

The Authorised Officer (AO)

of

IDBI BANK LIMITED

GREAMS ROAD

No.37, 1<sup>st</sup> Floor, PM Towers, Greams Road,  
Chennai - 600006

**SHRI.SIDHAN M**

**AUCTION DATE: 21.05.2024**

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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## Possession Notice Published in DT Next on 23.02.2022

**IDBI BANK LIMITED**  
Retail Recovery, Regional Office, No. 37, First Floor, P.M. Towers,  
Greens Road, Chennai - 600006, Ph: 044-22295394

**POSSESSION NOTICE (RULE 8(1)) (For Immovable properties)**

Whereas the undersigned being the Authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13(12) of SARFAESI Act read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice 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 borrowers/ mortgagors have failed to repay the amount, Notice is hereby given to the borrowers/mortgagors and the public in general that the undersigned has taken Possession of Properties mortgaged to the Bank, described herein below in exercise of powers conferred under Sec. 13(4) of SARFAESI Act 2002 read with Rule 8(1) & (2) of Security Interest (Enforcement) rules 2002.

**S.No.1: Borrower's Name & Address :** Shri. Karthik Chandrasekar, Shri. Balaji Chandrasekar & Smt. Nandheeswari; Demand Notice Dated: 06.12.2021; Possession Notice Dated: 18.02.2022; Outstanding Amount as per Demand Notice: Rs.13,00,205.71/- (Rupees Thirteen Lakh Two Hundred and Five & Paise Seventy One Only).

**SCHEDULE OF THE PROPERTY:-** All that piece and parcel of Land measuring 1215 Sq.ft., comprised in Survey No.389 (as per patta extract 389/31), Patta No.454, No.57, Kerugambakkam Village, bearing Plot No's.40 & 41, (PP No.178/2010), Kerugambakkam, Sriperumbudur Taluk, Kanchipuram District and the land is bounded as follows. On the North By: 20 Feet Road; On the South By: Surya Prakasam's land; On the East By: Plot No.42 & On the West By: Plot No.39; Admeasuring:- North to South on the Eastern Side: 35½ Feet; North to South on the Western Side: 37 Feet; East to West on the Southern Side: 33½ Feet & East to West on the Northern Side: 33½ Feet; Total measuring 1215 Sq.ft., Property is situated within the Sub Registration District of Pammal and Registration District of Chennai South. Property lies within Kundrathur Panchayat & Padappai Union limits. Asset owned by Smt. Nandheeswari.

**S.No.2: Borrower's Name & Address :** Shri. Sidhan.M & Shri. Raamesh.K; Demand Notice Dated: 14.01.2020; Possession Notice Dated: 18.02.2022; Outstanding Amount as per Demand Notice: Rs.3,89,327/- (Rupees Three Lakh Eighty Nine Thousand Three Hundred and Twenty Seven Only).

**Schedule of the Property:-** All that piece and parcel of Residential Plot No.4 admeasuring 1282 Sq.ft comprised in S.No.196/2, New Survey No.196/2A2A of Villinjiyambakkam Village, Poonamallee Taluk, Thiruvallur District and bounded as follows:- On the North By: Vacant Land; On the South By: 16 Feet Road; On the East By: Plot No.5 & On the West By: Plot No.3; Together with all structure and building thereon attached to the earth or permanently fastened to anything attached to the earth both existing and future. Asset Owned by Shri. Sidhan M.

**S.No.3: Borrower's Name & Address :** Shri. Udhaya Shankar Kothandaraman & Smt. U.Usha Rani; Demand Notice Dated: 28.02.2020; Possession Notice Dated: 18.02.2022; Outstanding Amount as per Demand Notice: Rs.1,60,259/- (Rupees One Lakh Sixty Thousand Two Hundred & Fifty Nine Only).

**Schedule A:** All that piece and parcel of Land situated in paper mills road, Sembiam, Perambur, Chennai bearing Door No.84 to 87 measuring about 9½ acres comprised in R.S.No.109 bounded on the North by Paper Mills Road in the Sub Registration District of Sembiam in the Registration District of Chennai North. **Schedule B:** All the piece of land and house bearing New Door No.8/22, Previous Door No. 22, Old No.84 to 87, East Main Road, Gopal Reddy Colony, Paper Mills Road, Chennai – 600 082 (Plot No.17 in layout no. 36/60) and bounded on the North By: Door No.9/23, East Main Road, Gopal Reddy Colony; South By: Door No.7/21, East Main Road, Gopal Reddy Colony; East By: East Main Road, Gopal Reddy Colony & West By: Door No.2, Prakash Avenue, Sembiam Perambur; Admeasuring:- North to South on the Eastern Side: 50 Feet; North to South on the Western Side: 50 Feet; East to West on the Southern Side: 120 Feet & East to West on the Northern Side: 126 Feet; of a total measuring 6225 Sq.ft. comprised in R.S.No.109 (part), as per patta T.S.No.21, Block No.20 of Sembiam Village and situated within the Sub Registration District of Sembiam and Registration District of North Chennai. **Schedule C:** An Undivided 274/6225 share in the entire schedule B property. Asset Owned by Smt. U Usha Rani.

The borrowers and the Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealing with the properties will be subject to the charge of the IDBI Bank Ltd, Retail Recovery, 1<sup>st</sup> Floor, No. 37, P.M. Towers, Greens Road, Thousand Lights, Chennai 600006.

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.

Date : 18.02.2022; Place : Chennai Sd/- Authorised Officer, IDBI Bank Ltd, Chennai

## **Possession Notice Published in The Hindu Tamil on 23.02.2022**

**E-Auction Notice Published dated in The New Indian Express on 18.04.2024 - Chennai**  
**Edition**



**IDBI BANK LIMITED - RETAIL RECOVERY**, Regional Office,  
 No.37, First Floor, PM Towers, Greams Road, Chennai-600006; Ph: 044-28293316/28295378.

The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offers 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, possession whereof has been taken by AO, IDBI Bank Ltd on Various dates. Notice is hereby given to the borrower/guarantors and the public in general.

**Borrower Name's and Address:** Shri. Sidhan M, No:4, Mohana Nagar, Main Joy Bell School Road, Poonamallee, Chennai – 600 056

**Date of Demand Notice-Section 13(2) of SARFAESI Act: 14.01.2020 ; Date of Possession Notice-Section 13(4) of SARFAESI Act: 18.02.2022 ; Outstanding Amount : Rs. 6,74,077/- together with further interest thereon with effect from 29.09.2019;**

**(Details of the immovable secured assets): (Assets owned and mortgaged by the borrower Sidhan M who has created mortgage)** All that piece and parcel of Vacant Land bearing Plot No's.4 comprised in Sy No 196/2, Patta S No.196/2A2A, Measuring an extent of 1282 Sqft approved by the CMDA , Avadi Municipal Approval No.PP No.1012/2005/F2 dated 29.11.2005, BA No.1357/2005 / F2 Dt.3.10.2005 at No.5, Villinimbakkam Village, Poonamallee taluk, Thiruvallur Dist, and bounded on the North by: Vacant Plot, South by:16 Ft Road, East by: Plot No.5, West by: Plot No.3, Measuring on the : North by:35 Ft 0 Inches, South by: 35 Ft 0 Inches, East by: 37 Ft 6 Inches, West by : 35 Ft 09 Inches. Total exnt of 1282 Sqft and situated within the Registration District of South Chennai and Sub Registration District of Avadi.

**RESERVE PRICE : ₹ 24,35,800/-**

**EMD : ₹ 2,43,580/-**

**DATE & TIME OF INSPECTION:**

16.05.2024 between 11.00 am to 12.30 Noon.

**LAST DATE OF SUBMISSION OF EMD & BIDS:**

20.05.2024 upto 5.00 p.m.

**DATE OF E-AUCTION**  
**21.05.2024 (Tuesday)**

**TIME OF E-AUCTION**  
**between 11.00 am 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 Mrs. R Aparna (M) 9444960606 (E-mail) r.aparna@idbi.co.in & Shri. Tattamanagalam Subramaniam Sriram on (M) 98861 08843 (E-mail) sriram\_ts@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 Retail Recovery, Regional Office, PM Towers, First Floor, No.37, Greams Road, Chennai – 600 006 on all working days or downloaded from IDBI Bank website i.e. [www.idbibank.in](http://www.idbibank.in) and <https://hankauctions.in> available from 18.04.2024.

**STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) 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: 17.04.2024; Place: Chennai

Sd/- Authorised Officer, IDBI Bank Ltd.

## **Auction Notice Published dated in Dinamani( Tamil) on 18.04.2024 –**

## Chennai Edition



ஜிபிஐ வங்கி லிமிடெட், தனிநபர் கடன் மிட்பு, பிராந்திய ஆலுவலகம், எண்.37, முதல் தளம், PMI வர்க்க, சிரியில் ரோடு, சென்னை - 600 006. Ph: 044-28293316/28295378.

இந்த முயற்சைகள் மூலம் தொழிலாளர்கள் மற்றும் பொதுமக்கள் செலுத்துகின்ற அறிவிப்புத்தொழுது 2002-ல் ஆண்டு கூறிட்டுச் சொல்லினால் பொதுமக்களுக்கு, நிதி மேற்கொண்ட நிலைத்திறம் மற்றும் கூறிட்டுச் சொல்லும் முனை உரிமை அமைக்கங்கள் கட்டுத்தின்கூடியதாக மற்றும் அதற்குத் தொடர்பாக 2002-ல் ஆண்டு கூறிட்டுச் சொல்கும் முனை உரிமை அமைக்கங்கள் எட்டினால் கீழ் அறிகாரப்படியான அறிவுவழங்கான பொதுமொழி கவனத்தை வெளியிட்டுள்ளது. சிறு காலபொருள்கள் முன் IDBI வங்கியின் அதிகாரப்படியான அறிவுவழங்கான பின்னால் சிற்பியங்கள் செய்வதற்காக விவரவழிகளின் வாலேஷ்டப்படுகின்றன.

கடங்காரி பெயர் மற்றும் முகவரி : திரு. சித்தா. M, எண்.4, வோகானா நகர், இநிலாக் கூம் பெங் பாரி காலை, பூர்த்தாங்கி, பேரவைக்கு -600 056;

கோரிக்கை அறிவிப்பு தேதி : SARFAESI சட்டம், பிரிவு 13(2)க் க்கு : 14.01.2020; கூத்து அறிவிப்பு தேதி : SARFAESI சட்டம், பிரிவு 13(4)க் க்கு : 18.02.2022; நிறுவுவத் தொகை : ரூ.6,74,077/- (ஒப்பு அது இன்டர்ட்ரூ எஸ்பிரீத் தாங்களின்று எஸ்பிரீத் தாங்களுக்கு கொடுமை : கொடுமை 29.09.2019 அன்றை முதல் எதிர்கால வாய்ப்பு தடவு ;

(துறையால் பிரிவைச் சொல்லின் விவரங்கள்): (கடங்காரர் திரு. சித்தந. ம் அவர்களுக்கும் செல்வதானா அடிப்பாட்டில் உள்ள சொல்லத் தொகை கொடுத்திருப்பதை திருவாங்குரு மாண்பும், முழுமூலத்தில் தொடர்பு என்று, எண்.5, வினாக்கலாப்பாக்கல் விவரங்களின் செலவே எண்.196/2, பட்டா செலவே எண்.196/2A2A இல் அடங்கிய 29.11.2005 கேட்கிட்ட தொகை தாழாக்கி அம்சங்கள் PP எண்.1012/2005/F2 இல் படி CMDA கிராண்டின் அம்சங்களைப் போல், 3.10.2005 நேர்விட்ட தாண்டிக் 1375/2005 / F2 இல் படி 1282 ரூபாய் பொது வெளியே வரவேண்டும் என்று திருவாங்குரு மாண்பும் எண்.4 அம்சங்கள் சார்ந்த அவைகளுக்கு துணை மூன்று பஞ்சா. எனவே விவரங்கள் வட்டக்கிள் காலி தில்ஸ் போதிலிருந்து 16 ரூபாய், மின்சாரி அம்சங்கள் எண்.5 & போதில், மாண்பும்.3; மற்றும்புக்கள் வட்டக்கிள் 35 ரூபாய் அம்சங்கள், போதிலிருந்து 35 ரூபாய் அம்சங்கள், மின்சாரி 37 ரூபாய் அம்சங்கள், போதிலிருந்து 35 ரூபாய் 09 அம்சங்கள், மொத்த விவரங்களை 1282 ரூபாய்.

குறைந்தமட்ச கேட்பு விலை : ₹ 24,35,800/-

விலை கொடுக்க : ₹ 2,43,580/-

ഭാരതത്തിലെ പാർപ്പാമ്പിലും തെക്കി എന്നും ദേശം:

16.05.2024; காலை 11 மணி முதல் மதியம் 12.30 மணி வரை

ପ୍ରାଚୀନତାକୁ ଓ ଜୀବନକୁ ଉପରେ ଉପରେ ଉପରେ

20.05.2024, 10:05:55 မონი လეიტ

## ମିଳି ଏବଂ କେତି:

## ମିଳି କୁଳ କ୍ରେସ୍;

21.05.2024 | බැස්වායි මැයි

காலை 11 மணி முதல் நன்பகல் 12 மணி வரை (குல 5 மினிபுக்கள் கொண்ட கால நிபுண்புகள் கொப்பாக்க தூய்பில்).

ବ୍ୟାପକ ବ୍ୟାପକ ବ୍ୟାପକ ବ୍ୟାପକ ବ୍ୟାପକ ବ୍ୟାପକ ବ୍ୟାପକ ବ୍ୟାପକ

SARFAESI கட்டத்தின் விதி 8(5) இன் கீழ் 30 மாட்டுள்ள விதிகளை விடுவிட்டு

கடங்காரர்களுக்காக எங்க தேவிக்கு முன் மழுவையான வடக்கு அறையில் குதித்து செலுவினங்களுக்கு மேலே குதிப்பிட்டுள்ள பொதுக்காலை செலுக்குமான அறைக்கூட்டுப்பகுதியிலிருக்கிறது. அமுக்கால் பொதுக்கால் என்ற விடையை மிகவும் செலுவிட்டு நிதிக்காலை பொதுக்கால் என்ற விடையைப் போல், அமுக்கால் பொதுக்கால் செலுவிட்டு பொதுக்காலை என்ற விடையைப் போல்.

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அகிதாபர்வ அகிதாரி, ஜபில வங்கி விட

The above notice was published in the following newspapers

S.No.	Newspapers	Editions	Date Published
1	<b>The New Indian Express</b>	Chennai	18.04.2024
2	<b>Dinamani ( Tamil)</b>	Chennai	18.04.2024

III

**BRIEF DESCRIPTION OF THE ASSET**

**(a) Details of Property**

**The Assets owned and Mortgaged by**  
**Shri. Sidhan M**

Property Description
Schedule
All that piece and parcel of Vacant Land bearing Plot No's.4 comprised in Sy No 196/2, Patta S No.196/2A2A, Measuring an extent of 1282 Sqft approved by the CMDA , Avadi Municipal Approval No.PP No.1012/2005/F2 dated 29.11.2005, BA No.1357/2005 / F2 Dt.3.10.2005 at No.5, Villiniambakkam Village, Poonamallee taluk, Thiruvallur Dist, and bounded on the
North by: Vacant Plot
South by:16 Ft Road
East by: Plot No.5
West by: Plot No.3
Measuring on the :
North by:35 Ft 0 Inches
South by: 35 Ft 0 Inches
East by: 37 Ft 6 Inches
West by : 35 Ft 09 Inches
Total exnt of 1282 Sqft and situated within the Registration District of South Chennai and Sub Registration District of Avadi.

**IV**

**Outstanding Dues of IDBI Bank in the account Shri.Sidhan M**  
**as on 28.09.2019**

(Amount in Rs)

	<b>Housing Loan</b>
PRINCIPAL	Rs. 366343/-
INTEREST	Rs. 307734/-
ADDITIONAL INTEREST	NIL
FURTHER INTEREST	NIL
LIQUIDATED DAMAGES	NIL
<b>TOTAL</b>	<b>Rs. 6,74,077/-</b>

**Total dues as on 28.09.2019 Rs. 6,47,077 plus interest and costs thereon w.e.f 29.09.2019.**

## **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 lenders.</p>			
2	<p><b>Issue of Tender/ Offer / Bid Document</b>  The Tender Document along with required Form is available from <b>18.04.2024 to 20.05.2024</b> on any working day between 11.00 am to 5.00 pm and can be obtained from <b>Authorised Officer-Smt Aparna R – 044 22202261</b>,  <b>Email:</b> <a href="mailto:r.aparna@idbi.co.in">r.aparna@idbi.co.in</a>, IDBI Bank Ltd., Retail Recovery, No.37, PM Towers, 1<sup>st</sup> Floor, Greams Road, Chennai 600 006.  The tender document can also be downloaded from IDBI website - <a href="http://www.idbi.com">www.idbi.com</a> →Announcements →Notices &amp; Tenders <b>And</b> also from E-auction service provider i.e M/s <b>foreclosureindia.com</b>, website <a href="http://bankauctions.in/">http://bankauctions.in/</a></p>			
3	<p><b>Reserve Price and EMD</b>  The Reserve Price for the sale of the Secured Assets is fixed as under :</p>			
Property Details	Reserve Price (in. Rs)	EMD (in. Rs.)		
1	<p>All that piece and parcel of Vacant Land bearing Plot No's.4 comprised in Sy No 196/2, Patta S No.196/2A2A, Measuring an extent of 1282 Sqft approved by the CMDA , Avadi Municipal Approval No.PP No.1012/2005/F2 dated 29.11.2005, BA No.1357/2005 / F2 Dt.3.10.2005 at No.5, Villiniambakkam Village, Poonamallee taluk, Thiruvallur Dist, and bounded on the</p> <p>North by: Vacant Plot  South by:16 Ft Road  East by: Plot No.5  West by: Plot No.3  Measuring on the :</p> <p>North by:35 Ft 0 Inches  South by: 35 Ft 0 Inches  East by: 37 Ft 6 Inches  West by : 35 Ft 09 Inches</p> <p>Total exnt of 1282 Sqft and situated within the Registration District of South Chennai and Sub Registration District of Avadi.</p>	24,35,800/-	2,43,580/-	

4.	<p>The sale of Secured Assets is on “<b>As is where is basis</b>”, “<b>As is what is basis</b>”, “<b>Whatever there is basis</b>” and “<b>Without recourse basis</b>”. 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 <b>Shri. Sidhan M ,The Assets owned and Mortgaged by Shri. Sidhan M</b> 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.</p>
5.	<p><b>Inspection of assets</b> The interested parties may, at their own cost and expense, inspect the property on <b>16.05.2024</b> between <b>11.00 am to 12.30 Pm</b> in the presence of a representative of the AO available at the site to facilitate the inspection. Interested bidders may contact the <b>Authorised Officer- Smt. Aparna R – 044 2220 2261, Email: r.aparna@idbi.co.in.</b></p>
6.	<p><b>Due Diligence by the Bidders</b> 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 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.</p>
8.	<p>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.</p>
9.	<p><b>Submission of Tender/Offer</b> 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 <b>shall sign and date each of the documents</b> in the space provided</p>

	<p>therein for the purpose. <b>The Bidder shall initial each page of all the documents.</b> Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of “Profile of the bidder” &amp; “Declaration by the Bidder” are given in Chapter VI of this Tender Document. Bidders may fill in only the form relevant / applicable to them. The Bidder shall submit separate bid documents for each property</p>
<b>10.</b>	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
<b>11.</b>	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.
<b>12.</b>	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.
<b>13.</b>	<p><b><u>Last date for submission of Bid Document</u></b></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.37, PM Towers, 1<sup>st</sup> Floor, Greams Road, Chennai - 600006 on any working day but <b>not later than 05.00 p.m. on 20.05.2024</b> in a sealed cover which shall be superscribed as <b>“Bid Document and EMD: A/c Shri Sidhan M”</b> along with Demand Draft/Pay Order with minimum EMD amount in a sealed cover. The DD / PO should be drawn in favour of <b>“IDBI Bank Ltd. - A/c Shri. Sidhan M”</b> payable at Chennai issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD).</p> <p><b>Remittance of EMD by way of RTGS.</b></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. <b>00537000010771</b>, IFSC Code: <b>IBKL0000005, Branch: Greams Road, Chennai-600006</b> not later than <b>5 PM. on 20.05.2024</b> Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
<b>14.</b>	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.
<b>15.</b>	<p><b><u>Registration with E-Auction Service Provider</u></b></p> <ol style="list-style-type: none"> <li>Participants who are not already registered with the e-auction provider <b>M/s. <a href="http://foreclosureindia.com">foreclosureindia.com</a></b> should register themselves by following the procedure mentioned at the website <b><a href="http://bankauctions.in/">http://bankauctions.in/</a></b></li> <li>The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to <b>M/s. <a href="http://foreclosureindia.com">foreclosureindia.com</a></b></li> </ol>

	<p>a. Form duly signed &amp; filled up. Please download from <a href="http://bankauctions.in/">http://bankauctions.in/</a></p> <p>b. Self attested copy of Pan Card</p> <p>c. Self attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one)</p> <p>d. Self attested valid e-mail id and mobile number.</p> <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 <b>and</b> 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><b>After receiving the userid / password, in case any bidders feel the need for training / e – auction support</b>, such bidders may contact <b>Shri. Dinesh M on (M) 81420 00735</b> and on <a href="mailto:dinesh@bankauctions.in">dinesh@bankauctions.in</a> 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><b>The E-auction day: on 21.05.2024 between 11.00 am to 12.00 Noon.</b></p> <p>The auction would be held with extensions of 5 minutes each, <b>if required</b>, on e-auction platform at website <a href="http://bankauctions.in/">http://bankauctions.in/</a>. 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><b>Increase in Bid Amount :</b></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of <b>Rs.10,000/-</b>.</p> <p><b>Increase in bid amount below the said amounts will be rejected.</b></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 <b>the amount of EMD will not carry any interest</b>. 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><b>Payment of Sale Price</b></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 2 working days from the date of the valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/ Pay Order drawn in favour of “<b>IDBI Bank Ltd.-A/c Shri. Sidhan M</b>” payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of <b>RTGS</b> in favour of <b>IDBI Bank Limited, Account No. 00537000010771, IFSC Code: IBKL0000005, Branch: Greams Road,Chennai-600 006</b>.The Balance amount of the sale price shall have to be paid within <b>15 days</b> from the date of valid</p>

	communication intimating acceptance of his/ her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of <b>IDBI Bank Ltd.-A/c Shri. Sidhan M"</b> payable at Chennai issued by any Nationalised Bank/ Scheduled Bank or by way of <b>RTGS</b> in favour of IDBI Bank Limited, Account No. <b>00537000010771</b> , IFSC Code: <b>IBKL0000005</b> , Branch: Greams Road, Chennai-600 006 or such extended period as may be agreed upon in writing between the successful bidder and the AO.
<b>19.</b>	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.
<b>20.</b>	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.
<b>21.</b>	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.
<b>22.</b>	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.
<b>23.</b>	<p>The successful Bidder shall, after making full payment of sale price within <b>15 days</b> 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. <b><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></b></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>
<b>24.</b>	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.
<b>25.</b>	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.

<b>26.</b>	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.
<b>27.</b>	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 <b>11.00 am to 5.00 p.m</b>
<b>28.</b>	<b><u>General Terms and Conditions</u></b> 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.
<b>29.</b>	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.
<b>30.</b>	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.
<b>31.</b>	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.
<b>32.</b>	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.
<b>33.</b>	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.
<b>34.</b>	<b><u>Jurisdiction</u></b> 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.

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

**For purchase of the below property**

All that piece and parcel of Vacant Land bearing Plot No's.4 comprised in Sy No 196/2, Patta S No.196/2A2A, Measuring an extent of 1282 Sqft approved by the CMDA , Avadi Municipal Approval No.PP No.1012/2005/F2 dated 29.11.2005, BA No.1357/2005 / F2 Dt.3.10.2005 at No.5, Villiniambakkam Village, Poonamallee taluk, Thiruvallur Dist, and bounded on the

North by: Vacant Plot

South by:16 Ft Road

East by: Plot No.5

West by: Plot No.3

Measuring on the :

North by:35 Ft 0 Inches

South by: 35 Ft 0 Inches

East by: 37 Ft 6 Inches

West by : 35 Ft 09 Inches

Total exnt of 1282 Sqft and situated within the Registration District of South Chennai and Sub Registration District of Avadi.

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

<b>1</b>	<b>a)</b> Full Name of the Bidder/Offerer (in Block letters)	:	
	<b>b)</b> Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	<b>c)</b> Mobile Nos.	:	
	<b>d)</b> E-mail ID	:	
<b>2</b>	Brief particulars of business (if any)	:	
<b>3</b>	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:	
<b>4</b>	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	:	
<b>5</b>	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
<b>6</b>	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	:	
	<b>Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.</b>		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	

<b>7</b>	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
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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 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

All that piece and parcel of Vacant Land bearing Plot No's.4 comprised in Sy No 196/2, Patta S No.196/2A2A, Measuring an extent of 1282 Sqft approved by the CMDA , Avadi Municipal Approval No.PP No.1012/2005/F2 dated 29.11.2005, BA No.1357/2005 / F2 Dt.3.10.2005 at No.5, Villiniambakkam Village, Poonamallee taluk, Thiruvallur Dist, and bounded on the

North by: Vacant Plot

South by:16 Ft Road

East by: Plot No.5

West by: Plot No.3

Measuring on the :

North by:35 Ft 0 Inches

South by: 35 Ft 0 Inches

East by: 37 Ft 6 Inches

West by : 35 Ft 09 Inches

Total exnt of 1282 Sqft and situated within the Registration District of South Chennai and Sub Registration District of Avadi.

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

1.	<b>a)</b> Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	<b>b)</b> Complete Registered Address	
	<b>c)</b> 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	<b>d)</b> Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> <b>(Original Authorised letter to be attached to carry out the e-auction process)</b>	:
	<b>b)</b> Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	<b>c)</b> Mobile Nos.	
	<b>d)</b> 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>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	:
	<b>Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.</b>	
	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 Plot No.4, Thirumurthy Nagar, Avadi, Villiniambakkam Village, Chennai-60 054, Poonamallee taluk, Thiruvallur Dist**  
*(Note: This Appendix forms part of the Bid/Offer)*

To,

The Authorised Officer,  
IDBI Bank Limited.,  
Retail Recovery Department.  
No.37, PM Towers, 1st Floor,  
Greams Road,  
**Chennai-600 006**

Sir,

**Sale of Secured Asset's / Properties situated at Plot No.4, Thirumurthy Nagar, Avadi, Villiniambakkam Village, Chennai-60 054, Poonamallee taluk, Thiruvallur Dist**

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. Sidhan M**" 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. **00537000010771**, IFSC Code: **IBKL0000005**, Branch: Greams Road,Chennai-600 006.

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 : .....

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