

The Authorised Officer (AO)

of

IDBI BANK LIMITED

Kumbakonam Branch

No.2,Premier Towers, Lakshmi Vilas Street

Kumbakonam - 612001

Shri.V.Arivalagan

S/o A Veerappan

No:763,6th Street

Kamaraj Nagar

Melacauvery Post

Kumbakonam 612001

TENDER DOCUMENT

For

Sale of Assets

Under the provisions of

**The Securitisation 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

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

The above notice was published in the following newspapers on 17.07.2019

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

17.07.2019

THE NEW INDIAN EXPRESS

17 JUL 2019



IDBI BANK LTD.
Premier Towers, No 2, Lakshmi Vilas Street,
Kumbakonam 612 001. Ph : 0435- 2423991 992

POSSESSION NOTICE

(Possession Notice under SARFAESI Act) [RULE 8(1)]

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 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated **05.10.2018** calling upon the **Borrowers : Shri. V Arivalagan** to repay the amount mentioned in the notice being **Rs.33,40,213/- (Rupees Thirty Three Lakh Forty Thousand Two Hundred and Thirteen only)** as on **01.10.2018** within 60 days from the date of the receipt of the said notice.

The Borrower's / Mortgagor having failed to repay the amount, notice is hereby given to the Borrower's/Mortgagor 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 **16th day of July of the Year 2019**.

The Borrower's / Mortgagor 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.37,55,197/- (Rupees Thirty Seven Lakhs Fifty Five Thousand One Hundred and Ninety Seven only)** as on **16.07.2019** applicable interest and other charges 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**PROPERTY 1:-**

(a) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in Kumbakonam Registration District, in Kumbakonam Taluk, in Koranattukaruppur Village, comprised in R.S.No. 174/15 New No. 174/4 measuring 13993 sq.ft = 1300 sq.meters = 0-13-0 Aires Vacant Manai.

Boundary: South by R.S.No. 173/3 land, North by R.S.No.173/6 and 174/3 land, West by Sannankulam, East by R.S.No.174/6 and 174/5 land.

PROPERTY 2:-

(b) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur District, in Kumbakonam Registration District, in Kumbakonam Registration District, in Kumbakonam Taluk, in Koranattukaruppur Village, comprised in R.S. No. 173/1 as per natham land scheme R.S.No.173/6 measuring 0-01-5 Aires=150 sq.meters vacant manai.

Boundary: South to Chennai Road, North to R.S.No.173/7, West to R.S.No.174/1, East to R.S.No.173/5B

(c) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur District, in Kumbakonam Registration District, in Kumbakonam Registration District, in Kumbakonam Taluk, in Koranattukaruppur Village, comprised in R.S.No. 173/1 New R.S.No.173/6 as per natham land scheme R.S.No.173/7 measuring 0-01-0 Aires = 100 sq. meters vacant manai.

Boundary: South to R.S.No.173/6, North to R.S.No.173/8, West to R.S.No.174/3, East to R.S.No.173/5B.

(d) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur District, in Kumbakonam Registration district, in Kumbakonam Registration District, in Kumbakonam Taluk, in Koranattukaruppur Village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/8 measuring 0-01-0 Aires = 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/7, North to R.S.No. 173/9, West to R.S.No.174/3, East to R.S.No.173/5B.

(e) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur District, in Kumbakonam Registration District, in Kumbakonam Registration District, in Kumbakonam Taluk, in Koranattukaruppur Village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/9 measuring 0-01-0 Aires = 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/8, North to R.S.No. 173/10, West to R.S.No.174/3, East to R.S.No.173/5B.

(f) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur District, in Kumbakonam Registration District, in Kumbakonam Registration District, in Kumbakonam Taluk, in Koranattukaruppur Village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/10 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/9, North to R.S.No. 173/11, West to R.S.No.174/3, East to R.S.No.173/5B.

(g) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/11 measuring 0-01-0 Aires = 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/10, North to R.S.No. 173/12, West to R.S.No.174/3, East to R.S.No.173/5B. and 173/2.

(h) All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/12 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/11, North to R.S.No. 173/4, West to R.S.No.174/3, East to R.S.No.173/2.

Property 2:- Overall total 0-07-5 Aires=750sq.meter=8073sq.ft. vacant manai

Date : 16.07.2019
Place : Kumbakonam

Sd/-
AUTHORISED OFFICER
IDBI Bank Limited

THE NEW INDIAN EXPRESS

DATE : 17 / 7 / 19.

E-Auction Notice dated 22.12.2021 Published in The New Indian Express on
22.12.2021



IDBI Bank Ltd.,
Kumbakonam Branch
No.2, Premier Towers, Laxmi Vilas Street
Kumbakonam - 612001
Ph : 0435 - 2423991 / 2423993

E-AUCTION SALE NOTICE

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 properties 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

Date of Demand Notice under Section 13(2) of SARFAESI Act, 2002 : 05.10.2018

Date of Possession under Section 13(4) of SARFAESI Act, 2002 : 16.07.2019

Notice is hereby given to the public in general and in particular to the borrower that the below described immovable property mortgaged charged to the IDBI Bank Ltd i.e The Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd i.e The Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 25.01.2022, for recovery of **Rs.33,40,213/- (Rupees Thirty Three Lakhs Forty Thousand Two Hundred and Thirteen only)** as on 02.10.2018 together with further interest and charges thereon due to IDBI Bank Ltd i.e The Secured Creditor from the **Shri.V.Arivalagan (The Borrower)**

Reserve Price in Rs.	EMD Amount in Rs.	Date of Inspection	Last Date of Submission of Bids	Date & Time of E-Auction
1,10,00,000/-	11,00,000/-	17.01.2022 (Monday) by 11.00 a.m to 1.00 p.m	24.01.2022 (Monday) upto 5.00 p.m	25.01.2022 (Tuesday) by 10.30 - 11.30 a.m

Description of the Immovable Property

Property 1: (a) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No. 174/15, New No. 174/4 measuring 13993 Sq.ft = 1300 Sq.meters = 0-13-0 Ares Vacant Manai. **Boundaries:** South by R.S.No. 173/3 Land, North by R.S.No.173/6 and 174/3 Land, West by Sannankulam, East by R.S.No.174/6 and 174/5 Land.

Property 2: (b) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S. No. 173/1 as per Natham Land Scheme R.S.No.173/6 measuring 0-01-5 Ares=150 Sq.meters Vacant Manai. **Boundaries:** South to Chennai Road, North to R.S.No.173/7, West to R.S.No.174/1, East to R.S.No.173/5B.

(c) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No. 173/1, New R.S.No.173/6 as per Natham Land Scheme R.S.No.173/7 measuring 0-01-0 Ares=100 Sq. meters Vacant Manai. **Boundaries:** South to R.S.No.173/6, North to R.S.No.173/8, West to R.S.No.174/3, East to R.S.No.173/5B.

(d) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No.173/1, New R.S.No.173/6 as per Natham Land Scheme R.S.No. 173/8 measuring 0-01-0 Ares= 100 Sq.meters Vacant Manai. **Boundaries:** South to R.S.No.173/7, North to R.S.No.173/9, West to R.S.No.174/3, East to R.S.No.173/5B.

(e) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No.173/1, New R.S.No.173/6 as per Natham Land Scheme R.S.No. 173/9 measuring 0-01-0 Ares= 100 Sq.meters Vacant Manai. **Boundaries:** South to R.S.No.173/8, North to R.S.No.173/10, West to R.S.No.174/3, East to R.S.No.173/5B.

(f) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No.173/1, New R.S.No.173/6 as per Natham Land Scheme R.S.No. 173/10 measuring 0-01-0 Ares= 100 Sq.meters Vacant Manai. **Boundaries:** South to R.S.No.173/9, North to R.S.No.173/11, West to R.S.No.174/3, East to R.S.No.173/5B.

(g) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No.173/1, New R.S.No.173/6 as per Natham Land Scheme R.S.No. 173/11 measuring 0-01-0 Ares= 100 Sq.meters Vacant Manai. **Boundaries:** South to R.S.No.173/10, North to R.S.No.173/12, West to R.S.No.174/3, East to R.S.No.173/5B & 173/2.

(h) All that Piece and Parcel of Land along with Building thereon in the Mortgaged Asset in Thanjavur District, In Kumbakonam Registration District, In Kumbakonam Taluk, In Koranattukaruppur Village, comprised in R.S.No.173/1, New R.S.No.173/6 as per Natham Land Scheme R.S.No. 173/12 measuring 0-01-0 Ares= 100 Sq.meters Vacant Manai. **Boundaries:** South to R.S.No.173/11, North to R.S.No.173/4, West to R.S.No.174/3, East to R.S.No.173/2. Overall Total 0-07-5 Ares=750 Sq meter = 8073 Sq.ft. Vacant Manai.

Note: In Property 2, out of the total area of 750 Sq.mt (8073.00 Sq.ft of land), national Highways Authority has acquired 205 Sq.mt of land (173/6 - 35 Sq.mt, 173/6, 173/7 - 95 Sq.mt; 173/6, 173/8 - 67 Sq.mt; 173/6, 173/9 - 8 Sq.mt) via Order No:15/2018-2019/1042/2017 dtd 16.10.2018. Also national Highway Authority has acquired 1205 Sq.mt of land (173/6 - 115 Sq.mt; 173/6, 173/7 - 5 sq.mt) via Order No: 01/2017-2018/1110/2012 dtd 10.04.2017. Hence total remaining area available is 425 Sq.mt of land only (750-205-120 = 425 Sq.mt)

Terms & Conditions of Sale

1) The Sale of Secured Assets is on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis for and behalf of the Secured Creditor i.e IDBI Bank Ltd. In Property 2, Extent of 425 Sq Meter of Secured Assets out of total extent of 750 Sq Meters of Secured Assets mortgaged to Secured creditor will be sold as 325 Sq Meters extent of land/ secured assets was acquired by National Highways Authority vide their Order No: 01/2017-2018/1110/2012 dtd 10.04.2017 and Order No:15/2018-2019/1042/2017 dtd 16.10.2018.

2) All statutory liabilities/taxes/maintenance fee/property tax/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. Bank does not take any responsibility to provide information on the same. It is the responsibility of the bidders to obtain all these information from respective sources.

3) The undersigned reserves the right to accept or reject any or all of the bids, if found not acceptable and have the right to cancel/postpone the auction at any time without assigning any reason whatsoever and the AO decision in this regard shall be final. In case all the bids are rejected, the AO reserves the right to sell the assets by any one of the modes as prescribed in the SARFAESI Act 2002.

4) The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower/ mortgagors in favour of IDBI Bank Ltd i.e The Secured Creditor, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and may inspect the records relating to mortgaged assets available with AO on request.

5) Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured assets or for procuring any permission etc or for the dues of any authority established by law.

6) The Secured Assets are being sold free from charges and encumbrances known to the Secured Creditor only.

7) The successful bidder would be required to bear all the necessary expenses like stamp duty, registration expenses, tax liabilities, if any etc for transfer of secured asset.

8) 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.2, Premier Towers, Lakshmi Vilas Street, Kumbakonam 612001 on all working days or downloaded from IDBI Bank website i.e. www.idbibank.in and https://bankauctions.in available from 21.12.2021.

9) The sale would be on e-auction platform at website: https://bankauctions.in and shall take place on 25.01.2022 as mentioned above, with unlimited extensions of 5 minute each.

10) Interested bidders may contact Shri. Vijaya Kumar K, DGM/Branch Head on (M) 9028021877 (E-mail) . Jayabharathi K, Manager on (M) 8939826200 (E-mail) k.jayabharathi@idbi.co.in

11) For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid/Tender document.

STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT

The Borrower is hereby notified to pay the sum mentioned above along with the balance due in arrears, within a period of 30 days 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.

Place : Kumbakonam

Date : 21.12.2021

2021/12/22 10:05:10
 Authorized Officer,
 IDBI Bank Limited

E-Auction Notice dated 22.12.2021 Published in Dinamani (Tamil) on 22.12.2021



ஐடிபிஐ வங்கி லிமிடெட்
கும்பகோணம் கிளை,
எண் 2, ப்ரிமியர் டவர், லக்ஷ்மி விலாஸ்
தெரு, கும்பகோணம் - 612001
போன் : 0435 - 2423991 / 2423993

மின் வல விற்பனை அறிவிப்பு

2002-ஆம் ஆண்டு கட்டிடச் சொத்துகள் சொக்யாபக்தரால் கட்டிடச் சொத்துகள் சீரமைப்பது மற்றும் கட்டிடச் சொத்து மீதான உரிமை அமைக்கச் சட்டத்தின் கீழ் மற்றும் அங்குக்கு தொடர்புடைய 2002-ஆம் ஆண்டு கட்டிடச் சொத்து மீதான உரிமை அமைக்க விதிகள் எனும் சட்டம் அமைய சொத்துக்களின் மீதான ஏதாவது விற்பனை அறிவிப்பு 2002-ஆம் ஆண்டு கட்டிடச் சொத்துக்களின் மீதான ஏதாவது விற்பனை அறிவிப்பு

[illegible]

SARFAESI ஈ.அ.பி.பி. 13(2)ன் கீழ் கேட்பு அறிவிப்பு தேதி : 05.10.2016
SARFAESI ஈ.அ.பி.பி. 13(4)ன் கீழ் சொத்து கவாத்தல் அறிவிப்பு : 16.07.2016

[illegible]

<p>நிர்ணயிக்கப்பட்ட விலை</p> <p>₹10,00,000/-</p>	<p>பேலனர்தி தொகை</p> <p>₹10,00,000/-</p>	<p>பாரதவயிடும் தேதி</p> <p>17.01.2022 (திருக்கழியை) காலம் 11.00-மதியம் 01.00</p>	<p>ஒப்பந்தப்பள்ளி மற்றும் பேலனர்தி தொகை சமர்ப்பிக்க காலாதி தேதி:</p> <p>24.01.2022 (திருக்கழியை) காலம் 5.00 வரை</p>	<p>மின் ஏல தேதி</p> <p>25.01.2022 (பொலங்குத்தியை) காலம் 10.30-11.30 மணி</p>
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சொத்து விலகம்

செத்து விவரம்

பெருங்காண்டி-3 (அ) தஞ்சாவூர் மாவட்டம், கும்பகோணம் பகுதி மாவட்டம், கும்பகோணம் தாலூகா, கொள்ளாடு கருப்பு நிலம், க.ந. 174/5, பரப்பு வளை: 1474/5 இதற்கு உபயோகப்படுத்தப்பட்டுள்ள இளைப்பாறு 3300 ஏக்கர் பரப்பு 0.130 ஏக்கர் கடை மனை, வட்டம் மற்றும் தஞ்சாவூர் இளைப்பாறு துறைமுகம் பகுதியிலும் வங்கிக்கு, அபிமானம் காக்கப்பட்டுள்ள செத்து தானகொண்டவர்கள்: தெற்கில் RS NO-173/2 நிலம், வடக்கில் RS NO-173/6, 174/2 நிலம், மேற்கில் உள்ளன குளம், கிழக்கில் RS NO-174/5, 174/5 நிலம்.

பெருந்தூர் : (b) தஞ்சாவூர் மாவட்டம், குப்பகோணம் பிழி மாவட்டம், குப்பகோணம் தாலுக்கா, கொள்ளுடி கரப்பு நிலம். R.S.No.172/1 நடுத்தம் நில திட்டத்தின்படி 173/6 இதற்கு உபபட 001 எண் கொடுத்து 150 ஏக்கர் பரப்பில் காவி மனை கட்டும் முறையில் அதன் வரைபடத்தை உபபட கிடைக்கிறது. நான்கு மில்லன்கள் செலவை ரோடிற்கு தெற்கு R.S.No.173/7க்கு உட்பட R.S.No.172/1 க்கு கட்டினால், P.S.No.172/3 க்கு கிடைக்கிறது.

(B திருவாரூர் மாவட்டம்) ரூபரேண்டம் பதில் மாவட்டம், ரூபரேண்டம் தாலுக்கா, கொள்ளைக் கருப்பி கிராமம், R.S No.173/16 புதிய வரை 173/16 நீதுத் நில திட்டத்தின்படி R.S.No.173/17 இதற்கு உட்பட்ட 0.01 ஏரில் அல்லது 100 சதுர மீட்டர் காணி மனை, கடையம் என்றும் அதன் வளையனற்க்கு உட்பட்ட அனைத்துத் நாங்கள் எல்லைகளும் R.S No.173/16 க்கு தெற்கு, R.S No.173/18 க்கு மேற்கு, R.S No.173/19 க்கு மேற்கு, R.S No.173/18 க்கு மேற்கு.

(4) தஞ்சாவூர் மாவட்டம் கும்பகோணம் பதிவு மாவட்டம், கும்பகோணம் தாலுக்கா, கொள்ளூர் கும்புரீ கிராமம், R.S.No.173/1 பதிவு எண் 173/2, நகரம் நில நிதித்திட்டம் R.S.No.173/8 இடது கட்டிடம் 0.01 ஏக்கர் அளவு 100 சதுர மீட்டர் காலை மனை, கட்டிடம் மற்றும் அதன் மனைகளுக்கு உட்பட்ட அனைத்தும் நுகர்வோர் எல்லாவகை: R.S.No.173/7 க்கு தெற்கு, R.S.No.173/9 க்கு வடக்கு, R.S.No.174/3 க்கு மேற்கு, R.S.No.173/58 க்கு கிழக்கு.

(ந) தஞ்சாவூர் மாவட்டம், குப்பங்கோணம் பகுதி மாவட்டம், குப்பங்கோணம் தாலுக்கா, கொள்ளூர் கருப்பு கிராமம். R.S. No.173/1 புதிய R.S. No.173/56 நடுத்தம் திட்டப் பகுதி; 173/9 இந்தக் கட்டிடம் 0.010 ஏக்கர் அளவுக்கு 100 சதுர மீட்டர் காலி மனை, கட்டிய மற்றும் அதன் வரையறைக்கு உட்பட்ட அனைத்தும் **நான்கு எல்லைகள்**. R.S. No.173/8 க்கு மேற்கு, R.S. No.173/10 க்கு வடக்கு, R.S. No.174/3 க்கு மேற்கு, R.S. No.173/56 க்கு கட்டிடம்.

1974-75-ல் திருச்சி ரெவின்யூ ரெக்யூலேஷன் கமிட்டி கட்டிடம், குயேரோகணம் தாலுக்கா, கொள்ளுடி கருப்புநீர் கிராமம், R.S.No.173/10 ப்ரதீய எண் 173/6 ரூத்து நில திட்டத்தின்படி R.S.No.173/10 இதற்கு உட்பட 0.010 ஏக்கர் அளவு 100 ரூபாய் காலி மனை, கட்டிடம், மசூதி, அடைவளையறைகளுக்காக உட்பட அனைத்தும், **முள்ளு, எல்லையரை:** R.S.No.173/9 க்கு தரக்கூடு, R.S.No.173/11 க்கு வடகூடு, R.S.No.173/12 க்கு வடகூடு, R.S.No.173/13 க்கு வடகூடு.

17473க்கு மேற்கு. RS No.173150 க்கு கிழக்கு.

இது தஞ்சை மாவட்டம். இம்போனம் பதிலு மாவட்டம். கும்போனம் தாலுக்கா. கொநாட்டு கருப்பி கிராம். RS. No.17311 க்கு தென்-தென்-17316, நடத்தும் நில திட்டத்தின்படி RS No.173111. இதற்கு உட்பட்ட 0.01 மீட்டர் அல்லது 100 சதுர மீட்டர் காலி மனை, கட்டும் அறத்து அனை வரையறைக்கு உட்பட்ட அமைக்கலாம். நான்கு எல்லைகள்: RS No.173110 க்கு மேற்கு, RS No.173112 க்கு வடக்கு, RS No.173113 க்கு கிழக்கு, RS No.173114 க்கு தெற்கு.

17374-க்கு மேற்கு R5 N5.17373.00 மற்றும் 17372-க்கு வடக்கு R5 N5.17373.00 இரண்டு மாவட்டம், கும்போகோணம் தாலுக்கா, கொந்தாட்டி கருப்புப் பிள்ளம் R5 N5.17373.00 (புதிய ஊரை 1736, நத்தம் பிளவுப் பகுதியிலுள்ள R5 N5.17372) இதற்கு உட்பட்ட 0.010 ஏக்கர் அல்லது 100 சதுர மீட்டர் காலி மனை, உட்பட்ட மனைகள் அகல வசனையறைக்கு உட்பட்ட அனைத்தும், நாண்டி எலகைலா R5 N5.17371-க்கு தெற்கு, R5 N5.17374-க்கு வடக்கு, R5 N5.17473-க்கு மேற்கு, R5 N5.17372-க்கு வடக்கு.

[illegible]

விற்பனைக்கான விதிமுறைகள் மற்றும் நிபந்தனைகள்:

[illegible]

SARFAESI சட்டத்தின் விதி 9(1) இன் கீழ் 15 நாட்கள் விற்பனை அறிவிப்பு

பேர்தராதரங்களிலுள்ள ஏல தொகுதி மூன்று குழுக்களாகவும் வட்ட மற்றும் துணை செவ்வெண்கள் உடனே மேலே குறிப்பிட்டுள்ள தொகையை வசூலித்தாலும் அதிலிவகப்படுகிறார்கள். தவறினால் சொத்து ஏலம் விடப்பட்டு விற்பனை செய்யப்பட்டு நீதி தொகைகள் ஏதும் இருப்பின், அப்பாற் வட்ட மற்றும் இது செவ்வெண் தொகைகள் (இருப்பின்) உடனே வசூலிக்கப்படும்.

இடம்: கும்பகோ
நாள் : 21.12.2021

அதிகாரப்பூர்வ அதிகாரி,
ஐடிபிஐ வங்கி லிமிடெட்

The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The New Indian Express	Thanjavur	22.12.2021
2	Dinamani (Tamil)	Thanjavur	22.12.2021

III

BRIEF DESCRIPTION OF THE ASSET

(a) Details of Property

PROPERTY 1 :

All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in Kumbakonam registration district, in Kumbakonam taluk, in Koranattukaruppur village, comprised in R.S.No. 174/15 New No. 174/4 measuring 13993 sq.ft =1300 sq.meters =0-13-0 Aires Vacant Manai.

Boundary: South by R.S.No. 173/3 land; North by R.S.No.173/6 and 174/3 land; West by Sannankulam; East by R.S.No.174/6 and 174/5 land.

PROPERTY 2 :

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S. No. 173/1 as per natham land scheme R.S.No.173/6 measuring 0-01-5 Aires=150sq.meters vacant manai.

Boundary: South to Chennai Road; North to R.S.No.173/7; West to R.S.No.174/1; East to R.S.No.173/5B

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No. 173/1 New R.S.No.173/6 as per natham land scheme R.S.No.173/7 measuring 0-01-0 Aires=100 sq. meters vacant manai.

Boundary: South to R.S.No.173/6; North to R.S.No.173/8; West to R.S.No.174/3; East to R.S.No.173/5B.

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/8 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/7; North to R.S.No. 173/9; West to R.S.No.174/3; East to R.S.No.173/5B.

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New

R.S.No.173/6 as per natham land scheme R.S.No. 173/9 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/8; North to R.S.No. 173/10; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/10 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/9; North to R.S.No. 173/11; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/11 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/10; North to R.S.No. 173/12; West to R.S.No.174/3; East to R.S.No.173/5B. and 173/2.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/12 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/11; North to R.S.No. 173/4; West to R.S.No.174/3; East to R.S.No.173/2.

Property 2 : Total 0-07-5 Aires=750sq.meter=8073sq.ft. vacant manai . Out of Total 750 Sq Meters, 425 Sq Meter will be sold as National Highways Authority has acquired 205 Sq mt of land (173/6 – 35 Sq mt ; 173/6, 173/7 – 95 Sq mt ; 173/6 , 173/8 – 67 Sq mt ; 173/6,173/9 – 8 Sq mt) via Order No :15/2018-2019/1042/2017 dtd 16.10.2018 . Also National Highway Authority has acquired 120Sq mt of land (173/6 – 115 Sq mt; 173/6,173/7 – 5 sq mt) via Order No : 01/2017-2018/1110/2012 dtd 10.04.2017. Hence Total remaining area available is 425 Sq mt of land only (750-205-120 = 425 Sq mt)

IV
Outstanding Dues of IDBI Bank in the account of

Outstanding Dues of IDBI Bank in the account of
Shri. V.Arivalagan
as on 20.09.2018

(Amount in Rs)

	Working Capital Limit	Total
Principal	3000000.00	3000000.00
Interest	344380.00	344380.00
Additional Interest	0	0
Further Interest	0.00	0.00
Liquidated damages	0.00	0.00
Total	3344380.00	3344380.00

Total dues as on September 20, 2018: Rs. 3344380.00 plus interest and costs thereon w.e.f 01.10.2018

Terms & Conditions

1	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 lenders.		
2	Issue of Tender/ Offer / Bid Document 1) The Tender Document along with required Form is available from December 22nd, 2021 to January 24th, 2022 on any working day between 10.00 am to 5.00 pm and can be obtained from Authorised Officer- Shri. Vijaya Kumar K, DGM/Branch Head on (M) 9028021877 (E-mail) IDBI Bank Ltd.,No:2,Premier Towers,Lakshmi Vilas Street,Kumbakonam 612001 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 foreclosureindia.com . website http://bankauctions.in/		
3	Reserve Price and EMD The Reserve Price for the sale of the Secured Assets is fixed as under :		
1	Property Details <u>PROPERTY 1 :</u> All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in Kumbakonam registration district, in Kumbakonam taluk, in Koranattukaruppur village, comprised in R.S.No. 174/15 New No. 174/4 measuring 13993 sq.ft =1300 sq.meters =0-13-0 Aires Vacant Manai. <u>Boundary:</u> South by R.S.No. 173/3 land; North by R.S.No.173/6 and 174/3 land; West by Sannankulam; East by R.S.No.174/6 and 174/5 land. <u>PROPERTY 2 :</u> ➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S. No. 173/1 as per natham land scheme R.S.No.173/6 measuring 0-01-5 Aires=150sq.meters vacant manai. <u>Boundary:</u> South to Chennai Road; North to	Reserve Price (in. Rs) 11,10,00,000/-	EMD (in Rs.) 11,00,000/-

	<p>R.S.No.173/7; West to R.S.No.174/1; East to R.S.No.173/5B</p> <p>➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No. 173/1 New R.S.No.173/6 as per natham land scheme R.S.No.173/7 measuring 0-01-0 Aires=100 sq. meters vacant manai.</p> <p>Boundary: South to R.S.No.173/6; North to R.S.No.173/8; West to R.S.No.174/3; East to R.S.No.173/5B.</p> <p>➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/8 measuring 0-01-0 Aires= 100 sq.meters vacant manai.</p> <p>Boundary: South to R.S.No.173/7; North to R.S.No. 173/9; West to R.S.No.174/3; East to R.S.No.173/5B.</p> <p>➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/9measuring 0-01-0 Aires= 100 sq.meters vacant manai.</p> <p>Boundary: South to R.S.No.173/8; North to R.S.No. 173/10; West to R.S.No.174/3; East to R.S.No.173/5B.</p> <p>➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in</p>		
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	<p>koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/10 measuring 0-01-0 Aires= 100 sq.meters vacant manai.</p> <p>Boundary: South to R.S.No.173/9; North to R.S.No. 173/11; West to R.S.No.174/3; East to R.S.No.173/5B.</p> <p>➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/11 measuring 0-01-0 Aires= 100 sq.meters vacant manai.</p> <p>Boundary: South to R.S.No.173/10; North to R.S.No. 173/12; West to R.S.No.174/3; East to R.S.No.173/5B. and 173/2.</p> <p>➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/12 measuring 0-01-0 Aires= 100 sq.meters vacant manai.</p> <p>Boundary: South to R.S.No.173/11; North to R.S.No. 173/4; West to R.S.No.174/3; East to R.S.No.173/2.</p> <p>Property 2 : Total 0-07-5</p> <p>Aires=750sq.meter=8073sq.ft. vacant manai . Out of Total 750 Sq Meters, 425 Sq Meter will be sold as National Highways Authority has acquired 205 Sq mt of land (173/6 – 35 Sq mt ; 173/6, 173/7 – 95 Sq mt ; 173/6 , 173/8 – 67 Sq mt ; 173/6,173/9 – 8 Sq mt) via Order No :15/2018-2019/1042/2017 dtd 16.10.2018 . Also National Highway Authority has acquired 120Sq mt of land (173/6 – 115 Sq mt; 173/6,173/7 – 5 sq mt) via Order No : 01/2017-2018/1110/2012 dtd 10.04.2017.</p>	
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	Hence Total remaining area available is 425 Sq mt of land only (750-205-120 = 425 Sq mt)		
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 Borrower 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.V.Arivalagan 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 17.01.2022 (Monday) from 11.00 am to 1.00 Noon 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		

	<p>therein for the purpose. The Bidder shall initial each page of all the documents. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of “Profile of the bidder” & “Declaration by the Bidder” are given in Chapter VI of this Tender Document. Bidders may fill in only the form relevant / applicable to them.</p> <p>The Bidder shall submit separate bid documents for each property</p>
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.	<p><u>Last date for submission of Bid Document.</u></p> <p>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 Ltd, No.2,premier Towers,Lakshmi Vilas Street , Kumbakonam 612001 on any working day but not later than 05.00 p.m. on 24.01.2022 in a sealed cover which shall be superscribed as “Bid Document and EMD: A/c Shri.V.Arivalagan” 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 Shri.V.Arivalagan ,.” payable at Kumbakonam issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD).</p> <p><u>Remittance of EMD by way of RTGS.</u></p> <p>Bidders who prefers to submit the EMD by way RTGS, may remit the EMD amount in favor of IDBI Bank Limited, Account No. 36937000010052, IFSC Code: IBKL0000369,Branch:Kumbakonam, No.2,Premier Towers,Lakshmi Vilas Street , Kumbakonam 612001 not later than 5 p.m on 24.01.2022. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
14.	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.
15.	<p><u>Registration with E-Auction Service Provider</u></p> <p>1. Participants who are not already registered with the e-auction provider M/s. foreclosureindia.com should register themselves by following the procedure</p>

	<p>mentioned at the website http://bankauctions.in/</p> <p>2. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s. foreclosureindia.com</p> <ol style="list-style-type: none"> Form duly signed & filled up. Please download from http://bankauctions.in/ 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 userid / password, in case any bidders feel the need for training / e – auction support,</u> such bidders may contact Shri. Mohan Sundar S on (M) 9515160063 and on mohansundar@bankauctions.in 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 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.</p>
16.	<p>The E-auction day: on January 25th, 2022 from 10.30 a.m. to 11.30 am.</p> <p>The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website http://bankauctions.in/. 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>It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of Rs.1,00,000/-.</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>Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto two months from the date of e -auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for 3 months from the date of 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 auction.</p>
18.	<p><u>Payment of Sale Price</u></p> <p>The successful bidder would be informed in writing about the acceptance of his/ her bid/ offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) within next working day from the date of the valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/</p>

	Pay Order drawn in favour of “ IDBI Bank Ltd.-A/c Shri.V.Arivalagan, ” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 36937000010052 , IFSC Code: IBKL0000369 , Branch: Kumbakonam, No.2, premier Towers, Lakshmi Vilas Street , Kumbakonam 612001 . The Balance amount of the sale price shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/ her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of IDBI Bank Ltd.-A/c Shri.V.Arivalagan payable at Kumbakonam issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 36937000010052 , IFSC Code: IBKL0000369 , No.2, Premier Towers, Lakshmi Vilas Street , Kumbakonam 612001 or such extended period as may be agreed upon in writing between the successful bidder and the AO.
19.	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.
20.	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.
21.	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 mentioned in clauses 9 to 16 above and further in terms of this Bid Document.
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.	<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>
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/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.
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.	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 10.00 am to 5.00 p.m
28.	<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.
29.	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.
30.	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.
31.	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.
32.	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.
33.	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.
34.	<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.

35. 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 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 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.

V. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER- INDIVIDUAL

For purchase of the below property

PROPERTY 1 :

All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in Kumbakonam registration district, in Kumbakonam taluk, in Koranattukaruppur village, comprised in R.S.No. 174/15 New No. 174/4 measuring 13993 sq.ft =1300 sq.meters =0-13-0 Aires Vacant Manai.

Boundary: South by R.S.No. 173/3 land; North by R.S.No.173/6 and 174/3 land; West by Sannankulam; East by R.S.No.174/6 and 174/5 land.

PROPERTY 2 :

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S. No. 173/1 as per natham land scheme R.S.No.173/6 measuring 0-01-5 Aires=150sq.meters vacant manai.

Boundary: South to Chennai Road; North to R.S.No.173/7; West to R.S.No.174/1; East to R.S.No.173/5B

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No. 173/1 New R.S.No.173/6 as per natham land scheme R.S.No.173/7 measuring 0-01-0 Aires=100 sq. meters vacant manai.

Boundary: South to R.S.No.173/6; North to R.S.No.173/8; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/8 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/7; North to R.S.No. 173/9; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/9measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/8; North to R.S.No. 173/10; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/10 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/9; North to R.S.No. 173/11; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/11 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/10; North to R.S.No. 173/12; West to R.S.No.174/3; East to R.S.No.173/5B. and 173/2.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/12 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/11; North to R.S.No. 173/4; West to R.S.No.174/3; East to R.S.No.173/2.

Property 2 : Total 0-07-5 Aires=750sq.meter=8073sq.ft. vacant manai . Out of Total 750 Sq Meters, 425 Sq Meter will be sold as National Highways Authority has acquired 205 Sq mt of land (173/6 – 35 Sq mt ; 173/6, 173/7 – 95 Sq mt ; 173/6 , 173/8 – 67 Sq mt ; 173/6,173/9 – 8 Sq mt) via Order No :15/2018-2019/1042/2017 dtd 16.10.2018 . Also National Highway Authority has acquired 120Sq mt of land (173/6 – 115 Sq mt; 173/6,173/7 – 5 sq mt) via Order No : 01/2017-2018/1110/2012 dtd 10.04.2017. Hence Total remaining area available is 425 Sq mt of land only (750-205-120 = 425 Sq mt)

(Bid Document to be filled and submitted by the Bidder/Offerer for each Property separately)

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
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	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) 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	:	
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 :

VI. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of the below property

PROPERTY 1 :

All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in Kumbakonam registration district, in Kumbakonam taluk, in Koranattukaruppur village, comprised in R.S.No. 174/15 New No. 174/4 measuring 13993 sq.ft =1300 sq.meters =0-13-0 Aires Vacant Manai.

Boundary: South by R.S.No. 173/3 land; North by R.S.No.173/6 and 174/3 land; West by Sannankulam; East by R.S.No.174/6 and 174/5 land.

PROPERTY 2 :

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S. No. 173/1 as per natham land scheme R.S.No.173/6 measuring 0-01-5 Aires=150sq.meters vacant manai.

Boundary: South to Chennai Road; North to R.S.No.173/7; West to R.S.No.174/1; East to R.S.No.173/5B

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No. 173/1 New R.S.No.173/6 as per natham land scheme R.S.No.173/7 measuring 0-01-0 Aires=100 sq. meters vacant manai.

Boundary: South to R.S.No.173/6; North to R.S.No.173/8; West to R.S.No.174/3; East to R.S.No.173/5B.

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/8 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/7; North to R.S.No. 173/9; West to R.S.No.174/3; East to R.S.No.173/5B.

➤ All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New

R.S.No.173/6 as per natham land scheme R.S.No. 173/9 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/8; North to R.S.No. 173/10; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/10 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/9; North to R.S.No. 173/11; West to R.S.No.174/3; East to R.S.No.173/5B.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district , in kumbakonam registration district , in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/11 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/10; North to R.S.No. 173/12; West to R.S.No.174/3; East to R.S.No.173/5B. and 173/2.

- All that piece and parcel of land along with Building thereon in the mortgaged asset in Thanjavur district, in kumbakonam registration district, in kumbakonam registration district, in kumbakonam taluk, in koranattukaruppur village, comprised in R.S.No.173/1 New R.S.No.173/6 as per natham land scheme R.S.No. 173/12 measuring 0-01-0 Aires= 100 sq.meters vacant manai.

Boundary: South to R.S.No.173/11; North to R.S.No. 173/4; West to R.S.No.174/3; East to R.S.No.173/2.

Property 2 : Total 0-07-5 Aires=750sq.meter=8073sq.ft. vacant manai . Out of Total 750 Sq Meters, 425 Sq Meter will be sold as National Highways Authority has acquired 205 Sq mt of land (173/6 – 35 Sq mt ; 173/6, 173/7 – 95 Sq mt ; 173/6 , 173/8 – 67 Sq mt ; 173/6,173/9 – 8 Sq mt) via Order No :15/2018-2019/1042/2017 dtd 16.10.2018 . Also National Highway Authority has acquired 120Sq mt of land (173/6 – 115 Sq mt; 173/6,173/7 – 5 sq mt) via Order No : 01/2017-2018/1110/2012 dtd 10.04.2017. Hence Total remaining area available is 425 Sq mt of land only (750-205-120 = 425 Sq mt)

(Bid Document to be filled and submitted by the Bidder/Offerer for each property separately)

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 Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

Place:

Date:

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER FOR PROPERTIES SITUATED AT

"JERMIAH ROAD", VEPERY, CHENNAI

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

To,

The Authorised Officer,
IDBI Bank Limited.,
No:2,Premier Tower
Lakshmi Vilas Street
Kumbakonam 612001

Sir,

Sale of Secured Asset's / Properties situated situated Vacant Land measuring 22066 Sq.Ft at
R.S.No 173/6 & 174/4, Chennai salai,Koranattu Karuppur Village,Kumbakonam

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 **Shri.V.Arivalagan** " payable at Kumbakonam.

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. **36937000010052**, IFSC Code: **IBKL0000369**, Branch: Kumbakonam, Plot No: 2, Premier Towers, Lakshmi Vilas Street, Kumbakonam 612001

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 _____2021

Signature in the capacity of.....

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

(Name and address of the Bidder/Offerer)
(IN BLOCK CAPITALS)

WITNESS:

Signature :

Name & Address:

Occupation :***