayat.

34/- Authorized Officer
IDBI Bank Ltd.

2. Dinamani (Tamil)- Coimbatore Edition

[illegible]

**II) PUBLIC NOTICE FOR SALE THROUGH E-AUCTION PUBLISHED IN THE
NEWSPAPERS**

E-Auction Notice Published in The New Indian Express dated 21.05.2025

 IDBI BANK CIN:L65190MH2004GOI148838	IDBI BANK LIMITED, Avinashi Road, Coimbatore Branch, 72, Mayflower "E" Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018 Website: www.idbibank.in.
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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002	
The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd invites Bids/Offer through E-auction for sale of the following property under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002	
Borrower's Name : Shri K Ashok	
Date of Demand Notice under Section 13(2) of SARFAESI Act, 2002 : 12.08.2021	
Date of Possession under Section 13(4) of SARFAESI Act, 2002: 11.11.2021 (Symbolic), 03.10.2024 (Physical)	
Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/charged to the IDBI Bank Limited i.e., the Secured Creditor, the possession of which has been taken by the Authorized Officer of IDBI Bank Limited i.e., the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 06.06.2025 , for recovery of Rs.65,96,812/- as on 01.05.2025 together with further interest and charges thereon due to IDBI Bank Limited i.e., the Secured Creditor from Shri K Ashok (the Borrower).	
Description of the Property : Vacant land admeasuring extent of 4350 sq.ft or 9 cents 429 sq.ft located at S.F.No.952/2A in Madukkarai Village, Coimbatore South Tk, Coimbatore District in the name of Shri K Ashok.	
Reserve Price : Rs.90,00,000/- EMD : Rs.9,00,000/- Bid Multiplier : Rs.50,000/-	
DATE AND TIME OF INSPECTION:	28.05.2025 (Wednesday) 12:00 Noon to 01:00 pm
LAST DATE OF SUBMISSION OF EMD & BIDS:	05.06.2025 (Thursday) 5:30 pm
DATE AND TIME OF E-AUCTION:	06.06.2025 (Friday) 10:30 am to 11:30 am (Unlimited extension of 5 minutes each)
Sale is strictly subject to the terms and conditions given in this advertisement and in the "BID/Tender Document". BID/Tender document can be obtained from our Branch at No. 72, Mayflower "E" Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018, on all working days or downloaded from IDBI Bank website i.e. www.idbibank.in and www.baanknet.com available from 22.05.2025. The sale would be on e-auction platform at website: www.baanknet.com and shall take place on 06.06.2025 as mentioned above, with unlimited extensions of 5 minute each. For any clarification, interested bidders may contact Smt Tamilvizhi G on (M) 8870225929 (E-mail) g.tamilvizhi@idbi.co.in or Shri. Naveen Kumar Agarwal on (M) 8000245563 (E-mail) n.agarwal@idbi.co.in.	
STATUTORY 15 DAYS NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT	
The borrowers/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of auction, failing which the property will be auctioned/ sold and balance dues if any will be recovered with interest and cost.	
Date : 20.05.2025; Place : Coimbatore	
Sd/- Authorised Officer, IDBI Bank Limited	

E-Auction Notice Published in Dinamani (Tamil) on 21.05.2025


IDBI BANK
CIN:L65190MH2004G01148838

ஈடிபிஐ வங்கி லிமிடெட் : அலிஸாசி ரோடு, கோயமுத்தூர் கிளை.
எண்.72, மே ஃபிளவர் 'E' கேஸில், டாக்டர் பாலசுந்தரம் ரோடு, அலிஸாசி ரோடு அருகே.
ATT காலனி, கோயமுத்தூர்-641 018. இணையதளம் : www.idbibank.in.

2002 ம் ஆண்டு கடனீட்டு சொத்துக்களை ரொக்கமாகத் தர நிதிச் சொத்துக்களை சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்துக்கள் அமலாக்கச் சட்டத்தின், 2002 பிணைய நலன் (அமலாக்கம்) விதிகளின் விதி 8(6) ன் கீழ், அமலாக்கச் சொத்து விற்பனைக்கான மின்-ஏல விற்பனை அறிவிப்பு.

2002 ம் ஆண்டு கடனீட்டு சொத்துக்களை ரொக்கமாகத் தர நிதிச் சொத்துக்களை சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்துக்கள் அமலாக்கச் சட்டத்தின் (சர்பாஸி சட்டம்), 2002 பிணைய நலன் (அமலாக்கம்) விதிகளின் கீழ், மின் ஏலம் மூலமான கீழே குறிப்பிடப்பட்டுள்ள சொத்தினை விற்பனைக்கு, ஐடிபிஐ வங்கியின் கீழே கையொப்பம் செய்துள்ள அங்கீகரிக்கப்பட்ட அதிகாரியானவர், ஏலக்குறிப்புகளை/ஆலோசனை வரவேற்கிறார்.

கடன்தாரர்கள் பெயர் : திரு. K. அசோக்
கேட்பு அறிவிப்பு தேதி – 2002 சர்பேசி சட்டத்தின் பிரிவு 13(2)ன் கீழ் : 12.08.2021
கவாத்தி தேதி – 2002 சர்பேசி சட்டத்தின் பிரிவு 13(4)ன் கீழ் : 11.11.2021 (அடையாள), 03.10.2024 (கொள்முதல்)

இதன் மூலம் குறிப்பாக கடன்தாரர்கள், உத்தரவாதமளித்தவர்கள் மற்றும் பொதுமக்களுக்குத் தெரிவிப்பது என்னவென்றால், கடன் வழங்கிய வங்கியால் பிணையத்திற்குள்ளான/நடுவைக்கப்பட்ட கீழே விவரிக்கப்பட்டுள்ள அசையாச் சொத்தானது, பாதுகாக்கப்பட்ட கடனீடு ஐடிஐ வங்கியின் அங்கீகரிக்கப்பட்ட அதிகாரியால் கவாத்தி (Possession) செய்து கொள்ளப்பட்டது. திரு. அசோக் (கடன்தாரர்) என்பவரிடமிருந்து கடன் வழங்கிய வங்கிக்கு வரவேண்டிய, 01.05.2025 தேதியன்று ரூ.65,96,812/- மற்றும் பின்வட்டி, பிற செலவுகளுடனான நிலுவைகளுக்காக 'எங்குள்ளதோ உள்ளபடி' 'என்ன உள்ளதோ அப்படியே' மற்றும் 'என்ன நிலையில் உள்ளதோ உள்ளபடி' என்கிற நிலையில் 06.06.2025 தேதியில் விற்பனை செய்யப்படுகிறது.

சொத்தின் கருக்க விவரம் : 1. கோயமுத்தூர் மாவட்டம், கோயமுத்தூர் தெற்கு தாலூகா, மதுக்கரை கிராம க.ச.எண். 952/2Aயில் உள்ள 4350 சதுர அடி அல்லது 9 சென்ட் 429 சதுர அடி காலி நிலம், திரு.K.அசோக் பெயரிலுள்ளது.

ரிசர்வ் விலை: ரூ.90,00,000/- டேவணித் தொகை: ரூ.9,00,000/- ஏல மடங்கு: ரூ.50,000/-

சொத்தினைப் பார்வைகும் நான்	28.05.2025 (புதன்சிறுதேதி) 12:00 Noon to 01:00 pm	ஏலக் குறிப்பீடு மற்றும் டேவணித் தொகை சமர்ப்பிக்க கடைசித் தேதி	05.06.2025 (வியாழக்கிழமை) 5:30 pm
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மின்-ஏலத் தேதி மற்றும் நேரம்

06.06.2025
(வெள்ளி) காலை 10:30 மணி முதல் காலை 11:30 மணி வரை
(ஒவ்வொன்றும் 5 நிமிட அளவற்ற நீட்டிப்புகளுடன்)

விற்பனை நடவடிக்கைகள் விளம்பரத்தில் தரப்பட்டுள்ள மற்றும் ஏல/டெண்டர் டாக்குமெண்டில் குறிப்பிடப்பட்டுள்ள நிபந்தனைகளின்படியே பின்பற்றப்படும். ஏல/டெண்டர் டாக்குமெண்டுகளை எண்.72, மே ஃபிளவர் 'E' கேஸில், டாக்டர் பாலசுந்தரம் ரோடு, அலிஸாசி ரோடு அருகே, ATT காலனி, கோயமுத்தூர்-641 018 என்கிற எமது கிளை விலாசத்திலிருந்து அனைத்து வேலைநாட்களிலும் பெற்றுக் கொள்ளலாம். அல்லது ஐடிஐ வங்கியின் இணையதளத்தில் 22.05.2025 முதல் கிடைக்கப்படும் அனைத்து பதிவிறக்கம் செய்து கொள்ள இணையதள முகவரி-www.idbibank.in மற்றும் www.baanknet.com விற்பனையானது இணையதளம் www.baanknet.comன் இ-ஏல தளத்தில் ஒவ்வொன்றும் 5 நிமிட அளவற்ற நீட்டிப்புகளுடன், மேற்குறிப்பிட்ட 06.06.2025 அன்று நடைபெறும். மேலும் விபரங்களுக்கு விருப்பமுள்ள ஏலதாரர்கள் திருமதி. தமிழ்விஜி (மொபைல் : 8870225929, இ-மெயில் : g.tamilvizhi@idbi.co.in) அல்லது திரு. நரீன் குமார் அகர்வால் (மொபைல் : 8000245563, இ-மெயில் : n.agarwal@idbi.co.in) ஆகியோரைத் தொடர்பு கொள்ளலாம்.

2002 சர்பாஸி சட்டத்தின் விதி 8(6) ன் கீழான 15 நாள் சட்டபூர்வ விற்பனை அறிவிப்பு

கடன்தாரர்கள்/உத்தரவாதமளித்தவர்கள் ஆகியோருக்கு இதன் மூலம் தெரிவிப்பது என்னவென்றால், மேலே குறிப்பிட்ட தொகையை, நாளை தேதி வரையான வட்டி மற்றும் பிற செலவுகளுடன் ஏலத் தேதிக்கு முன்பாக செலுத்திக் கொள்ள வேண்டும். இதில் தவறுவாராயின் சொத்தானது ஏலம் விட்டபட்டு/விற்பனை செய்யப்பட்டு, அதன் பின்னரும் மீதம் தொகை செலுத்த வேண்டி வருமாயின் வட்டி மற்றும் பிற செலவுகளுடன் வசூலிக்கப்படும்.

தேதி : 20.05.2025 இடம் : கோயமுத்தூர் **ஒம்/-** அங்கீகரிக்கப்பட்ட அதிகாரி, ஐடிஐ வங்கி லிமிடெட்

The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The New Indian Express (English)	Coimbatore	21.05.2025
2	Dinamani (Tamil)	Coimbatore	21.05.2025

(III) BRIEF DESCRIPTION OF THE SECURED ASSET

(a) Details of Property

Property Description
<p>Property 1: Item No.1: Coimbatore Registration District and Madukkarai Sub Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in S F no 952/2A Punja Acre 4.22 in this equal half punja acre 2.11 – the boundaries and measurements of the middle property.</p> <p>On the North of : Mayilathal and Palaniyappan's House On the South of : 20 feet breath East-West Road On the East of : Rukmani Duraisamy house and vacant land On the West of : Earlier Mayilathal and Ramasamy's house and now Samyappan's land</p> <p>In Midst</p> <p>Northern East West - 43 ½ feet Southern East West - 43 ½ feet Western South North - 100 feet Eastern South North - 100 feet</p> <p>Thus measuring 4350 square feet or 9 cents 429 Sq.feet of vacant land.</p> <p>The above site is lying in Madukkarai Special Grade Town Panchayat Limits.</p>

(IV) OUTSTANDING DUES OF THE SECURED CREDITOR (IDBI BANK LTD)

Outstanding Dues of IDBI Bank in the loan accounts of Mr. K Ashok

(Amount in Rs)

	Housing loan - 0134675100024499	Housing loan - 0134675100025045	Expenses Account 0006778000000408
Principal	51,22,889/-	88,103/-	1,45,743/-
Interest	11,79,582/-	34,629/-	25,866/-
Additional Interest	0	0	0
Further Interest	0	0	0
Liquidated damages	0	0	0
Total	63,02,471/-	1,22,732/-	1,71,609/-
			65,96,812/-

Total dues as on 01.05.2025 plus interest and costs thereon w.e.f 01.05.2025.

V. Terms & Conditions

1	The Authorized Officer (AO) exercising the powers under the Securitization 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 lenders.
2	Issue of Tender/ Offer / Bid Document 1) The Tender Document along with required Form is available from 22nd of May 2025 (Thursday) to 5th of June 2025 (Thursday) on any working day between 10.00 am to 5.00 pm and can be obtained from Branch - IDBI BANK LIMITED, No. 72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore-641018. The tender document can also be downloaded from IDBI website - www.idbi.com →Announcements →Notices & Tenders And also from E-auction service provider i.e M/s PSB Alliance Pvt. Limited. Website www.baanknet.com
3.	Reserve Price and EMD Property 1: a) The Reserve Price for the sale of the Property is Rs. 90,00,000/- (Rupees Ninety lakh only) b) The EMD (Earnest Money Deposit) has been fixed at Rs. 9,00,000/- (Rupees Nine lakh Only)
4.	The sale of Secured Assets is on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “Without recourse basis”. The description of the immovable properties is based on the mortgage created by the Borrowers with the secured lender from time to time and the representations made by them. The Authorised Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / 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. It is expressly made clear that the AO / Bank 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 Shri Ashok K 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. Details of encumbrances known to the secured creditor are NIL. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.
5.	Inspection of assets The interested parties may, at their own cost and expense, inspect the property on May 28, 2025 (Wednesday) from 11:00am to 01:00pm in the presence of a representative of the AO available at the site to facilitate the inspection.

6.	Due Diligence by the Bidders 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.
7.	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 immovable 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 asset(s)/ properties and that the bidder concurs or otherwise admits the identity of the asset(s)/properties purchased by him/ her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset(s)/ properties and their condition.
8.	The Bidder shall not be entitled to receive re-imbursement 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.
9.	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Profile of the Bidder and Declaration by the Bidder annexed to the Tender 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 all the documents. Offers received for sale and / or accepted are not transferable. The Format for submission of “Profile of the bidder” & “Declaration by the Bidder” are given in Chapter VI & VII of this Tender Documents. Form of appendix to the profile (declaration by the bidder) is given in Chapter VIII . Bids can be submitted in sealed envelopes along with required documents.
10.	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11.	The Bid documents 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 Offer.
12.	The Bid documents 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.	<u>Last date for submission of Bid Document.</u> The interested parties may submit Bid Document duly filled and signed on each page along with EMD and other required documents to the Authorised Officer, IDBI BANK LIMITED, No. 72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018 on any working day but not later than 05.00 p.m. on June 05, 2025 in a sealed cover which shall be super scribed as “Bid Document and EMD: A/c

	<p>Ashok K” along with Demand Draft/Pay Order with minimum EMD amount in a sealed cover. The DD / PO should be drawn in favour of “IDBI Bank Ltd. - A/c Ashok K” payable at Coimbatore issued by any Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD).</p> <p><u>Remittance of EMD by way of RTGS.</u> Bidders who prefers to submit the EMD by way RTGS, may remit the EMD amount in favor of IDBI Bank Limited, Account No. 00637000010771, IFSC Code: IBKL0000006 ,Branch: No. 72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018 not later than 5 p.m on June 05, 2025. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
14.	<p>Only those bidders will be permitted to participate in the auction 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. Bank 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. 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.</p>
15.	<p><u>Registration with E-Auction Service Provider</u> 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.baanknet.com The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s M/s PSB Alliance Pvt. Limited</p> <ol style="list-style-type: none"> Form duly signed & filled up. Please download from www.baanknet.com Self-attested copy of Pan Card Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) Self-attested valid e-mail id and mobile number. <p>The user id and password will then be 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 are complete in all the respects, 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,</u> such bidders may contact Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com. Bidding in the last minute/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the service provider will be responsible for any lapses (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward off such contingent</p>

	situation, bidders are requested to make all the necessary/ alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
16.	<p>The E-auction day: on June 06, 2025 (Wednesday) between 10:30am to 11:30am Noon.</p> <p>The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website www.baanknet.com. 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.</p> <p><u>Increase in Bid Amount :</u></p> <p><u>Property 1:</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/-.</p> <p>Increase in bid amount below the said amounts will be rejected.</p> <p>First bid should be of at least equal to or above Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
17.	<p><u>Payment of Sale Price</u></p> <p>The successful bidder on acceptance of his/ her bid/ offer by the AO, 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 by way of crossed A/c Payee Demand Draft/ Pay Order drawn in favour of “IDBI Bank Ltd.-A/c Ashok K” payable at Coimbatore issued by any Nationalized Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 00637000010771, IFSC Code: IBKL0000006, Branch: No. 72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018. The Balance amount of the sale price shall have to be paid on or before 15th day of confirmation Sale of property or such extended period as may be agreed upon in writing between the successful bidder and the Authorized Officer in any case not exceeding three months by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd.-A/c Ashok K” payable at Coimbatore issued by any Nationalized Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 00637000010771, IFSC Code: IBKL0000006, Branch: Avinashi Road, IDBI BANK LIMITED, No. 72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018</p>
18.	<p>As per Sec 194-I A of income Tax Act, 1961, TDS @ 1% or 0.75% as the case may will be applicable on the sale proceeds where the sale consideration is Rs.50.00 lakhs and above. Payment of TDS should be made through Form 29QB incorporating Bank's Pan Number by the successful bidder and submit certificate to the Authorized Officer.</p>
19.	<p>In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, 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>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.</p>

21.	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.
22.	<p>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 within a maximum of 10 days. <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></p> <p>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/s for which it may be subsequently sold.</p>
23.	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.
24.	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 lay down herein.
25.	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.
26.	In the event of IDBI Bank's office remaining closed on the day of bid for any unforeseen reason, the bids shall take place on the next working day of IDBI Bank Ltd at 10:30am to 11:30am.
27.	<p><u>General Terms and Conditions</u></p> <p>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.</p>
28.	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.
29.	The AO reserves the right and liberty to accept/ reject any (including the highest bid) or all the Bids/Offer 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 the 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 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.
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.	Particular specified in schedule above has been stated to the best of the information of the authorized officer/ Bank. Authorized Officer and / or Bank will not be answerable for any error, mis-statement or omission in this Public Notice.
33.	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Chennai shall have jurisdiction to entertain /adjudicate such disputes.
34.	Tenderer (s) must ensure the following while submitting the tender: A. That the tender should be filled in the format of the tender bids enclosed at Annexure – VI/VII. B. Copy of the Pan Card of the person/s bidding and if it is a company/ firm then copy of the Pan Card of company/firm. C. Copy of certificate of incorporation of the company/firm D. Board Resolution of the company/firm authorising the person/ partner to file the bid for the assets and copy of the identity proof of the said person/partner. E. That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested F. That all alteration, erasures and over writing, if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.

**(VI) FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER -
INDIVIDUAL/S**

For purchase of the below property

Property 1:

Coimbatore Registration District and Madukkarai Sub Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in S F no 952/2A Punja Acre 4.22 in this equal half punja acre 2.11 – the boundaries and measurements of the middle property.

On the North of : Mayilathal and Palaniyappan's House
On the South of : 20 feet breath East-West Road
On the East of : Rukmani Duraisamy house and vacant land
On the West of : Earlier Mayilathal and Ramasamy's house and now Samyappan's land

In Midst

Northern East West - 43 ½ feet
Southern East West - 43 ½ feet
Western South North - 100 feet
Eastern South North - 100 feet

Thus measuring 4350 square feet or 9 cents 429 Sq.feet of vacant land.

The above site is lying in Madukkarai Special Grade Town Panchayat Limits.

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	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/ Offerer has with any employee of IDBI Bank Limited.	:	
4	Relationship, if any, the Bidder/ Offerer 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>i)</i> Demand Draft No. / Pay Order No.	:	
	<i>ii)</i> Date of Demand Draft / Pay Order	:	
	<i>iii)</i> Name of the Issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

* 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/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

(VII) FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of the below property

Property 1:

Coimbatore Registration District and Madukkarai Sub Registration District, Coimbatore South Taluk, Madukkarai Village layout sites in S F no 952/2A Punja Acre 4.22 in this equal half punja acre 2.11 – the boundaries and measurements of the middle property.

On the North of : Mayilathal and Palaniyappan's House
On the South of : 20 feet breath East-West Road
On the East of : Rukmani Duraisamy house and vacant land
On the West of : Earlier Mayilathal and Ramasamy's house and now Samyappan's land

In Midst

Northern East West - 43 ½ feet
Southern East West - 43 ½ feet
Western South North - 100 feet
Eastern South North - 100 feet

Thus measuring 4350 square feet or 9 cents 429 Sq.feet of vacant land.

The above site is lying in Madukkarai Special Grade Town Panchayat Limits.

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/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)

		b)
		c)
		d)
		e)
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	d) Full Name of the Authorised Person to carry out e-auction on behalf of the company/firm /party (<i>in Block letters</i>) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	
13	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	:

	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised 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 Authorized Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorized Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

Place:

Date:

(VIII) FORM OF APPENDIX TO THE BID/OFFER
(DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS.200/-)

FORM OF BID/OFFER FOR PROPERTIES SITUATED AT Coimbatore District

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

To,
The Authorized Officer,
IDBI bank Limited,
No. 72, Mayflower “E” Castle,
Dr. Balasundaram Road, Off. Avinashi Road,
ATT Colony,
Coimbatore- 641018
Sir,

Sale of Secured Asset's / Properties situated at Coimbatorecoi District

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.
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 her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 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. 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.

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, statutory or otherwise, of Borrowers, 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.
6. I/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 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.
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/Pay Order of value Rs..... towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Limited.-A/c **Ashok K**" payable at Coimbatore.

Or

I/ We have remitted Rs. towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS amount in favour of IDBI Bank Limited, Account No. **00637000010771**, IFSC Code: **IBKL0000006**, Branch: Avinashi Road, Coimbatore **No. 72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018**

10. We understand that the EMD will not carry any interest.
11. 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.

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/Offerer)

(IN BLOCK CAPITALS)

WITNESS:

Signature :
Name & Address :
Occupation :
