



The Authorised Officer

Of

**IDBI Bank Limited
208 / 1, SRN Towers, Sengunthapuram 1st Cross Street,
Karur - 639001**

Shri. E Tennyson Premkumar

Auction Date: 18.03.2026

BID / TENDER DOCUMENT

For

**Sale of Assets situated at S.F.No. 1651 / C, Door No. 262 / 105, Teachers Colony,
Puliyur village, Karur - 639114**

Under the provisions of

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

And

The Security Interest (Enforcement) Rules, 2002

Date: March 18, 2026

CONTENTS		
Sr. No.	Particulars	Page No.
I	Public E-Auction Sale Notice for Sale published in the newspapers	3 – 4
II	Possession notice published in newspapers	5 – 6
III	Brief Description of secured assets	7
IV	Outstanding dues of Secured Lenders	8
V	Terms & Conditions	9-15
VI	Form of Profile of the Bidder - Individual	16-17
VII	Form of Profile of the Bidder – Company / Firm/ Party	18-19
VIII	Form of Appendix to the Bid/Tender (declaration by the Bidder)	20-21

E-AUCTION SALE NOTICE


IDBI BANK
IDBI Bank Limited, Karur Branch
 208 / 1, SRN Towers, Sengunthapuram 1st Cross Street, Karur - 639001. Ph : (Off) : 04324-230296

APPENDIX- IV-A
[See proviso to rule 8 (6)]

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Shri. E.TENNYSON PREMKUMAR that the below described immovable property mortgaged/charged to IDBI Bank Limited (Secured Creditor), the SYMBOLIC POSSESSION of which has been taken by the Authorised Officer of IDBI Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on March 18, 2026, for recovery of Rs 96,45,681/- (Rupees Ninety Six Lakhs Forty Five Thousand Six Hundred and Eighty One Only), as on 10.01.2026, due to IDBI Bank Limited (Secured Creditor) from Shri. E.TENNYSON PREMKUMAR. The Reserve Price will be Rs. 1,55,00,000/- (Rupees One Crore Fifty Five Lakhs Only) and the Earnest Money Deposit will be Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only).

DESCRIPTION OF THE IMMOVABLE PROPERTIES :

Sr. No. 1: Description of Property : Registration District: Karur; Sub-Registration District: Karur Joint - I; Revenue District: Karur; Taluk: Karur; Village: Pullyur; Location: Goundampalayam Main Road, 1st Street. S.F No. 1651 / C, Acre 3.71- in this Acre 0.15- in this:

ITEM NO. 1: House site measuring 807 Sq.ft.

Measurements: 39½ feet in East - West on the North, 39¼ feet in East - West on the South, 20 feet in North - South on the West, 21 feet in North - South on the East.

Boundaries: South of: Karur - Trichy Main Road, East of: Property of Johnson Jebaraj, North of: Item-2 described below, West of: Property of Tennyson Premkumar.

ITEM NO. 2 : House site measuring 2662 ½ Sq.ft.

Measurements: 84¾ feet in East - West on the North, 76 feet in East - West on the South, 35¼ feet in North - South on the West, 31 feet in North - South on the East.

Boundaries: South of: Item-1 described above and property of Johnson Jebaraj, East of: North-South Panchayat road leading to P. Vellalappatti, North of: Property of T Selvaraj and others, West of: Property of Tennyson Premkumar.

With the RCC building constructed thereon. Old Door No. 262 / 105, Present Door No. 262 & 262 / 1, Goundampalayam Main Road 1st Street, Ward No. 13, Pullyur Town Panchayat.

Old Property Tax Assessment No.2969, Present Property Tax Assessment Nos. 4484 & 4485, Water Supply Connection No. 175, E.B.S.C.No.060080051232.

Total Extent of items 1 & 2: 807 + 2662 ½ = 3469 ½ Sq.ft.

This property is presently comprised in: S. F. No. 1651 / CI and 550 Sq. mtr. with Patta no. 110 with all rights as described in the partition deed dated 09.06.2010 (Document No. 920 / 2010 Karur Joint - I SRO) and other easement rights thereto.

Bank would have given a 30 day sale notice under Section 13 (8) of the SARFAESI Act 2002 read with Rule 8(6) of the security interest (Enforcement) Rules 2002. Failing which the E-Auction of the secured Asset shall take place.

IMPORTANT DATES	
Sale Date / Tender Document	From 16.02.2026 to 17.03.2026
Date of Property Inspection	11.03.2026
Last date of submission of Bid along with EMD	17.03.2026
Date of E-Auction	18.03.2026
Time of E-Auction	10:30 to 11:30 am

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank's (Secured Creditor's) website i.e. www.idbibank.in or www.banknet.com.

Interested bidder(s) may please contact Smt. APARNA R, Authorised Officer (Mobile No.9444960606 / E-mail: r.aparna@idbi.co.in) or Shri. B.V.N. Chandra Mouli, Branch Head (Mobile No. 9948999955 / E-mail: cv.mouli@idbi.co.in) or Smt. A. JEYALAKSHMI, Recovery Officer (Mobile No.9600806410 / E-mail: a.jeyalakshmi@idbi.co.in).

Date : 11.02.2026
Place : Karur

Authorised Officer,
IDBI Bank Limited.

The above e-auction sale notice was published in The New Indian Express (English) Newspaper in Karur Edition dated 11-02-2026.

POSSESSION NOTICE

	IDBI BANK LTD., 208/1, SRN TOWERS, SENGUNTHAPURAM 1st CROSS STREET, KARUR – 639001 (OFF. 04324-230296)
	POSSESSION NOTICE [RULE 8(1)] (For Immovable Property)

Whereas, the Undersigned being the **Authorized Officer** of **IDBI Bank Limited** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(2) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **14.05.2025** calling upon the **Borrowers and Mortgagor : Shri. E. TENNYSON PREMKUMAR** to repay the amount mentioned in the notice being **Rs.92,27,000.97 (Rupees Ninety Two Lakhs Twenty Seven Thousand and Ninety Seven Only)** as on **10.04.2025** within 60 days from the date of the receipt of the said notice.

The Borrowers and Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers and Mortgagor and the public in general that the undersigned has taken Possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the security Interest (Enforcement) Rules, 2002 on this **27th day of October of the year 2025**.

The Borrowers and Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IDBI Bank Limited**, for an amount of **Rs.93,98,343.97 (Rupees Ninety Three Lakhs Ninety Eight Thousand Three Hundred and Forty Three and Paise NinetySeven Only)** as on **10.10.2025** applicable interest and other charges thereon.

The Borrower's and Mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
THE MORTGAGED ASSETS
(Assets owned and mortgaged by **Shri. E.TENNYSON PREMKUMAR**)
Registration District: Karur; Sub- Registration District: Karur Joint – 1; Revenue District: Karur; Taluk: Karur; Village: Puliur; Location: Goundampalayam Main Road, 1st Street.
S.F No. 1651 / C, Acre 3.71- in this Acre 0.15- in this:

Item No.1 :
House site measuring 807 Sq.ft.
Measurements: 39¼ feet in East – West on the North; 39¼ feet in East – West on the South, 20 feet in North – South on the West; 21 feet in North – South on the East
Boundaries:
South of: Karur – Trichy Main Road; East of: Property of Johnson Jebaraj, North of: Item-2 described below; West of: Property of Tennyson Premkumar.

Item No.2 :
House site measuring 2662¼ Sq.ft.
Measurements:
84¼ feet in East – West on the North; 76 feet in East – West on the South, 35¼ feet in North – South on the West; 31 feet in North – South on the East
Boundaries:
South of: Item-1 described above and property of Johnson Jebaraj, East of: North-South Panchayat road leading to P. Vellalapatti, North of: Property of T Salvaraj and others; West of: Property of Tennyson Premkumar.
With the RCC building constructed thereon. Old Door No. 262 / 105, Present Door No. 262 & 262 / 1, Goundampalayam Main Road 1st Street, Ward No. 13, Puliur Town Panchayat.
Old property tax assessment no. 2969, Present Property Tax Assessment Nos. 4484 & 4485, Water Supply Connection No. 175, E.B.S.C.No.060080061232.
Total Extent of items 1 & 2: 807 + 2662¼ = 3469¼ Sq.ft.
This property is presently comprised in: S. F. No. 1651 / C1 and 550 Sq.mtrs. with Patta no. 110 with all rights as described in the partition deed dated 09.06.2010 (Document No. 920 / 2010 Karur Joint– 1 SRO) and other easement rights thereto.
Date : 01.11.2025 **AUTHORISED OFFICER**

The above possession notice was published in The New Indian Express (English) – Karur Edition on 01.11.2025.


IDBI BANK

208/1, SRN டவர்ஸ், செங்குத்தாம்பட்டம்-1-வது குறுக்கு தெரு, கரூர் - 639 001. (பி: 04324-230239)

கவாதீன அறிவிப்பு [விதி 8(1)] (அசையா சொத்துக்களுக்கானது)

பத்திரமயமாக்கல் மற்றும் நிதிச் சொத்துக்களை மறு சீரமைத்தல் மற்றும் கடனீட்டுச் சொத்து மீதான உரிமை அடங்கிய எட்டம், 2002-ன் (2002-ன் பிரிவு 34) கீழ் இன்னமூலம் வழங்கப்படும் அறிவிப்பானது கீழே கையொப்பமிட்டவர் எஃப்.பி.சி. எட்டம் 2002-ன் பிரிவு 13-ன் கீழ் கடனீட்டுச் சொத்து (அடங்கிய) விதி 3-ன் கீழ் வழங்கப்பட்ட தமக்குள்ள அதிகாரத்தைப் பயன்படுத்தி இதன் கீழ் கடன்தாரர்கள் மற்றும் அடமானதாரர் : திரு. E. டென்னிசன் பி.பி.பி. எஃப்.பி.சி. எட்டம் 14.05.2025 தேதியில் வங்கி மூலம் கோரிக்கை அறிவிப்பு வழங்கப்பட்டது. இதில் குறிப்பிட்ட, 10.10.2025 நாள், கடன் நிறுவனத்தின் சொத்துக்கள் ரூ.92,27,000.97 ரூபாய் தொண்ணூற்று இரண்டு இலட்சத்து இருபத்தேழாயிரம் மற்றும் ஐயை தொண்ணூற்று ஏழு மட்டும் மற்றும் மேற்கொண்டு வரும் வட்டியையும் சேர்த்து, மேற்கூறிய அறிவிப்பு கிடைக்கப் பெற்ற நாளிலிருந்து 60 நாட்களுக்குள் தொகையை திருப்பி செலுத்துமாறு அவர்களை கோரப்பட்டது. கடன்தாரர்கள் மற்றும் அடமானதாரர் தொகையை திருப்ப செலுத்த தவறியதால், இதன் மூலம் கடன்தாரர்கள் மற்றும் அடமானதாரர் மற்றும் பொதுவாக பொதுமக்களுக்கு வழங்கப்படும் அறிவிப்பானது கீழே கையொப்பமிட்டவர் எஃப்.பி.சி. எட்டம் 2002-ன் துணைப்பிரிவு (4) பிரிவு 13 மற்றும் கடனீட்டுச் சொத்து (அடங்கிய) விதி 8-ன் கீழ் வழங்கப்பட்ட தமக்குள்ள அதிகாரத்தைப் பயன்படுத்தி இதன் கீழ் விவரிக்கப்பட்டுள்ள, வங்கிக் குடியி அடமான சொத்தினை 27.10.2025 அன்று கவாதீனம் செய்துள்ளனர்.

குறிப்பாக கடன்தாரர்களுக்கும் மற்றும் அடமானதாரர்களுக்கும் மற்றும் பொதுவாக பொதுமக்களுக்கும் இதன் மூலம் எச்சரிக்கப்படுவதாவது, சொத்தின் மீது எந்தவித நடவடிக்கையும் மேற்கொள்ளக்கூடாது மற்றும் சொத்தின் மீது மேலும் மீறி ஏதேனும் வில்லங்கம் ஏற்படுத்தினால் அது IDBI வங்கி விபிபி.சி. -க்கு செலுத்த வேண்டிய, 10.10.2025 நாள், கடன் நிறுவனத்தின் சொத்துக்கள் ரூ.93,98,343.97 ரூபாய் தொண்ணூற்று மூன்று இலட்சத்து தொண்ணூற்று எட்டாயிரத்து மூன்று நூற்று மூன்று மற்றும் ஐயை தொண்ணூற்று ஏழு மட்டும் மற்றும் பொருத்தத்தக்க வட்டி, இது தொகையையும் சேர்த்து செலுத்த கட்டுப்பட்டதாலும்.

பிரிவு 13 துணை பிரிவு (8)ன் படி கடன்தாரர் மற்றும் அடமானதாரர் கடன் தொகையை செலுத்தி தமது அடமான சொத்துக்களை குறிப்பிட்ட காலத்திற்குள் கீட்பற்றி உரிமை உள்ளது.

அசையா சொத்து விவரம்
அடமானச் சொத்துக்கள்

திரு. E. டென்னிசன் பி.பி.பி. -க்கு சொந்தமான மற்றும் அடமானச் சொத்துக்கள்
பதிவு மாவட்டம் : கரூர், ஊர் பதிவு மாவட்டம் : கரூர் இணை 1, வருவாய் மாவட்டம் : கரூர், தாலுக்கா : கரூர், கிராமம் : புலியூர், அமைவிடம் : கவுண்டம்மாளைமயம் பிரதான சாலை, 1ஆவது தெரு, S.F.எண்.1651/C, ஏக்கர் 3.71, இதில் ஏக்கர் 0.15- இதில் :

இனம் எண்.1 : வீட்டு மனைபிடத்தின் பரப்பு 807 சதுரடி.
அளவீடுகள் : கிழமேல் வடக்காக 39 1/2 அடி, கிழமேல் தெற்காக 33 1/4 அடி, தென்வடல் மேற்காக 20 அடி, தென்வடல் கிழக்காக 21 அடி.
ஏல்லைகள் : தெற்காக : கரூர் - திருச்சி பிரதான சாலை, கிழக்காக : ஐன்சன் ரெய்லாஜ் சொத்து, வடக்காக : கீழே விவரிக்கப்பட்ட இனம்-2, மேற்காக : டென்னிசன் பி.பி.பி. சொத்து.

இனம் எண்.2 : வீட்டு மனைபிடத்தின் பரப்பு 2662 1/2 சதுரடி.
அளவீடுகள் : கிழமேல் வடக்காக 84 3/4 அடி, கிழமேல் தெற்காக 76 அடி, தென்வடல் மேற்காக 35 1/4 அடி, தென்வடல் கிழக்காக 31 அடி.
ஏல்லைகள் : தெற்காக : மேலே விவரிக்கப்பட்ட இனம்-1 மற்றும் ஐன்சன் ரெய்லாஜ் சொத்து, கிழக்காக : P. வெள்ளாளப்பட்டுக்கு செல்லும் தென்வடல் கவுண்டி சாலை, வடக்காக : T. செல்வராஜ் மற்றும் பிறரின் சொத்து, மேற்காக : டென்னிசன் பி.பி.பி. சொத்து.

அதன் மீது கட்டப்பட்ட RCC கட்டடம், பஸ்புய கதவு எண்.262 / 103, தற்போதைய கதவு எண். 262 & 262 / 1, கவுண்டம்மாளைமயம் பிரதான சாலை, வளர் எண்.13, புலியூர் பேருளட்சி.

பஸ்புய சொத்து வரி தீர்வை எண். 2969, தற்போதைய சொத்து வரி தீர்வை எண். 4404 & 4405, தண்ணீர் விநியோக இணைப்பு எண்.175, பின்சார சேவை இணைப்பு எண். 00000001232.

இனங்கள் 1 & 2-இன் மொத்த விஸ்தீர்ணம் : 807 - 2662 1/2 - 3469 1/2 சதுரடி.
இச்சொத்து தற்போது பின்வருவனவற்றை உள்ளடக்கியது : மற்றும் 09.06.2010 நாள் (ஆவண எண்.320/2010) கரூர் இணை-1 ஊர் பதிவு அலுவலகம் பதிவு பத்திரத்தில் விவரிக்கப்பட்டுள்ள படி அனைத்து உரிமைகள் மற்றும் இது வந்திட உரிமைகளுடன் பட்டா எண்.110 உடன் 330 சதுர மீட்டர் பரப்பில் S.F.எண். 1651/C1-இல் அமைந்துள்ளது.

தேதி : 01.11.2025
இடம் : கரூர்

அதிகாரபூர்வ அலுவலர்,
IDBI வங்கி விபிபி.சி.

The above possession notice was published in Dinamani (Tamil) Newspaper – Karur Edition on 01.11.2025.

III. BRIEF DESCRIPTION OF SECURED ASSETS

I. Properties in the name of Shri. E Tennyson Premkumar

Registration District: Karur; Sub- Registration District: Karur Joint – 1; Revenue District: Karur; Taluk: Karur; Village: Puliur; Location: Goundampalayam Main Road, 1st Street.

S.F No. 1651 / C, Acre 3.71- in this Acre 0.15- in this:

Item No: 1

House site measuring 807 Sq.ft.

Measurements:

39 ½ feet in East – West on the North; 39 ¼ feet in East – West on the South; 20 feet in North – South on the West; 21 feet in North – South on the East

Boundaries:

South of: Karur – Trichy Main Road; East of: Property of Johnson Jebaraj; North of: Item-2 described below; West of: Property of Tennyson Premkumar

Item No: 2

House site measuring 2662 ½ Sq.ft.

Measurements:

84 ¾ feet in East – West on the North; 76 feet in East – West on the South; 35 ¼ feet in North – South on the West; 31 feet in North – South on the East

Boundaries:

South of: Item-1 described above and property of Johnson Jebaraj; East of: North-South Panchayat road leading to P. Vellalapatti; North of: Property of T Selvaraj and others; West of: Property of Tennyson Premkumar

With the RCC building constructed thereon. Old Door No. 262 / 105, Present Door No. 262 & 262 / 1, Goundampalayam Main Road 1st Street, Ward No. 13, Puliur Town Panchayat.

Old property tax assessment no. 2969, Present property tax assessment nos. 4484 & 4485, Water supply connection No. 175, E.B.S.C.No.060080061232.

Total Extent of items 1 & 2: 807 + 2662 ½ = 3469 ½ Sq.ft.

This property is presently comprised in: S. F. No. 1651 / C1 and 550 Sq. mtr. With Patta no. 110 with all rights as described in the partition deed dated 09.06.2010 (Document No. 920 / 2010 Karur Joint – 1 SRO) and other easement rights thereto.

IV. OUTSTANDING DUES OF THE SECURED LENDER

Name of Secured Lender	Name of Account	Nature of assistance	Dues as on 10.01.2026
IDBI Bank Ltd.	Shri. E Tennyson Premkumar	Home loan 1	Rs. 38,46,169.61/-
		Home loan 2	Rs. 39,84,943.58/-
		Home loan 3	Rs. 18,00,829.78/-
		Expenses	Rs. 13,738.00 /-
		Total	Rs. 96,45,680.97/-

V. TERMS AND CONDITIONS

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. IV of the Tender Document.										
2	<u>Issue of Bid/Offer/Tender Document</u> The BID/Tender Document along with Tender Form is available from February 16, 2026 to March 17, 2026 on any working day between 10.00 a.m. and 05.00 p.m. and can be obtained from Authorized Officer & Deputy General Manager, IDBI Bank Limited (IDBI Bank), 208 / 1, SRN Towers, Sengunthapuram 1st Cross Street, Karur - 639001. 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., baanknet.com website www.baanknet.com										
3	<u>Reserve Price and Earnest Money Deposit (EMD)</u> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No.</th><th style="text-align: center;">Property Details</th><th style="text-align: center;">Reserve Price (Rs.)</th><th style="text-align: center;">EMD (Rs.)</th></tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">1.</td><td> <u>Properties in the name of Smt. K Sudha</u> Registration District: Karur; Sub- Registration District: Karur Joint – 1; Revenue District: Karur; Taluk: Karur; Village: Puliur; Location: Goundampalayam Main Road, 1st Street. S.F No. 1651 / C, Acre 3.71- in this Acre 0.15- in this: <u>Item No: 1</u> House site measuring 807 Sq.ft. <u>Measurements:</u> 39 ½ feet in East – West on the North; 39 ¼ feet in East – West on the South; 20 feet in North – South on the West; 21 feet in North – South on the East <u>Boundaries:</u> South of: Karur – Trichy Main Road; East of: Property of Johnson Jebaraj; North of: Item-2 described below; West of: Property of Tennyson Premkumar <u>Item No: 2</u> House site measuring 2662 ½ Sq.ft. <u>Measurements:</u> 84 ¾ feet in East – West on the North; 76 feet in East – </td><td style="text-align: center; vertical-align: middle;">1,55,00,000</td><td style="text-align: center; vertical-align: middle;">15,50,000</td></tr> </tbody> </table>			Sr. No.	Property Details	Reserve Price (Rs.)	EMD (Rs.)	1.	<u>Properties in the name of Smt. K Sudha</u> Registration District: Karur; Sub- Registration District: Karur Joint – 1; Revenue District: Karur; Taluk: Karur; Village: Puliur; Location: Goundampalayam Main Road, 1st Street. S.F No. 1651 / C, Acre 3.71- in this Acre 0.15- in this: <u>Item No: 1</u> House site measuring 807 Sq.ft. <u>Measurements:</u> 39 ½ feet in East – West on the North; 39 ¼ feet in East – West on the South; 20 feet in North – South on the West; 21 feet in North – South on the East <u>Boundaries:</u> South of: Karur – Trichy Main Road; East of: Property of Johnson Jebaraj; North of: Item-2 described below; West of: Property of Tennyson Premkumar <u>Item No: 2</u> House site measuring 2662 ½ Sq.ft. <u>Measurements:</u> 84 ¾ feet in East – West on the North; 76 feet in East –	1,55,00,000	15,50,000
Sr. No.	Property Details	Reserve Price (Rs.)	EMD (Rs.)								
1.	<u>Properties in the name of Smt. K Sudha</u> Registration District: Karur; Sub- Registration District: Karur Joint – 1; Revenue District: Karur; Taluk: Karur; Village: Puliur; Location: Goundampalayam Main Road, 1st Street. S.F No. 1651 / C, Acre 3.71- in this Acre 0.15- in this: <u>Item No: 1</u> House site measuring 807 Sq.ft. <u>Measurements:</u> 39 ½ feet in East – West on the North; 39 ¼ feet in East – West on the South; 20 feet in North – South on the West; 21 feet in North – South on the East <u>Boundaries:</u> South of: Karur – Trichy Main Road; East of: Property of Johnson Jebaraj; North of: Item-2 described below; West of: Property of Tennyson Premkumar <u>Item No: 2</u> House site measuring 2662 ½ Sq.ft. <u>Measurements:</u> 84 ¾ feet in East – West on the North; 76 feet in East –	1,55,00,000	15,50,000								

	West on the South; 35 ¼ feet in North – South on the West; 31 feet in North – South on the East <u>Boundaries:</u> South of: Item-1 described above and property of Johnson Jebaraj; East of: North-South Panchayat road leading to P. Vellalapatti; North of: Property of T Selvaraj and others; West of: Property of Tennyson Premkumar With the RCC building constructed thereon. Old Door No. 262 / 105, Present Door No. 262 & 262 / 1, Goundampalayam Main Road 1st Street, Ward No. 13, Puliur Town Panchayat. Old property tax assessment no. 2969, Present property tax assessment nos. 4484 & 4485, Water supply connection No. 175, E.B.S.C.No.060080061232. Total Extent of items 1 & 2: 807 + 2662 ½ = 3469 ½ Sq.ft. This property is presently comprised in: S. F. No. 1651 / C1 and 550 Sq. mtr. with Patta no. 110 with all rights as described in the partition deed dated 09.06.2010 (Document No. 920 / 2010 Karur Joint – 1 SRO) and other easement rights thereto.		
	The RP amount is excluding stamp duty, registration, expenses, tax liabilities, including GST if any etc., for transfer of secured asset(s).		
4	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 assets is based on the mortgage 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 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 does not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Shri. E Tennyson Premkumar (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.		
5	<u>Inspection of assets</u> The interested parties may inspect the assets at their own cost and expense, with prior appointment on 11.03.2026 (Between 11.00 a.m. and 2.00 p.m.) in presence of a representative of AO available at the site to facilitate the inspection.		
6	<u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of		

	the Secured Asset(s) including any dues relating to the Secured Asset(s). A bidder shall be deemed to have full knowledge of the condition of the asset(s), relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Asset(s) to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the 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 abuttal's of the assets and that the bidder concurs or otherwise admits the identity of the assets purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets and their condition.
8	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
9	<u>Submission of Bid</u> 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. The Formats for submission of Profile of the bidders are given in Chapter VII & VIII respectively of this Bid Documents. The format chapter VII is for Individuals and The format chapter VIII is Company/Proprietorship/ Partnership firm. Bidders may fill in only the form relevant to them.
10	The Bid shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
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	<u>Last date for submission of Bid Document</u> The interested parties may submit Bid Document duly filled and signed along with the required documents to the Authorised Officer/ DGM, IDBI Bank Limited, 208 / 1, SRN Towers, Sengunthapuram 1st Cross Street, Karur - 639001 on any working day up to <u>March 17, 2026 till 5.00 p.m.</u> in a sealed cover mentioning “BID DOCUMENT AND EMD FOR Shri. E Tennyson Premkumar” along with Demand Draft (DD) / Pay Order (PO) for EMD. The DD/PO should be drawn in favour of “IDBI Bank – A/c Shri. E Tennyson Premkumar” payable at Karur issued by any Nationalized Bank / Scheduled Bank as EMD.

	<u>Remittance of EMD by way of RTGS:</u> Bidders who prefers to submit the EMD by way online remittance RTGS, may remit the EMD amount through WWW.BAANKNET.COM the remittance should not be later than 5p.m on <u>March 17, 2026 till 5.00 p.m.</u> Such bidders must indicate reference no., Amount remitted and date in the appropriate space in the Profile of the Bidder.
14	Only those bidders will be permitted to participate in the e-auction, whose Bid Document is complete in every respect and who's DD/PO for EMD is found to be in order and/or remittance by way of RTGS/NEFT proceeds is credited into the account indicated well before the cut-off time. 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.
15	<u>Registration with E-Auction Service Provider</u> <u>Registration with E-Auction Service Provider</u> 1) Participants who are not already registered with the e-auction BAANKNET should register themselves by following the procedure mentioned at the website www.baanknet.com - The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to BAANKNET Form duly signed & filled up. Please download from www.baanknet.com related documents as per the requirement mentioned in the website. - Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) - Self-attested valid e-mail id and mobile number. 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 or online 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. 2) <u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support,</u> such bidders may follow the procedure as indicated in the website WWW.BAANKNET.COM 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.
16	<u>Date and Time of e-auction</u> The e-auction sale day: March 18, 2026 (between 10:30 a.m. to 11:30 a.m.) The auction would be held with extensions of 10 minutes each, if required, on e-auction platform at website www.baanknet.com. In case no further valid bids are

	received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/ terminated. <u>Increase in Bid Amount :</u> ➤ It may be noted that increase in bid amount, if any, during the e-auction period shall be made in multiples of Rs. 1,00,000/-. <u>Increase in bid amount below the said amounts will be rejected.</u> ➤ First bid should be of at least equal to or above Reserve Price or increment(s) over the Reserve Price in multiples as above.
17	AO reserves the right to retain the EMD of top 3 bids upto two months 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 two months 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 sale.
18	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of their Bid/Tender by the AO and will be required to deposit 25% of the sale price (including EMD amount) immediately i.e., on the same day or not later than next working day from the date of intimating confirmation/acceptance of his/her bid i.e., on / or before March 20, 2026 by 5.00 p.m., whichever is earlier, by a crossed A/c. payee DD/PO drawn in favour of "IDBI Bank Ltd. –A/c Shri. E Tennyson Premkumar" payable at Karur issued by any Nationalized Bank/Scheduled Bank or by way of RTGS/NEFT in favour of IDBI Bank Limited, Account No.39334915010026, IFSC: IBKL0000393, Branch : Karur Branch. IDBI Bank Limited, 208 / 1, SRN Towers, Sengunthapuram 1st Cross Street, Karur - 639001. The balance amount of the sale price would have to be paid within 15 days of the date of intimating acceptance of his/her bid i.e., on or before <u>April 2, 2026</u> for assets whichever is earlier by way of crossed A/c payee DD/PO drawn in favour of "IDBI Bank Ltd. – Shri. E Tennyson Premkumar" payable at Karur issued by any Nationalized Bank/Scheduled Bank or by way of RTGS/NEFT in favour of IDBI Bank Limited Account No. 39334915010026, IFSC: IBKL0000393, Branch: Karur Branch, IDBI Bank Limited, 208 / 1, SRN Towers, Sengunthapuram 1st Cross Street, Karur - 639001, or such extended period as may be agreed upon in writing between the successful bidder and AO.
19	In case the successful bidder fails to deposit 25% of the sale price on or before <u>April 2, 2026 by 5.00 p.m.</u>, 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	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 movable assets in favor 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, 2002 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, taxes 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., (if applicable) 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 lay down herein.
26	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
27	In the event of IDBI Bank's office remaining closed on the day of the bid for any unforeseen reason, the Bids shall take place on the next working day of IDBI Bank between 10.30 a.m. and 11.30 a.m.
28	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
29	The entire procedure of e-auction sale, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.

30	The AO reserves the right and liberty to accept/reject any 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.
31	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be 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.
32	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
33	Particulars specified in schedule above have been stated to the best of the information of the Authorised Officer (AO) /Bank. AO/Bank will not be answerable for any error, mis-statement or omission in this Public E-Auction Sale Notice.
34	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Karur/Chennai, Tamil Nadu alone shall have jurisdiction to entertain /adjudicate such disputes.
35	Bidders /Tenderers must ensure the following, while submitting the Bid Document: 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 and If is a Company/Firm then copy of the PAN card of the Company/Firm. c) Copy of the Certificate of Incorporation of the Company/Firm. d) Board Resolution of the Company/Firm authorizing 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 Bid/Tender Document is duly signed by the Bidder/Tenderer before submitting the Bid/Tender and documents submitted shall be duly attested. f) That all alteration, Erasures or over-writing, if any, in the Schedule or Rate(s) are duly authenticated by the Bidder's /Tenderer's signature.

VI. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER (Individual)

For purchase of secured assets mortgaged in the account of **Shri. E Tennyson Premkumar,**
Situated at S.F.No. 1651 / C, Door No. 262 / 105, Teachers Colony, Puliur village,
Karur - 639114

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

			AFFIX PASSPORT SIZE PHOTO OF THE BIDDER & SIGN ACROSS
1	a) Full Name of the bidder (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 has with any Employee of IDBI Bank Ltd	:	
4	Relationship, if any, the Bidder/Tenderer has with Borrower / Promoter / Guarantor / Mortgagors as mentioned in the Bid Document.	:	
5	Name and particular of the person in whose name the secured assets/Property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No./Pay Order No.	:	
	ii) Date of Demand Draft /Pay Order	:	
	iii) Name of the issuing Bank and Branch	:	

Bidder, who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and Date.			
	(iv) RTGS UTR No.	:	
	(v) Amount remitted	:	
	(vi) Date	:	
7	Income Tax Permanent Account Number(s) PAN of Bidder	:	
8	Bank account details (in case of refund)	:	Account Name : Account No. : IFSC Code : Bank Name & Branch:

*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 of the duly authorised official of the Bidder

Name and Designation of the duly authorised Signatory

Place:

Date:

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER (Company/ Partnership Firm / Proprietorship)

For purchase of secured assets mortgaged in the account of **Shri. E Tennyson Premkumar,**
Situated at S.F.No. 1651 / C, Door No. 262 / 105, Teachers Colony, Puliur village,
Karur - 639114.

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

1	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; website etc.	
2	Date of incorporation	
3	Constitution (Private/ Public/ 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 / Partnership Firm / Proprietorship (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 / Fax Nos; 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	
12	Relationship, if any, the Bidder/Tenderer has with Borrower / Promoter / Guarantor / Mortgagors as mentioned in the Bid Document.	
13	Details of Earnest Money Deposit	
	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.		
	(iv) RTGS UTR No.	:
	(v) Amount remitted	:
	(vi) Date	:
14	Income Tax Permanent Account Number(s) PAN of Bidder	:
15	Bank account details (in case of refund)	: Account Name : Account No. : IFSC Code : Bank Name & Branch:

*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.

Place :

Date :

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

(ON THE STAMP PAPER OF RS. 200/-)

FORM OF BID/TENDER for Properties

**Situated at S.F.No. 1651 / C, Door No. 262 / 105, Teachers Colony, Puliur village,
Karur - 639114**

(Note: This Appendix forms part of the Bid)

To,
The Authorised Officer,
IDBI Bank Ltd,
Karur Branch,

Sir,

**Sale of secured assets mortgaged in the account of Shri. E Tennyson Premkumar,
Situated at S.F.No. 1651 / C, Door No. 262 / 105, Teachers Colony, Puliur village,
Karur - 639114**

- 1 Having fully examined and understood the terms and conditions of the Bid/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 BID/Tender document.
- 2 I/We understand that if my/our Bid/Tender is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the BID/Tender 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/Tender 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.
- 4 I/We further understand that if my/our Bid/Tender is accepted, after making full payment of the sale price within 15 days of acceptance of bid/Tender or such extended period as may be granted by the AO at his/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.
- 5 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 **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/Tender is accepted.

- 6 We understand that you are not bound to accept the highest or any Bid/Tender 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.
- 7 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.
- 8 I/We hereby confirm that I/We do not have any kind of relationship (Professional/Personal), with the Borrowers/Promoters/Guarantors/Mortgagors as mentioned in the Bid/Tender Document.
- 9 I/We also enclose a Demand draft/Pay order of value Rs..... (Rupees.....only) towards Earnest Money Deposit (EMD) in the name of **“IDBI Bank Ltd. - A/c Shri.E Tennyson Premkumar”, payable at Karur.**

Or

I/We have remitted Rs._____ (Rupees..... only) towards earnest money Deposit (EMD) in the name of “IDBI Bank Ltd by way of RTGS/NEFT in favour of IDBI Bank Limited, Account No.**39334915010026**, IFSC: IBKL0000393, Branch : IDBI Bank Limited, 208 / 1, SRN Towers, Sengunthapuram 1st Cross Street, Karur - 639001

- 10 We understand that the EMD will not carry any interest.
- 11 We understand that the Bid should be unconditional and Bid/Tender having conditions contrary to the terms and conditions of the Bid/Tender document can be summarily rejected.

Place:

Date: ____ day of _____ 2026

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	:	