

THE AUTHORISED OFFICER (AO)

of

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

M/s. SITA PAINTS PVT LTD

BID DOCUMENT

For

Sale of Assets of Shri. N.S. Prabhakaran (Guarantor) and Shri. N S Jayamanoharan (3rd party mortgagor) situated in Sivakasi, Tamil Nadu

Under

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

and

The Security Interest (Enforcement) Rules, 2002

Date of auction: February 13, 2023 from 11.00 a.m. to 12.30 p.m.

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I. E-AUCTION SALE NOTICE

The notice was published in the following newspapers on January 24, 2023.
The New Indian Express (English) & Dinamani (Tamil) - Sivakasi Edition

சிறைக் கைதிகளின் உதயத்தில் பாதிக்கப்பட்டவர்களுக்கு நிவாரண நிதி



குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது.

குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது. சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கும் நோக்கத்தில் குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது. சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கும் நோக்கத்தில் குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது.

வறுமை ஒழிப்பில் குஜராத் தை விட தமிழகம் முன்னணி



குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது.

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மீட்டர் கட்டிவிட்டு மோட்டோர் சைக்கிள் கைப்பற்றி 1.47 கோடி



குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது.

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நேதாஜி பிறந்த நாள் விழா: தேசிய மானவர் படை அணிவகுப்பு



குடியிருப்போர் சேவா நிறுவனம் சிறைக்கைதிகளுக்கு நிவாரண நிதி வழங்கி வருகிறது.

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குடியரசு தின விழா: மின் விளக்கு அலங்காரத்தில் ஜோலிக்கும் மதுரை விமான நிலையம்



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விடுதலை அலை விழிப்புணர்வு வந்ததற்கு நடுத்தர அழகுத் தொழிலாளர் அங்கீகரிக்கப்படும் அளவுக்கு அதிகமான அளவு

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நிதி அமைதி நிலைப்படுத்தல்

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GREATER ONUS ON MODI TO BRING PEACE: PAK EX-FOREIGN MINISTER

Former Pakistan foreign minister Khurshid Mahmud Kasuri in his 2015 book... Neither a Hawk Nor a Dove, had claimed that India and Pakistan never reached a path-breaking formula on Kashmir through back channel negotiations from 2004-07.



Khurshid Mahmud Kasuri

At PM was criticised roundly for the Opposition for that statement. I found a similar situation which I was foreign minister and I refused to budge. Everybody is trying to make political capital out of something that other party says. It doesn't make sense. One should give up in despair. We can't change the situation in India or Pakistan. The blame for both is on the back channel. I don't think anybody thought military to military level in 2015 when the 103 talks were held. It could not have come out of the blue or without the knowledge of the political leadership in India and Islamabad. It's still a deadlock as both countries don't have high level communication and trust. There is a trade tie, and virtually a frozen situation. But your own question implies that only the Indian is to be blamed for this situation and that India made it.

Kasuri's memoirs over the day the cover report agreed to open trade, and the next day they reported the decision. But as an ex-foreign minister, he is not an authority on PM Shri's statements. Let me say one thing clearly. Prime Minister Modi shows greater responsibility in promoting regional peace than any other leader in the world. The greater responsibility in promoting regional peace lies with the leadership of the media, the judiciary, and the economy. That's not the case in Pakistan where Pakistan PMs have to keep on juggling the ball to satisfy conflicting constituencies. The greater responsibility in this case is on PM Modi to make efforts for peace in South Asia. Recently, Pak journalist Haseeb Mir claimed that PM Modi was withdrawn from Kashmir in 2015 and reason to do this was that he was not ready to accept the conditions that they will

In power, do you think it's another opportunity for both countries? Based on Haseeb Mir's comments with General Bajwa, it appears that PM Modi was not going to visit Pakistan in 2011. If true, it only provokes further the Pakistanis. And if it's a close economic partner of India too, so I think they are in a position to play a role. The media, particularly electronic media, is aggressive.

PM PM also suggested something like in the talks. I think it's a good idea and it is mentioned in a very clear manner. Pakistan is a close economic partner of India too, so I think they are in a position to play a role. Don't you think back channel talks need to be accompanied by a broader political process? Of course. Unfortunately, the relationship between the two countries is not very troubled. Back channel talks cannot lead to anything, an enabling environment for peace because by the very nature, it has to be secretive. India is a democratic country and I believe that a similar line with a situation in which it is perceived to be constantly keeping Kashmir in limbo by force.

72-year-old Asian-origin suspect kills self

MONTECALM, CALIFORNIA police searched a home for what compiled a 72-year-old man of Asian descent to shoot dead 10 people as they celebrated Lunar New Year at a dance hall in the Los Angeles suburb. The suspect identified as Hua Cao was shot dead by police at the scene. He was reportedly believed that other structures said "well things about it", an unnamed friend told CNN.

Karnataka State Co-op Co-operative Federation Ltd. IDBI BANK IDBI BANK LIMITED

GOVERNMENT OF ANDHRA PRADESH... TENDER NOTICE

Apna Value Measuring Finance India... TENDER NOTICE

CALL OF TENDERS... TENDER NOTICE

IBDI BANK LIMITED... TENDER NOTICE

Kerala State IT Mission... TENDER NOTICE

Indian Bank... TENDER NOTICE

IBDI BANK LIMITED... TENDER NOTICE

IBDI BANK LIMITED... TENDER NOTICE

KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD... TENDER NOTICE

IBDI BANK LIMITED... TENDER NOTICE

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II. POSSESSION NOTICE

	<p>IDBI Bank Ltd. (Specialised Corporate Branch) NPA Management Group, No. 102, Shakthi Comfort Towers, K H Road, Bangalore - 560 027. Ph.: 080-67121043</p>
<p>POSSESSION NOTICE For Immovable Properties under Rule 8 (1)</p>	
<p>Whereas, the Undersigned being the Authorized Officer of the IDBI Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act), and in exercise of powers conferred under section 13(12) of SARFAESI Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002 (the Rules), issued a Demand Notice dated November 02, 2012 calling upon the Borrower M/s. Sita Paints (Private) Ltd., Guarantors/Mortgagors Shri. P. Senthil Kamaraj, Shri. N. S. Prabhakar, Smt. P. Girija Devi, Shri. T. Gnanasekar, Shri. S. Thanapalan and Shri N S Jayamanoharan to repay the amount mentioned in the notice being Rs. 10,61,55,875.74 (Rupees Ten Crore Sixty One Lakh Fifty Five Thousand Eight Hundred Seventy Five and Seventy Four Paise only) as on October 31, 2012 within 60 days from the date of receipt of the said notice.</p> <p>The Borrower have failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on her under sec 13(4) of the said Act with Rule 8(1) of the Rules on this 24th day of September 2015.</p> <p>The Borrower/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 the IDBI Bank Ltd., for an amount of Rs. 17,60,91,597/- (Rupees Seventeen Crore Sixty Lakh Ninety One Thousand Five Hundred and Ninety Seven only) as on September 01, 2015 together with further interest thereon with effect from September 01, 2015 and incidental expenses, charges costs etc.</p>	
<p>DESCRIPTION OF IMMOVABLE PROPERTIES</p>	
<p>1. All those pieces and parcels of land bearing Survey No. 166/1 (New Survey No. 166/1A1B), admeasuring 16638.75 sq. ft. (equivalent to 38 ¼ cents) or thereabouts, situate within the village limits of Mathigiri, Hosur Taluka, attached to Kelemangalam Registration Sub- district, District and Registration District Krishnagiri in the state of Tamil Nadu and bounded as follows:-</p> <p style="margin-left: 40px;"> North by : Land bearing Survey No. 187/4 South by : Private Property East by : Remaining Land in same Survey Number and West by : Private Property together with all buildings and structures thereon / to be erected thereon and all plant and machinery attached / to be attached to the earth or permanently fastened / to be fastened to anything attached to earth. </p> <p>2. All those pieces and parcels of land bearing Plot No. 6 comprised in Survey No. 543 (New Survey No. 543/6), admeasuring 3440 sq. ft. or thereabouts, situate within the village limits of Zuzuvadi, Taluka and Registration Sub-District Hosur, District and Registration District Krishnagiri, in the state of Tamil Nadu and bounded as follows:</p> <p style="margin-left: 40px;"> North by : Survey No. 542; South by : 23 Feet Wide Road; East by : Shop Site ; and West by : Plot No. 5 together with all buildings and structures thereon / to be erected thereon and all plant and machinery attached / to be attached to the earth or permanently fastened / to be fastened to anything attached to earth. </p>	
<p>Authorised Officer NPA Management Group IDBI Bank Ltd., Bangalore</p>	
<p>Date : September 24, 2015. Place : Tamil Nadu</p>	

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<p>POSSESSION NOTICE For Immovable Property under Rule 8 (1)</p>	
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<p>DESCRIPTION OF THE IMMOVABLE PROPERTIES</p>	
<p>1). All those pieces and parcels of land bearing Survey No. 270/1B, admeasuring 10708 sq. ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmpuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu and</p> <p style="margin-left: 40px;">Bounded as follows: North by : Property belonging to Shri. N.S Ravichandran South by : Property belonging to Shri. Jayamanoharam. East by : Property belonging to Shri. Thirumanasekharan West by : 15 Feet Road together with all buildings and structures thereon / to be erected thereon and all plant and machinery attached / to be attached to the earth or permanently fastened / to be fastened to anything attached to earth..</p> <p>2). All those pieces and parcels of land bearing Survey No. 270/1A2, admeasuring 10708 sq. ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmpuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu and</p> <p style="margin-left: 40px;">Bounded as follows: North by : 15 Feet Road South by : Property belonging to Shri. N.S Prabhakaran East by : 15 Feet Road West by : Property belonging to Shri. N.S Thanga Bhaskaran Together with all buildings and structures thereon / to be erected thereon and all plant and machinery attached / to be attached to the earth or permanently fastened / to be fastened to anything attached to earth..</p>	
<p>Authorised Officer NPA Management Group, Bangalore</p>	
<p>Date : 22.07.2015 Place : Tamil Nadu</p>	

III. BRIEF DESCRIPTION OF SECURED ASSETS

Descriptions of the Properties
<p style="text-align: center;"><u>DESCRIPTION OF THE PROPERTY- No. 1</u></p> <p>All those pieces and parcels of land bearing Survey No. 270/1B, admeasuring 10708 sq.ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmipuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu owned by Shri. N S Prabhakaran and bounded as follows:</p> <p>On or towards North by : Property belonging to Shri. N.S Ravichandran On or towards South by : Property belonging to Shri. Jayamanoharam. On or towards East by : Property belonging to Shri. Thirumanasekharan On or towards West by : 15 Feet Road</p> <p>together with all building and structures thereon/ to be erected thereon and all plant and machinery attached/ to be attached to the earth or permanently fastened/ to be fastened to anything attached to earth. Geo-location: 9 27 18.02 77 46 12.90</p> <p style="text-align: center;"><u>DESCRIPTION OF THE PROPERTY- No. 2</u></p> <p>All those pieces and parcels of land bearing Survey No. 270/1A2, admeasuring 10708 sq.ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmipuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu, owned by Shri. N S Jeyamanoharan and bounded as follows:</p> <p>On or towards North by : 15 Feet Road On or towards South by : Property belonging to Shri. N.S Prabhakaran. On or towards East by : 15 Feet Road and On or towards West by : Property belonging to Shri. N.S Thanga Bhaskaran</p> <p>together with all building and structures thereon/ to be erected thereon and all plant and machinery attached/ to be attached to the earth or permanently fastened/ to be fastened to anything attached to earth. Geo-location: 9 27 18.80 77 46 12.90</p>

IV. OUTSTANDING DUES OF THE SECURED LENDER AS ON THE DATE OF 13(2) NOTICES UNDER SARFAESI DATED NOVEMBER 02,2012

(As on November 01, 2012)

Name of Secured Lender	Name of Company	Nature of assistance	Amount (Rs. lakh)
IDBI Bank Ltd.	Sita Paints Pvt. Ltd.	Cash Credit	1061.55
		Total :	1061.55

*Dues as on January 01, 2023 is Rs. 8071.34 lakh

V. TERMS AND CONDITIONS

1	<p>The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. IV of the Tender Document.</p>						
2	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender Document along with Offer Form is available from January 27, 2023 to February 08, 2023 on any working day between 11.00 a.m. to 4.30 p.m. and can be obtained from Authorised Officer/ DGM- NPA Management Group, IDBI Bank Ltd., IDBI House, 58, Mission Road, Bangalore – 560027. The Bid document can also be downloaded from IDBI website (www.idbi.com; www.idbibank.in) and http://idbi.auctiontiger.net</p>						
3	<p><u>Reserve Price and Earnest Money Deposit (EMD)</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"><thead><tr><th style="text-align: center;">Reserve Price</th><th style="text-align: center;">Earnest Money Deposit</th></tr></thead><tbody><tr><td style="text-align: center;">Rs. 10.32 lakh</td><td style="text-align: center;">Rs. 1.04 lakh</td></tr><tr><td style="text-align: center;">Rs. 10.32 lakh</td><td style="text-align: center;">Rs. 1.04 lakh</td></tr></tbody></table>	Reserve Price	Earnest Money Deposit	Rs. 10.32 lakh	Rs. 1.04 lakh	Rs. 10.32 lakh	Rs. 1.04 lakh
Reserve Price	Earnest Money Deposit						
Rs. 10.32 lakh	Rs. 1.04 lakh						
Rs. 10.32 lakh	Rs. 1.04 lakh						
4	<p>The sale of Secured Assets is on “<i>As is where is basis</i>”, “<i>As is what is basis</i>”, “<i>whatever there is basis</i>” and “<i>no recourse basis</i>”. The description of the immovable properties is based on the mortgages created by the Borrower with the secured lender from time to time and the representations made by them. The AO/secured lender does not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / secured lender do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/s Sita Paints Pvt. Ltd. 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.</p>						

5	<p><u>Inspection of assets</u></p> <p>The interested parties may, inspect the property at their own cost and expense, with prior appointment for Sivakasi Properties (2 Assets) on February 06, 2023 (Between 11.00 a.m. and 4.00 p.m.) in the presence of representative of the Authorised Officer/ Enforcement Agent who would be available at the property site to facilitate the inspection.</p>
6	<p><u>Due Diligence by the Bidders</u></p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.</p>
7	<p>The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttals of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.</p>
8	<p>The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.</p>
9	<p><u>Submission of Bid</u></p> <p>The Bidder shall complete in all respects the Bid form(s) annexed to the Bid Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Bid. Bids received for sale and / or accepted are not transferable.</p> <p>The Formats for submission of Profile of the bidders are given in Chapter VII & VIII respectively of this Bid Documents.</p> <p>The format Chapter VII is for Individuals and</p> <p>The format Chapter VIII is Company/Proprietorship/ Partnership firm.</p> <p>Bidders may fill in only the form relevant to them.</p>
10	<p>The Bid shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>

11	The Bid shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Bid.
12	The Bid form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	<p><u>Last date for submission of Bid Document</u></p> <p>The interested parties may submit Bid Document duly filled and signed along with the required documents to the Authorised Officer/ DGM, NPA Management Group, IDBI Bank Ltd., IDBI House, 58, Mission Road, Bangalore – 560027 on any working day but not later than at 05.00 p.m. on February 09, 2023 in two sealed covers with one sealed cover containing a crossed A/c payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd.-A/c Sita Paints Pvt. Ltd.” payable at Bangalore issued by any Nationalised Bank/ scheduled Bank as Earnest Money Deposit (EMD), which shall be subscribed “EMD for Sita Paints Pvt. Ltd.’s property at Sivakasi owned by Shri.” and the other sealed cover containing the Bid Document superscribed “Bid Document – Sita Paints Pvt. Ltd’s property situated at Sivakasi owned by Shri.....”.</p> <p><u>Remittance of EMD by way of RTGS</u></p> <p>Bidder(s) who prefers to submit the EMD by way of RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 37734915010017, IFSC Code: IBKL0000377, Branch : Specialised Corporate Branch, Bangalore. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Form.</p>
14	The bidder/representative of <u>only the top three bidders in value</u> and whose Bid Document is complete in every respect <u>and</u> whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e-auction. Bank does not take any responsibility and will not entertain any complain for any delay in transfer of funds by way of electronic mode. Form of Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.
15	<p><u>Registration with E-Auction Service Provider</u></p> <ul style="list-style-type: none"> • IDBI Bank Ltd. has appointed M/s. e-Procurement Technologies Ltd - Auction Tiger for said sale. The sale would be on E-Auction platform at website: https://idbi.auctiontiger.net

- Shri. Praveenkumar Thevar, Contact no.: +91-97227-78828/079-3502 2145/149/182 email: praveen.thevar@auctiontiger.net is authorized representative of M/s. e-Procurement Technologies Ltd – Auction Tiger
- After scrutinisation of bids and confirmation of the receipt of EMD as advised, AO would forward names and other details of eligible bidders to M/s. e-Procurement Technologies Ltd - Auction Tiger for initiating further process related to auction.
- Eligible bidders are required to be in touch with the M/s. e-Procurement Technologies Ltd - Auction Tiger and submit following documents to M/s. e-Procurement Technologies Ltd - Auction Tiger.
 - Duly filled & filled bid document
 - Details of EMD i.e. details of RTGS sent to A.O.
 - 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 contact details (with alternate mobile/land line phone numbers)
- After registration and satisfaction of KYC and other norms M/s. e-Procurement Technologies Ltd - Auction Tiger would provide user id and password to the eligible bidders.
- After receiving the user-id / password from M/s. e-Procurement Technologies Ltd - Auction Tiger, the bidders may request for training for e-Auction.
- Upon completion of e-Auction process, M/s. e-Procurement Technologies Ltd - Auction Tiger would submit list of the bidders along with its bid amount to AO/IDBI Bank Ltd. Thereafter, AO would intimate the bidders accordingly.
- After receiving the userid / password, in case any bidders feel the need for training / e – auction support, such bidders may contact M/s e-Procurement Technologies Ltd - Auction Tiger. Contact Person: Praveenkumar Thevar, Contact no.: +91 - 97227 78828/079 3502 2145/149/182, E-Mail: praveen.thevar@auctiontiger.net

AO, IDBI Bank Ltd/ M/s. e-Procurement Technologies Ltd - Auction Tiger e-auction provider will not be held responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-Auction.

16 Date and Time of e-auction

The e-auction day: February 13, 2023

	<p>The e-auction would be held from 11.00 a.m. to 12.30 p.m. on February 13, 2023 with unlimited extensions of 5 minute each beyond 12.00 p.m., if required on e-auction platform at website https://idbi.auctiontiger.net. In case no further valid bids received during the extended period, the last highest bid received would be treated as successful bid and auction would be treated as closed/ terminated.</p> <p><u>Increase in Bid Amount :</u></p> <ul style="list-style-type: none"> • It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of Rs. 50,000/- for the property. • Increase in bid amount below Rs. 50,000/- for the property will be rejected. • First bid should be of at least equal to Reserve Price or increment (s) over the reserve price in multiples as above.
17	<p>AO reserves the right to retain the EMD of top three bids upto one month from the date of e-auction and the amount of EMD will not carry any interest, for the purpose of considering subsequent successful bidder. The Bids so retained will be valid for one month from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of e-auction.</p>
18	<p><u>Payment of Sale Price</u></p> <p>The successful bidder would be informed in writing about the acceptance of their bid/offer by the AO and will be required to deposit 25% of the sale price (including EMD) on the same day i.e., February 13, 2023 upto 05.00 p.m. or not later than next working day as the case may be, by crossed A/c payee demand draft/Pay order drawn in favour of "IDBI Bank Ltd. –A/c Sita Paints Pvt. Ltd." payable at Bangalore issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Ltd. Account No. 37734915010017, IFSC Code "IBKL0000377", Specialised Corporate Branch, Bangalore.</p> <p>The balance amount of the sale price would have to be paid in similar manner within 15 (fifteen) days from the date of letter 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 Sita Paints Pvt. Ltd." payable at Bangalore issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Ltd. Account No. 37734915010017, IFSC Code "IBKL0000377", Specialised Corporate Branch, Bangalore. Or such extended period as may be agreed upon in writing between the successful bidder and AO.</p>
19	<p>In case the successful bidder fails to deposit 25% of the sale price, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.</p>

20	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.
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.
22	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. <u>It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets.</u> In case successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidder and/or other parties by private treaty. In such as event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
24	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his /her/their name. Bank does not take any responsibility to provide information on the same.
25	The submission of the Bid means and implies that the Bidder has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
26	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.

27	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
28	The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
29	The AO reserves the right and liberty to accept/reject any or all the Bids and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at her sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
30	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
31	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
32	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Bangalore alone shall have jurisdiction to entertain /adjudicate such disputes.

VI. BRIEF DETAILS OF BID DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS/PROPERTY OF M/S SITA PAINTS PVT. LTD.

Located at Sivakasi

1	Issue of Bid/Offer Document	The Bid Document can be obtained from the Authorised Officer NPA Management Group, IDBI Bank Ltd., IDBI House, 58, Mission Road, Bangalore– 560027. The bid document can also be downloaded from IDBI website (www.idbi.com ; www.idbibank.in) and http://idbi.auctiontiger.net . Interested parties can participate in the e-auction for only one lot or all, as they desire. Separate Bid document along with EMD to be submitted for each lot.						
2	Last Date and time for submission of Tender Document together with EMD	February 09, 2023 up to 5.00 p.m.						
3	Place, Date and time of E-Auction	Place: E-auction platform at website: http://idbi.auctiontiger.net . Date : February 13, 2023 Time: From 11.00 a.m. to 12.30 p.m. with unlimited extension of 5 minutes each beyond 12.30 p.m., if required.						
4	Reserve Price and EMD	<table border="1"><thead><tr><th>Reserve Price</th><th>Earnest Money Deposit</th></tr></thead><tbody><tr><td>Rs. 10.32 lakh</td><td>Rs. 1.04 lakh</td></tr><tr><td>Rs. 10.32 lakh</td><td>Rs. 1.04 lakh</td></tr></tbody></table>	Reserve Price	Earnest Money Deposit	Rs. 10.32 lakh	Rs. 1.04 lakh	Rs. 10.32 lakh	Rs. 1.04 lakh
Reserve Price	Earnest Money Deposit							
Rs. 10.32 lakh	Rs. 1.04 lakh							
Rs. 10.32 lakh	Rs. 1.04 lakh							

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

For purchase of secured assets mortgaged in case of M/s Sita Paints Pvt. Ltd. situated at:

1. All those pieces and parcels of land bearing Survey No. 270/1B, admeasuring 10708 sq.ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmipuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu, owned by Shri. N S Prabhakaran (Guarantor).

OR

2. All those pieces and parcels of land bearing Survey No. 270/1A2, admeasuring 10708 sq.ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmipuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu, owned by Shri. N S Jeyamanoharan 93rd Party Mortgagor).

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

1	a) Full Name of the bidder <i>(in Block letters)</i>		
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; website etc.		
	c) Mobile Nos.;		
	d) E-mail id:		
2	Brief particulars of business		
3	PAN of Bidder		
4	Relationship, if any, the Bidder has with any Employee of IDBI Bank Ltd		
5	Name and particular of the company/firm/person in whose name the secured assets/Property are to be purchased		
6	Bid Amount		Rs. (Rupees)
6	Details of Earnest Money Deposit (EMD)		
	i) Demand Draft No. /Pay Order No.		
	ii) Date of Demand Draft /Pay Order		
	iii) Name of the issuing Bank and Branch		
Bidder, who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and Date.			
7	RTGS UTR No.		
	Account No		
	Bank Name & Branch		
	Amount remitted		
	Date of Remittance		

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

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

Signature

Place:

Date:

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

For purchase of secured assets mortgaged in case of M/s Sita Paints Pvt. Ltd. situated at:

3. All those pieces and parcels of land bearing Survey No. 270/1B, admeasuring 10708 sq.ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmipuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu, owned by Shri. N S Prabhakaran (Guarantor).

OR

4. All those pieces and parcels of land bearing Survey No. 270/1A2, admeasuring 10708 sq.ft. (equivalent to 24.55 Cents) or thereabouts, Anaiyur Patta No. 2636, situated within the village limits of Lakshmipuram, Anaiyur Panchayat Union, Sivakasi Taluk, Virudhunagar District, in the state of Tamil Nadu, owned by Shri. N S Jeyamanoharan 93rd Party Mortgagor).

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

1	a) Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; website etc.	
2	Date of incorporation	
3	Constitution (Private/ Public/ Join)	
4	Name of Chairman	
5	Name of Managing director/ Partner	
6	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7	Income Tax PAN No.(attested copy of PAN card of company to be attached)	
8	Date of Last Income tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of authorized person to carry out e-auction on behalf of the Company/ Firm/Party (in Block letters) (Original authorized letter to be attached to carry out the e-auction process)	

	b) Complete Postal Address of the Authorised person with PIN Code, Telephone Nos; Fax No.; website etc.	
	c) Mobile No.	
	d) Email ID	
10	Designation of authorized Person	
11	Relationship , if any, the Bidder has with any employee of IDBI bank ltd.	
12	Details of Earnest Money Deposit (EMD)	
	i) Demand Draft No. / Pay Order No.	
	ii) Date of Demand Draft /Pay Order	
	iii) Name of the issuing Bank and Branch	
13	Details of Bid	Rs.

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

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

Signature

Name of the Authorised Person

Designation:

Company Seal

All authorization should be annexed of this form

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

(ON THE STAMP PAPER –As per state stamp act)

FORM OF BID

(Note: This Appendix forms part of the Bid)

To,

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

Sir,

Sale of secured property of – Sita Paints Pvt Ltd at and Sivakasi

- 1 Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender/Offer Document.
- 2 I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-

keeping of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

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

Or

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

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

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

Place:
Date..._____day of _____2023

Signature.....in the capacity of

Duly authorized to sign Bid and on behalf of.....

(Name and address Bidder)
(IN BLOCK CAPITALS)

WITNESS :

Signature :

Name & Address :

Occupation :