

The Authorised Officer (AO)

of

IDBI BANK LIMITED

RETAIL RECOVERY

No.115, Anna Salai, Saidapet, Post Bag No.805,

Chennai - 600015

Smt. P Usha

Shri. R Parthiban

Shri. R P Rajarajan

AUCTION DATE: 03.04.2024

BID DOCUMENT

For

Sale of Assets situated at

“Karumuthu Nilayam”, Old No.758, New No.192, Anna Salai, Vasan Avenue,

Chennai – 600 002

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 Possession notice was published in the following newspapers on 05.06.2019

a) The New Indian Express (English)- Chennai Edition

newindianexpress.com



IDBI BANK

IDBI BANK LIMITED

Regional Office, 1st Floor, No. 37, P.M Towers,
Greens Road, Thousand Lights, Chennai 600006. Ph. 044-28295399

POSSESSION NOTICE

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 Demand notice was issued by the bank on the date mentioned against each account as stated herein after calling upon them to repay the amount within 60 days from the date of receipt of said notice.

As the borrower/guarantors/mortgagers have failed to repay the amount, Notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken Symbolic Possession of Properties mortgaged to the Bank, described herein below in exercise of powers conferred under Sec. 13(4) & (12) of SARFAESI Act 2002 and Rule 8(1) & (2) of Security Interest (Enforcement) rules 2002.

Sl. No	Borrower's Name	Demand Notice Dated	Possession Notice Dated	Outstanding Amount as per Demand Notice
1.	Smt. Usha P, Shri. R Parthiban & Shri. Rajarajan	04.03.2019	30.05.2019	Rs. 2,65,32,005.00/- (Two Crore Sixty Five Lakh Thirty Two Thousand and Five Rupees Only)

Schedule of the Property:- All that piece and parcel of Land & Building measuring an extent of 1840 Sq.ft bearing Plot No. 10/2, Door No. 7, Prakasa Mudali 1st lane, comprised in T.S No. 4826, situated at T Nagar, Chennai measuring East to West on the Northern and Southern sides 40' each and South to North on the Eastern and Western sides 46' each and being bounded on the:- North By: 16' Private Road; South By: Plot No. 11 owned to Mr. Perianna Chetty and now by T. Madhava Rao; East By: Plot No. 10/3 owned by Mr. Madhavan & West By: Plot No. 10/1 owned by Mrs. L. Raghavan.

Property is situated within the Registration District of Chennai and Sub-Registration District of Theagaraya Nagar.

2.	Smt. Usha P, Shri. R Parthiban & Shri. Rajarajan	04.03.2019	01.06.2019	Rs. 21,65,51,409.00/- (Twenty One Crore Sixty Five Lakh Fifty One Thousand Four Hundred and Nine Rupees Only)
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Schedule A:- All that piece and parcel of land comprised in R.S. No. 31/8 (Part) and 27/10 (Part), Nungambakkam Village, Nungambakkam – Egmore Taluk, Property bearing Old No. 785, New No. 192, Anna Salai, Chennai – 600 002, measuring an extent of 13 Grounds and 154 Sq.ft., (Thirteen Grounds and One Hundred & Fifty Four Square feet only) and is bounded as follows:- North By: Coovum River and R. S.No. 31/3 & 27/2; South By: Land & Building in R. S.No. 27/10 (Part); West By: Land & Building presently occupied by Ananda Vikatan & East By: R. S.No. 27/8;

Schedule B:- All that Part & Parcel of building constructed on the Schedule A Property comprising of Main Building (Ground Floor, Second Floor) RCC Structure: 32,854 Sq.ft; b) Other R.C.C Structure: 4,610 Sq.ft & c) Area covered with A.C Sheet: 5,958 Sq.ft.

The borrower / guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the IDBI Bank Ltd, Regional Office, 1st Floor, No. 37, P.M Towers, Greens Road, Thousand Lights, Chennai 600006. Ph. 044-28295399.

Date : 05.06.2019
Place : Chennai

Authorised Officer
IDBI Bank Ltd, Chennai


The Possession notice was published in the following newspapers on 05.06.2019

b) Dhinamani (Tamil)- Chennai Edition

 IDBI BANK		IDBI Bank Limited பிராந்திய அலுவலகம், முதல் தளம், எண். 37, P.M. டவர், கிரீம்ஸ் சாலை, ஆயிரம் விளக்கு, சென்னை - 600 006 போன் : 044-28295399.		
		சுவாதீனம் அறிவிப்பு		
பத்திரமயமாக்கல் மற்றும் நீதிச் சொத்துகளை மறு சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கச் சட்டம், 2002-ன் கீழ் இதன் மூலம் வழங்கப்படும் அறிவிப்பானது கடனீட்டுச் சொத்து (அமலாக்கம்) விதிகள் 2002-ன் விதி 8 உடன் பிரிவு 13 (2)-ன் கீழ் வழங்கப்பட்ட தமக்குள்ள அதிகாரத்தைப் பயன்படுத்தி இதன் கீழ் தொழிவிக்கப்பட்ட கணக்குக்கு எதிரில் குறிப்பிட்டுள்ள தேதியில் வங்கி மூலம் கோரிக்கை அறிவிப்பு வழங்கப்பட்டது. மேலும் மேற்கூறிய அறிவிப்பு கிடைக்கப் பெற்ற நாளிலிருந்து 60 நாட்களுக்குள் தொகையை திருப்பி செலுத்துமாறு அவர்களை கோரப்பட்டது.				
கடன்தாரர்கள் / ஜாமீன்தாரர்கள் / அடமானதாரர்கள் தொகையை திரும்ப செலுத்த தவறியுள்ளதால், இதன் மூலம் கடன்தாரர்கள் / ஜாமீன்தாரர்கள் மற்றும் பொதுவாக பொதுமக்களுக்கு வழங்கப்படும் அறிவிப்பானது கீழே கையொப்பமிட்டவர் சர்க்காசி சட்டம் 2002-ன் பிரிவு 13 (4) & (12) மற்றும் கடனீட்டுச் சொத்து (அமலாக்கம்) விதிகள் 2002-ன் விதி 8 (1) & (2) கீழ் வழங்கப்பட்ட தமக்குள்ள அதிகாரத்தைப் பயன்படுத்தி இதன் கீழ் விவரிக்கப்பட்டுள்ள, வங்கிக்குரிய அடமான சொத்தினை சுவாதீனம் செய்துள்ளார்.				
வ. எண்	கடன்தாரர் பெயர்	கோரிக்கை அறிவிப்பு தேதி	சுவாதீன அறிவிப்புத் தேதி	கடன் பாக்கி (கோரிக்கை அறிவிப்பின் படி)
1.	திருமதி. உஷா P, ஸ்ரீ. R பார்த்திபன் & ஸ்ரீ. ராஜராஜன்	04.03.2019	30.05.2019	ரூபாய் 2,65,32,005.00/- (ரூபாய் இரண்டு கோடியே அறுபத்தி ஐந்து இலட்சத்து முப்பத்தி இரண்டாயிரத்து ஐந்து மட்டும்)
சொத்து விவரம்:- சென்னை, தி.நகர், பிளாட் எண். 10/2, காவு எண். 7, பிரகாச முதலி 1வது சந்தில் உள்ள சொத்தின் T.S. எண். 4826 இதன் மொத்த பரப்பளவு 1840 ச.அடி மற்றும் அதிலுள்ள நிலம் & கூட்டிடம் மற்றும் துண்டுகளும் பகுதிகளும். அளவில்:- கிழக்கு - மேற்கில் வடக்கு மற்றும் தெற்கில் ஒவ்வொன்றும் 40 அடி மற்றும் தெற்கு - வடக்கில் கிழக்கு மற்றும் மேற்கில் ஒவ்வொன்றும் 46 அடி. எல்லைகள்:- வடக்கில்: 16 அடி தனியார் சாலை; தெற்கில்: பிளாட் எண். 11 திரு. பெரியண்ணா செட்டி மற்றும் தற்பொழுது T. மாதவ ராவ் என்பவருக்கு சொந்தமானது; கிழக்கில்: பிளாட் எண். 10/3 திரு.மாதவன் என்பவருக்கு சொந்தமானது & மேற்கில்: பிளாட் எண். 10/1 திருமதி. L. ராகவன் என்பவருக்கு சொந்தமானது. சென்னை மாவட்ட சார்பதிவாளர் மற்றும் தியாகராய நகர் துணை சார்பதிவாளர் மாவட்டத்திற்கு உட்பட்டது.				
2.	திருமதி. உஷா P, ஸ்ரீ. R பார்த்திபன் & ஸ்ரீ. ராஜராஜன்	04.03.2019	01.06.2019	ரூபாய் 21,65,51,409.00/- (ரூபாய் இருபத்தி ஒரு கோடியே அறுபத்தி ஐந்து இலட்சத்து ஐம்பத்தி ஓராயிரத்து நாணூற்று ஒன்பது மட்டும்)
பகுதி-A:- எழும்பூர்-நுங்கம்பாக்கம் தாலுகா, நுங்கம்பாக்கம் கிராமத்திலுள்ள சொத்தின் பழைய எண். 785, புதிய எண். 192, அண்ணா சாலை, சென்னை - 600 002, இதன் R.S. எண். 31/8 (பகுதி) மற்றும் 27/10 (பகுதி), மொத்த பரப்பளவு 13 கிரவுண்டுகள் மற்றும் 154 ச.அடி (பதின்மூன்று கிரவுண்டுகள் மற்றும் நூற்று ஐம்பத்தி நான்கு சதுர அடி மட்டும்) மற்றும் இதிலுள்ள பகுதிகளும் துண்டுகளும். எல்லைகள்:- வடக்கில்: கூவம் நதி மற்றும் R.S. எண். 31/3 & 27/2; தெற்கில்: நிலம் & கூட்டிடம் R.S. எண். 27/10 (பகுதி); மேற்கில்: நிலம் & கூட்டிடம் தற்போது ஆனந்த விசுடனிடம் உள்ளது மற்றும் கிழக்கில்: R.S. எண். 27/8.				
பகுதி-B:- மேலே குறிப்பிட்டுள்ள பகுதி A சொத்தின் முதன்மை RCC கூட்டிடத்தின் (தரை தளம், 2வது தளம்) பரப்பளவு: 32,854 ச.அடி ; b) மற்றொரு RCC கூட்டிடத்தின் பரப்பளவு: 4,610 ச. அடி & c) A C கூரையால் மூடப்பட்ட இடத்தின் பரப்பளவு 5,958 ச.அடி.				
குறிப்பாக கடன்தாரர்கள் / ஜாமீன்தாரர்கள் மற்றும் பொதுவாக பொதுமக்களுக்கும் இதன் மூலம் எசரிக்கப்படுவதாவது சொத்துடன் எந்தவித நடவடிக்கையும் மேற்கொள்ளக் கூடாது. மேலும் சொத்து மீதான அனைத்து நடவடிக்கையும் IDBI வங்கி, பிராந்திய அலுவலகம், முதல் தளம், எண். 37, P.M. டவர், கிரீம்ஸ் சாலை, ஆயிரம் விளக்கு, சென்னை - 600 006. போன்: 044-28295399க்கு உட்பட்டதாகும்.				
தேதி : 05.06.2019 இடம் : சென்னை		வ/- அதிகாரபூர்வ அலுவலர் IDBI வங்கி லிமிடெட்		

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

E-Auction Notice Published in The Times of India dated 18.03.2024

 IDBI BANK CIN - L65190MH2004GOI148838	IDBI BANK LIMITED RETAIL RECOVERY	No.115, Anna Salai, Saidapet, Post Bag No.805, Chennai - 600015; PH: 044-22202261/22202092. Website: www.idbibank.in.	
The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer through E-auction for sale of the following property under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002, possession whereof has been taken by AO, IDBI Bank Ltd on 01.06.2019 . Notice is hereby given to the borrower/guarantors and the public in general.			
Borrower's Name: Smt. P Usha, Shri. R Parthiban & Shri. R P Rajarajan; Date of Demand Notice – Section 13(2) of SARFAESI Act: 04.03.2019; Date of Possession – Section 13(4) of SARFAESI Act: 01.06.2019;			
Outstanding Amount : Rs.38,96,07,981.39/- as on February 29, 2024			
Brief Description of the Property: SCHEDULE A: All that piece and parcel of land comprised in R.S.No's.31/8 (Part) and 27/10 (Part), Nungambakkam Village, Nungambakkam – Egmore Taluk, Property bearing Old No.785, New No.192, Anna Salai, Chennai – 600 002 , measuring an extent of 13 Grounds and 154 Sq.ft. , (Thirteen Grounds and One Hundred & Fifty Four Square feet Only) and bounded as follows:- North By: Coovum River and R.S.No's.31/3 & 27/2; South By: Land & Building in R.S.No.27/10 (Part); West By: Land & Building presently occupied by Ananda Vikatan & East By: R.S.No.27/8; SCHEDULE: B All that Part & Parcel of building constructed on the Schedule A Property comprising of a) Main Building (Ground Floor, First Floor & Second Floor) RCC Structure: 32,854 Sq.ft; b) Other R.C.C Structure: 4,610 Sq.ft & c) Area covered with A.C Sheet: 5,958 Sq.ft; Property is situated within the Registration District of Chennai Central and Sub-Registration District of Thousand light. Asset owned & mortgaged by Smt. P Usha, W/o. Shri. R Parthiban.			
RESERVE PRICE : ₹ 55,00,00,000/-		EMD : ₹ 5,50,00,000/-	
DATE & TIME OF INSPECTION:	March 27, 2024 [Wednesday] by 11.00 a.m. to 12.30 p.m.	LAST DATE OF SUBMISSION OF EMD & BIDS:	April 02, 2024 [Tuesday] up to 5.00 p.m.
DATE AND TIME OF E-AUCTION	03.04.2024 [Wednesday] by 11.00 a.m. to 12.00 noon. (Unlimited extension of 5 minutes each)		
Gist on the terms and conditions appearing in Bid Document:			
1) Sale is strictly subject to the terms and conditions given in this advertisement and in the “ Bid Document ”. Interested bidders may contact Shri. Naveen Kumar Agarwal on (M) 79900 35836 (E-mail) n.agarwal@idbi.co.in and Shri. Venkatragavan G on (M) 94861 99251 (E-mail) venkatragavan.g@idbi.co.in.			
2) For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid document which can be obtained from our Branch at No.115, Anna Salai, Saidapet, Post Bag No.805, Chennai - 600015 on all working days or downloaded from IDBI Bank website i.e. www.idbibank.in and https://bankauctions.in available from March 18, 2024 .			
STATUTORY 15 DAYS NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT			
The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before auction, failing which the property will be auctioned/ sold and balance dues if any will be recovered with interest and cost.			
Date: 18.03.2024; Place: Chennai			Sd/- Authorised Officer

E-Auction Notice Published in in Dinakaran (Tamil) dated 18.03.2024

 IDBI BANK CIN - L65190MH2004G0148838	ஐடிபிஐ வங்கி லிமிடெட் தனிநபர் கடன் மீட்பு	எண்.115, அண்ணாசாலை, சைதாப்பேட்டை, Post Bag எண்.805, சென்னை - 600015 PH: 044-22202261/22202092. Website: www.idbibank.in.
இதுன் மூலம் கடன்தாரர்/ ஜாமீன்தாரர்கள் மற்றும் பொதுவாக பொது மக்களுக்கு அறிவிப்பதாவது 2002ம் ஆண்டு கடனீட்டுச் சொத்தினை ரொக்கமாக்குதல், நிதிச் சொத்தினைச் சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கச் சட்டத்தின் கீழ் வர்த்துகளின்படியும் மற்றும் அதற்குத் தொடர்புடைய 2002-ம் ஆண்டு கடனீட்டுச் சொத்து மீதான உரிமை அமலாக்கச் சட்டத்தின் கீழ் 01.06.2019 தேதியில் அதிகாரபூர்வ அலுவலரானவர் சொத்தினை கவாதீனம் செய்துள்ளார். கீழே கையொப்ப மீட்டுள்ள IDBI வங்கியின் அதிகாரபூர்வ அலுவலரால் மின் ஏல விற்பனை செய்வதற்காக விலைப்புள்ளிகள் வரவேற்கப்படுகின்றன.		
கடன்தாரர் பெயர்: திருமதி.P.உஷா, திரு. R.பார்த்திபன் & திரு.R.P. ராஜராஜன்; கோரிக்கை அறிவிப்பு தேதி : SARFAESI சட்டம், பிரிவு 13(2)ன் கீழ்: 04.03.2019; சுவாதீன அறிவிப்பு தேதி : SARFAESI சட்டம், பிரிவு 13(4)ன் கீழ்: 01.06.2019;		
நிலுவைத் தொகை: 29.02.2024 அன்றுள்ளபடி ரூ. 38,96,07,981.39/-;		
அடமானம் வைக்கப்பட்ட சொத்தின் சுருக்கமான விவரம்: அட்டவணை : A மத்திய சென்னை பதிவு மாவட்டம் மற்றும் ஆயிரம் விளக்கு சார்-பதிவு மாவட்டத்திற்குட்பட்ட, நூங்கம்பாக்கம்-எழும்பூர் வட்டம், நூங்கம்பாக்கம் கிராமத்தின், R.சர்வே எண்.31/8 (பகுதி) மற்றும் 27/10 (பகுதி), ஆகியவற்றில் அடங்கிய பழைய எண்.785, புதிய எண்.192, அண்ணா சாலை, சென்னை - 600 002, இல் உள்ள சொத்தின் விஸ்தீரணம் 13 கிரவுண்டுகள் மற்றும் 154 ச.அடி., (பதிமூன்று கிரவுண்டுகள் மற்றும் நூற்று ஐம்பத்து நான்கு சதுர அடி மட்டும்) கொண்ட நிலம், அதனைச் சார்ந்த அனைத்து துண்டு மற்றும் பகுதி. எல்லைகள்: வடக்காக : கூவம் ஆறு மற்றும் R. சர்வே எண். 31/3 மற்றும் 27/2; தெற்காக : R. சர்வே எண்.27/10(பகுதி) இல் உள்ள கட்டிடம் மற்றும் நிலம்; மேற்காக : தற்போது ஆண்ட விசுடன் அலுவலகம் அமைந்துள்ள கட்டிடம் மற்றும் நிலம் & கிழக்காக : R. சர்வே எண்.27/8. அட்டவணை: B மத்திய சென்னை பதிவு மாவட்டம் மற்றும் ஆயிரம் விளக்கு சார்-பதிவு மாவட்டத்திற்குட்பட்ட, அட்டவணை A சொத்தில் கட்டப்பட்டுள்ள கட்டிடம், a) பிரதான கட்டிடம் (தரை தளம், முதல் தளம் மற்றும் இரண்டாம் தளம்) RCC வடிவமைப்பு: 32,854 ச.அடி, b) இதர R.C.C வடிவமைப்பு: 4,610 ச.அடி & c) A.C தளத்தாலான பரப்பளவு: 5,958 ச.அடி அதனைச் சார்ந்த அனைத்து துண்டு மற்றும் பகுதி. திருமதி.P.உஷா, க/பெ.திரு.R.பார்த்திபன் அவர்களின் பெயரில் உள்ள அடமானம் வைக்கப்பட்ட சொத்து.		
குறைந்தபட்ச கேட்பு விலை : ₹ 55,00,00,000/-		டேவணி தொகை : ₹ 5,50,00,000/-
சொத்துக்களை பார்வையிடும் தேதி மற்றும் நேரம்:	27-03-2024 (புதன்கிழமை) காலை 11.00 மணி முதல் மதியம் 12.30 மணி வரை	எல்புள்ளிகள் டேவணித்தொகை சமர்ப்பிக்க கடைசி தேதி: 02-04-2024 (செவ்வாய்கிழமை) மாலை 5 மணி வரை
மின் ஏல தேதி மற்றும் நேரம்	03.04.2024	[புதன்கிழமை] காலை 11 மணி முதல் நண்பகல் 12 மணி வரை (தலா 5 நிமிடங்கள் கொண்ட கால நீட்டிப்புகள் தொடர்ந்து தரப்படும்).
ஒப்புநாட்டில் உள்ள ஆவணத்தில் உள்ள விதிமுறைகள் - நிபந்தனைகளின் சுருக்கம்:		
1) விற்பனையானது இந்த விளம்பரத்திலும் "ஏல ஆவணத்திலும்" கொடுக்கப்பட்டுள்ள விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு உட்பட்டது. விருப்பமுள்ள ஏலதாரர்கள் திரு. நவீன் குமார் அகர்வால் (M) 79900 35836 (E-mail) n.agarwal@idbi.co.in, மற்றும் திரு. வெங்கட்ராகவன் G (M) 94861 99251 (E-mail) venkatragavan.g@idbi.co.in ஆகியோரை தொடர்பு கொள்ளலாம்.		
2) ஏல செயல்முறையின் விரிவான நடைமுறை, விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு, ஏலதாரர்கள் ஏல ஆவணத்தைப் பார்க்கவும், ஏல ஆவணத்தை எங்கள் கிளை எண்.115, அண்ணாசாலை, சைதாப்பேட்டை, Post Bag எண்.805, சென்னை - 600015ல் அனைத்து வேலை நாட்களிலும் பெற்றுக் கொள்ளலாம் அல்லது ஐடிபிஐ வங்கி வலைத்தளத்திலிருந்து 18.03.2024 அன்று முதல் www.idbibank.in மற்றும் https://bankauctions.in ஆகிய இணையதளத்திலிருந்து பதிவிறக்கம் செய்யலாம்.		
SARFAESI சட்டத்தின் விதி 9(1) இன் கீழ் 15 நாட்கள் விற்பனை அறிவிப்பு		
கடன்தாரர்/ஜாமீன்தாரர் ஏலத் தேதிக்கு முன் முழுமையான வட்டி மற்றும் துணை செலவினங்களுடன் மேலே குறிப்பிட்டுள்ள தொகையை செலுத்துமாறு அறிவிக்கப்படுகிறார்கள், தவறினால் சொத்து ஏலம் விடப்பட்டு விற்பனை செய்யப்பட்டு மீதத்தவணை தொகைகள் ஏதும் இருப்பின், அவை வட்டி மற்றும் இதர செலவின தொகைகளுடன் வசூலிக்கப்படும்.		
தேதி : 18.03.2024; இடம் : சென்னை		ஒப்பம்/- அதிகாரபூர்வ அதிகாரி

The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The Times of India (English)	Chennai	18.03.2024
2	Dinakaran (Tamil)	Chennai	18.03.2024

(III)

BRIEF DESCRIPTION OF SECURED ASSET

(a) Details of Property

SCHEDULE-A

All that piece and parcel of land comprised in R.S.No's.31/8 (Part) and 27/10 (Part), Nungambakkam Village, Nungambakkam – Egmore Taluk, Property bearing **Old No.785, New No.192, Anna Salai, Chennai – 600 002**, measuring an extent of **13 Grounds and 154 Sq.ft.**, (Thirteen Grounds and One Hundred & Fifty Four Square Feet Only) and is bounded as follows:-

North By : Coovum River and R.S.No.31/3 & 27/2;

South By : Land & Building in R.S.No.27/10 (Part);

West By : Land & Building presently occupied by Ananda Vikatan &

East By : R.S.No.27/8;

SCHEDULE-B

All that Part & Parcel of building constructed on the Schedule A Property comprising of

a) Main Building (Ground Floor, First Floor & Second Floor) RCC Structure: 32,854 Sq.ft;

b) Other R.C.C Structure: 4,610 Sq.ft &

c) Area covered with A.C Sheet: 5,958 Sq.ft;

Property is situated within the Registration District of Chennai Central and Sub-Registration District of Thousand light. **Asset owned and mortgaged by Smt. P Usha.**

Outstanding Dues of IDBI Bank in the loan accounts of

Smt. P Usha and Others as on 29.02.2024

(Amount in Rs.)

	Loan Against Rent Receivables	Total
Principal	20,95,89,535.00/-	20,95,89,535.00/-
Interest	17,30,27,721.00/-	17,30,27,721.00/-
Additional Interest	0.00/-	0.00/-
Further Interest	0.00/-	0.00/-
Liquidated damages	0.00/-	0.00/-
Legal Charges	69,90,725.59/-	69,90,725.59/-
Total	38,96,07,981.39/-	38,96,07,981.39/-

Total dues as on February 29, 2024: Rs.38,96,07,981.39/- plus interest and costs thereon w.e.f. March 01, 2024.

(V) TERMS & 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.</p>
2	<p>Issue of Tender/ Offer / Bid Document</p> <p>The Tender Document along with required Form is available from March 18, 2024 (Monday) to April 02, 2024 (Tuesday) on any working day between 11.00 am to 5.00 pm and can be obtained from Authorised Officer, IDBI Bank Ltd, Retail Recovery, No.115, Anna Salai, Saidapet, Post Bag No.805, Chennai 600 015.</p> <p>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/</p>
3	<p>Reserve Price and EMD</p> <p>a) The Reserve Price for the sale of the property is Rs.55,00,00,000/- (Rupees Fifty Five Crore Only).</p> <p>b) The EMD (Earnest Money Deposit) has been fixed at Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakh Only).</p>
4.	<p>The sale of Secured Assets is on "As is where is", "As is what is", "Whatever there is", and "Without recourse" basis. The description of the immovable property is based on the mortgage created by the Borrowers with the secured lender from time to time and the representations made by them. The Authorised Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Smt. P Usha, Shri. R Parthiban and Shri. R P Rajarajan (Borrower/ Mortgagor) 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 except unpaid property tax dues of Rs.1,40,04,752/- as per notice issued by Greater Chennai Corporation vide Zone-9, Division No.111, Bill No.09-111-071717-000 or the period from</p>

	<p>I/2013-14 to II/2023-24, and CMWSSB, Chennai Metropolitan Water Supply and Sewerage Board dues is Rs.67,06,369/- (Details retrieved from CMWSSB website, Ref No:09/111/01717/000 from I/2013-14 to II/2023-24). However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p>
5.	<p>Inspection of assets The interested parties may, at their own cost and expense, inspect the property on March 27, 2024 (Wednesday) between 11.00 a.m. to 12.30 p.m. in the presence of a representative of the AO available at the site to facilitate the inspection.</p>
6.	<p>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.</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 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 abuttals 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.</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 Tender/Offer</u> The Bidder shall complete in all respects the Profile of the Bidder and Declaration by the Bidder annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of all the documents. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of “Profile of the bidder” & “Declaration by the Bidder” are given in Chapter VI & VII of this Tender Documents. Form of appendix to the profile (declaration by the bidder) is given in Chapter VIII. Bids</p>

	can be submitted in sealed envelopes along with required documents.
10.	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11.	The Bid documents shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12.	The Bid documents shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13.	<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, Retail Recovery, No.115, Anna Salai, Saidapet, Post Bag No.805, Chennai 600 015 on any working day but not later than 05.00 p.m. on April 02, 2024 (Tuesday) in a sealed cover which shall be superscribed as “Bid Document and EMD: A/c Smt. P Usha, Shri. R Parthiban and Shri. R P Rajarajan” 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 Smt. P Usha, Shri. R Parthiban and Shri. R P Rajarajan” payable at Chennai 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 favour of IDBI Bank Limited, Account No.32237000010771, IFSC Code: IBKL0000322, Branch: Sriperumbudur, Ajay Prabhu Complex, Chennai-620 105 not later than 5 p.m. on April 02, 2024 (Tuesday). 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.

<p>15.</p>	<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 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> <ul style="list-style-type: none">a. Form duly signed & filled up. Please download from http://bankauctions.in/b. Self attested copy of Pan Cardc. Self attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one)d. 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. Jaya Prakash on (M) 8142000064 and on prakash@bankauctions.in; & Shri. M Dinesh on (M) 8142000735 and on dinesh@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>
<p>16.</p>	<p>The E-auction day: on April 03th 2024 (Wednesday) between 11.00 a.m. to 12.00 noon.</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.10,00,000/-.</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</p>

	the Reserve Price in multiples as above.
17.	<u>Payment of Sale Price</u> The successful bidder on acceptance of his/ her bid/ offer by the AO, will be required to deposit 25% of the sale price (less the amount of EMD) on the same day or not later than next working day by way of crossed A/c Payee Demand Draft/ Pay Order drawn in favour of “ IDBI Bank Ltd.-A/c Smt. P Usha, Shri. R Parthiban and Shri. R P Rajarajan ” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 32237000010771 , IFSC Code: IBKL0000322 , Branch: Sriperumbudur, Ajay Prabhu Complex, Chennai-620 105. 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 Smt. P Usha, Shri. R Parthiban and Shri. R P Rajarajan ” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 32237000010771 , IFSC Code: IBKL0000322 , Branch: Sriperumbudur, Ajay Prabhu Complex,,Chennai-620 105.
18.	As per Sec 194-I A of income Tax Act, 1961, TDS @ 1% or 0.75% as the case may will be applicable on the sale proceeds where the sale consideration is Rs.50 Lakh and above. Payment of TDS should be made through Form 29QB incorporating Bank's Pan Number by the successful bidder and submit certificate to the Authorised Officer.
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.	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22.	The successful Bidder shall, after making full payment of sale price within 15 days from the date of communication of confirmation of sale or such extended period as may be granted by the AO at his sole and absolute discretion in any case not exceeding three months, 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>In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/ her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.</p>
23.	<p>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.</p>
24.	<p>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.</p>
25.	<p>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.</p>
26.	<p>In the event of IDBI Bank's office remaining closed on the day of Auction for any unforeseen reason, the Auction shall take place on the next working day of IDBI Bank Ltd at 11.00 AM to 12.00 Noon.</p>
27.	<p><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 in compliance of the SARFAESI Act/ Rule.</p>
28.	<p>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.</p>
29.	<p>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</p>

	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 wilful default of the bidder or if the sale is set aside by an order of the Court/ Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/ her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/ her.
31.	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
32.	Particular specified in schedule above has been stated to the best of the information of the authorized officer/ Bank. Authorized Officer and / or Bank will not be answerable for any error, mis-statement or omission in this Public Notice.
33.	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Chennai shall have jurisdiction to entertain /adjudicate such disputes.
34.	Tenderer (s) must ensure the following while submitting the tender: A. That the tender should be filled in the format of the tender bids enclosed at Annexure –VI/VII. B. Copy of the Pan Card of the person/s bidding and if it is a company/ firm then copy of the Pan Card of company/firm. C. Copy of certificate of incorporation of the company/firm D. Board Resolution of the company/firm authorising the person/ partner to file the bid for the assets and copy of the identity proof of the said person/partner. E. That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested F. That all alteration, erasures and over writing, if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.

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

For purchase of the below property

SCHEDULE: A

All that piece and parcel of land comprised in R.S.No's.31/8 (Part) and 27/10 (Part), Nungambakkam Village, Nungambakkam – Egmore Taluk, Property bearing Old No.785, New No.192, Anna Salai, Chennai – 600 002, measuring an extent of 13 Grounds and 154 Sq.ft., (Thirteen Grounds and One Hundred & Fifty Four Square feet only) and is bounded as follows:- North By: Coovum River and R.S.No.31/3 & 27/2; South By: Land & Building in R.S.No.27/10 (Part); West By: Land & Building presently occupied by Ananda Vikatan & East By: R.S.No.27/8;

SCHEDULE: B

All that Part & Parcel of building constructed on the Schedule A Property comprising of Main Building (Ground Floor, First Floor & Second Floor) RCC Structure: 32,854 Sq.ft; Other R.C.C Structure: 4,610 Sq.ft & Area covered with A.C Sheet: 5,958 Sq.ft. Property is situated within the Registration District of Chennai Central and Sub-Registration District of Thousand light. **Asset owned and mortgaged by Smt. P Usha.**

(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)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	:	

5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD).	:	
	<i>i)</i> Demand Draft No. / Pay Order No.	:	
	<i>ii)</i> Date of Demand Draft / Pay Order	:	
	<i>iii)</i> Name of the Issuing Bank and Branch	:	
Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.			
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

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

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

Signature of the duly Authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

(VII) FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of the below property

SCHEDULE: A

All that piece and parcel of land comprised in R.S.No's.31/8 (Part) and 27/10 (Part), Nungambakkam Village, Nungambakkam – Egmore Taluk, Property bearing Old No.785, New No.192, Anna Salai, Chennai – 600 002, measuring an extent of 13 Grounds and 154 Sq.ft., (Thirteen Grounds and One Hundred & Fifty Four Square feet only) and is bounded as follows:- North By: Coovum River and R.S.No.31/3 & 27/2; South By: Land & Building in R.S.No.27/10 (Part); West By : Land & Building presently occupied by Ananda Vikatan & East By: R.S.No.27/8;

SCHEDULE: B

All that Part & Parcel of building constructed on the Schedule A Property comprising of Main Building (Ground Floor, First Floor & Second Floor) RCC Structure: 32,854 Sq.ft; Other R.C.C Structure: 4,610 Sq.ft & Area covered with A.C Sheet: 5,958 Sq.ft. Property is situated within the Registration District of Chennai Central and Sub-Registration District of Thousand light. **Asset owned and mortgaged by Smt. P Usha.**

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

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/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	:	
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* 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:

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER FOR PROPERTY SITUATED AT
“KARUMUTHU NILAYAM”, OLD NO.758, NEW NO.192, ANNA SALAI,
VASAN AVENUE, CHENNAI – 600 002

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

To,
The Authorised Officer,
IDBI Bank Limited.,
Retail Recovery Department.
No.115, Annasalai, Saidapet,
Post Bag No.805,
Chennai-600015

Sir,

Sale of Secured Asset's / Properties situated at “Karumuthu Nilayam”, Old
No.758, New No.192, Anna Salai, Vasan Avenue, Chennai – 600 002

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 15th day of communication of confirmation of sale of the property or such extended period as may be granted by the AO at her sole and absolute discretion in in any case not exceeding three months, 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 **Smt. P Usha, Shri. R Parthiban and Shri. R P Rajarajan**" payable at Chennai.

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.**32237000010771, IFSC Code: IBKL0000322,** Branch: Sriperumbudur, Ajay Prabhu Complex, Chennai-620 105.

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 _____ 2024

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 :
