

The Authorised Officer (AO)

Of

IDBI BANK LIMITED

Sriperumbudur Branch

No 36, GST Road, Guduvancherry, Nandivaram, Tamil Nadu-603202

M/s. Usha Associates , M/s. R P Usha Enterprises ,

**M/s. R P Rajarajan Enterprises Represented by partners Smt.Usha, Shri.R P Rajarajan
& Shri.Parthiban**

TENDER DOCUMENT

For

Sale of Asset at

**No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District,
mortgaged by Smt.Usha, Shri.R P Rajarajan & Shri.Parthiban**

Under the provisions of

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

And

The Security Interest (Enforcement) Rules, 2002

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(I)

POSSESSION NOTICE

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

The above notice was published in the following newspapers on 18.08.2019

a) DT Next (English) - Chennai Edition

IDBI BANK No.37, PM Towers, 1st Floor, Chennai-600 006

POSSESSION NOTICE (For Immovable Property) under Rule 8(1)

Whereas the undersigned being the Authorised Officer of IDBI Bank Limited under the Reconstruction and Reorganisation of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(1) read with rule 8 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated March, 04, 2018 calling upon the following borrower(s) to repay the amount mentioned in the notice being mentioned below together with further interest thereon within 60 days from the date of the receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the properties described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 within the 180 days of default of the year 2019.

The borrower(s) in particular and the public in general are 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 mentioned below and interest thereon.

The borrower's attention is invited to provisions of sub-section (6) of section 13 of the Act, in respect of the same available, to redeem the secured assets.

S.No.1: Borrowers: 1. M/s.R.P.Rajarajan Enterprises, 2. Smt Usha P. 3. Shri.R.Parthiban and 4. Shri.Rajarajan RP, All residing at No.34, Ward No.108, Hobnobath Sali, T.Nagar, Chennai-600 017. Amount claimed as per demand notice: Rs.16,77,33,991.99 (Rupees Nineteen Crores Twenty Seven Lakhs Thirty Three Thousand One and Nine Paise Fifty Nine Only) (LARR-1: Rs.14,96,73,231.29 & LARR-2: Rs.4,80,60,760.70) as on 20.02.2019 together with further interest thereon with effect from 20.02.2019. Present Amount Outstanding: Rs.16,81,43,771.58 (Rupees Nineteen Crores Sixty One Lakhs Forty Three Thousand Seven Hundred and Seventy One and Paise Fifty Nine Only) (LARR-1: Rs.15,26,50,548.58 & LARR-2: Rs.4,34,93,223.00) as on 20.07.2019 and interest thereon.

S.No.2: Borrowers: 1. M/s.Usha Enterprises, 2. Smt Usha P. 3. Shri.R.Parthiban and 4. Shri.Rajarajan RP, All residing at No.39, Ward No.158, Hobnobath Sali, T.Nagar, Chennai-600 017. Amount claimed as per demand notice: Rs.15,00,91,225.00 (Rupees Fifteen Crores Twenty Two Thousand Two Hundred and Twenty Five Only) as on 20.02.2019 together with further interest thereon with effect from 20.02.2019. Present Amount Outstanding: Rs.15,59,12,034.00 (Rupees Fifteen Crores Sixty Nine Lakhs Twenty Two Thousand Three Hundred and Thirty Four Only) as on 20.07.2019 and interest thereon.

S.No.3: Borrowers: 1. M/s.Usha Associates at No.1, Nainappa Nether Street, Chintamani Nagar, Chennai-600 022, 2. Smt Usha P. 3. Shri.R.Parthiban and 4. Shri.Rajarajan RP, All are residing at No.39, Ward No.108, Hobnobath Sali, T.Nagar, Chennai-600 017. Amount claimed as per demand notice: Rs.15,32,34,901.00 (Rupees Fifteen Crores Thirty Two Lakhs Thirty Four Thousand Nine Hundred One Only) as on 20.02.2019 together with further interest thereon with effect from 20.02.2019. Present Amount Outstanding: Rs.15,36,96,523.00 (Rupees Fifteen Crores Thirty Six Lakhs Ninety Eight Thousand Five Hundred and Twenty Three Only) as on 20.07.2019 and interest thereon.

COMMON SECURITIES FOR ALL ACCOUNTS IN S.NOS.1 to 3:

1. Description of the property belonging to Shri.Rajarajan R.P.:
Item No.A: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	60/11C	0.69.0	0.65	5.	61/20B	0.98.5	0.91%
2.	60/13	0.17.0	0.43	6.	73/10C	0.87.5	0.18
3.	61/17C	0.63.0	0.68	7.	73/11	3.83.5	0.88
4.	61/20B	0.08.0	0.38				
				Total Extent:			1.26%

Item No.B: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	61/19	6.15.5	0.36	3.	61/20	0.69.5	0.13
2.	61/27	6.15.5	0.36				
				Total Extent:			0.17

Item No.C: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	60/12	0.25.0	0.52	5.	73/13	6.08.51	0.07%
2.	61/18	0.18.0	0.44	6.	73/14	0.85.3	0.12%
3.	73/13	0.35.0	0.81				
				Total Extent:			1.37

2. Description of the property belonging to Smt Usha P:
Item No.A: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	74/2	9.62.6	3.91	6.	74/23	6.14.0	0.34
2.	74/3	6.62.0	3.65	10.	74/13	0.34.0	0.09
3.	74/4	6.62.0	3.65	11.	74/14	6.15.5	0.28
4.	74/5	6.15.5	3.48	12.	87/14	0.05.5	0.08
5.	74/7	6.64.0	3.16	13.	87/17	0.84.5	0.11
6.	74/8	6.65.0	3.67	14.	87/18	0.32.0	0.79
7.	74/9	6.64.0	3.16	15.	87/24	0.91.5	0.63
8.	74/10	6.17.5	3.43				
				Total Extent:			3.79

Item No.B: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	14/2	0.36.7	0.05	5.	61/21	0.94.3	0.12
2.	74/11	0.14.8	0.39	6.	61/22	0.93.3	0.06
3.	81/16	0.86.5	0.19	7.	61/23	0.91.3	0.04
4.	81/15	0.86.8	0.15				
				Total Extent:			0.93

3. Description of the property belonging to Shri.R.Parthiban:
Item No.A: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	66/5	0.27.5	0.16	8.	66/14	0.06.0	0.02%
2.	66/5	0.66.0	0.16	7.	66/15	0.06.0	0.06%
3.	66/6	0.06.0	0.12	8.	67/9	0.03.5	0.09
4.	66/12A	0.06.0	0.12	9.	67/12	0.03.0	0.08
5.	66/12B	0.04.0	0.13	10.	67/13	0.04.5	0.09
				Total Extent:			0.74

Item No.B: All that piece and parcel of Land & Building situated at Old No.101, New No.55, Thandalem Village, Sriperumbudur Taluk, Kanchipuram District, and within the Sub-Registration District of Sriperumbudur.

S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	S.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents
1.	66/1	0.05.5	0.12	11.	67/14	0.03.8	0.08
2.	66/2	0.07.5	0.16	12.	67/15	0.06.0	0.12
3.	66/6	0.06.0	0.16	13.	67/16	0.03.0	0.07
4.	66/7	0.03.5	0.09	14.	67/17	0.08.0	0.12
5.	66/8	0.03.5	0.09	15.	67/18	0.04.5	0.11
6.	66/10	0.02.5	0.08	16.	67/19	0.03.5	0.09
7.	66/13	0.03.0	0.24	17.	67/21	0.02.0	0.05
8.	67/17	0.07.5	0.18	18.	67/18	0.01.0	0.02
9.	67/18	0.12.8	0.31	19.	67/20	0.04.0	0.10
10.	67/19	0.07.5	0.18	20.	67/24	0.03.0	0.07
				Total Extent:			2.46%

Together with all building and structure thereon existing and future.

Date: August 13, 2019
Place: Chennai

Sd/- Authorised Officer
IDBI Bank Limited

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(II)E-Auction Notice dated 16.09.2026

 IDBI BANK CIN - L65190MH2004G01148838	IDBI BANK LIMITED , RETAIL RECOVERY No.115, Anna Salai, Saidapet, Post Bag No.805, Chennai-600015. Ph:044-22202261 / 22202092, Website: www.idbibank.in
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (APPENDIX IV-A)	
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of IDBI BANK LIMITED, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 22 nd October 2026 for recovery of Rs.25,18,46,867.44 (Rupees Twenty Five Crore Eighteen Lakh Forty Six Thousand Eight Hundred Sixty Seven and Forty Four paise Only) as on 20 th August 2026 due to IDBI Bank Ltd, the Secured Creditor from M/s. Usha Associates , M/s. R P Usha Enterprises , M/s. R P Rajarajan Enterprises, Smt P Usha, Shri R Parthiban and Shri RP Rajarajan The reserve price and other details are given at table below:	
Borrower Name's: M/s. Usha Associates, M/s. R P Usha Enterprises, M/s. R. P. Rajarajan Enterprises and Smt. P. Usha, Shri. R. Parthiban and Shri. R.P. Rajarajan. Date of Demand Notice-Section 13(2) of SARFAESI Act: 04th March 2019; Symbolic Possession of below mentioned property taken on 13th August 2019.	
Description of the Immovable Property : Survey No.60/11C, 60/12, 60/13, 61/17C, 61/18, 61/19, 61/20B, 61/26B, 61/27, 61/28, 73/10C, 73/11, 73/12, 73/13, 73/14, 74/2, 74/3, 74/4, 74/5, 74/7, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/14, 85/14, 86/1, 86/2, 86/3, 86/5, 86/6, 86/7, 86/8, 86/9, 86/10, 86/12A, 86/12B, 86/13, 86/14, 86/15, 86/17, 87/2, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19, 87/20, 87/21, 87/22, 87/23, 87/24, No.55, Thandalam village, Sriperambudur Taluk, Kanchipuram district measuring 12.63 Acres. Property owned and mortgaged by Smt. P Usha, Shri R. Parthiban and Shri Rajarajan.	
RESERVE PRICE : ₹ 63,00,00,000/-	
EMD : ₹ 6,30,00,000/-	
DATE & TIME OF INSPECTION:	12.10.2026 (Monday) between 10.30am to 12.30pm
LAST DATE OF SUBMISSION OF EMD & BIDS:	21.10.2026 (Wednesday) upto 5.00 p.m
DATE AND TIME OF E-AUCTION	22.10.2026 [Thursday] by 10.45 am to 11.45 am (Unlimited extension of 5 minutes each)
For detailed terms and conditions of the sale, please refer to the 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 the link provided in IDBI Bank's website www.idbibank.in and https://banknet.com available from September 18 th , 2026. Sale shall be strictly subject to the terms and conditions given in this advertisement and in the "Bid Document". Interested bidders may contact Shri. Gangadhar N on (M) 9581909191 (E-mail: n.gangadhar@idbi.co.in) and Shri.S.Vivekanandhan on (M) 9840427159 (E-mail: s.vivekanandhan@idbi.co.in).	
Date : 15.09.2026 Place: Chennai	Sd/- Authorised Officer, IDBI Bank Ltd.

E-Auction Notice dated 16.09.2026

 IDBI BANK CIN - L65190MH2004G0148838	ஐடிபிஐ வங்கி லிமிடெட் , தனிநபர் கடன் மீட்பு, எண்.115, அண்ணா சாலை, சைதாப்பேட்டை, அஞ்சல் பை எண்.805, சென்னை 600015. Ph: 044-22202261 / 22202092, Website: www.idbibank.in		
அசையா சொத்துக்களின் விற்பனைக்கான விற்பனை அறிவிப்பு (பிரிசேர்க்கை IV-A)			
கடனீட்டு சொத்துக்களை ரொக்கமாக்குதல் நிதிச் சொத்துக்களை சீரமைத்தல் மற்றும் கடனீட்டு சொத்துக்கள் அபவாக்கச் சட்டம் 2002 (விதி 8(6) சேர்த்து வாசிக்கவும்) பாதுகாப்பு நடைமுறை விதிகள் கீழ் அடமானம் வைக்கப்பட்டுள்ள அசையாச் சொத்துக்களை இ-ஏலம் மூலம் விற்பனை செய்தல். இதன் மூலம் பொது மக்களுக்கு பொதுவாகவும் குறிப்பாக கடன்தாரர் மற்றும் ஜனமீன்தாரர்(கள்) ஆகியோர்களுக்கு அறிவிப்பது யாதெனில் ஈடு பெற்று பிணையக்கடன் வழங்கிய ஐடிபிஐ வங்கி லிமிடெட்ன் அதிகாரபூர்வ அலுவலர் அவர்களால் அடையாளப்பூர்வ சலுகைகளில் எடுத்துக் கொள்ளப்பட்டு, பிணையக்கடன் வழங்கிய ஐடிபிஐ வங்கி லிமிடெட்-க்கு, கடன்தாரர் மற்றும் ஜனமீன்தாரர்களிடமிருந்து வருவிக்-பட்ட வேண்டிய கடன் பாக்கி தொகையினை வருவிப்பதற்காக "உள்ளது உள்ளபடி, உள்ளது உள்ளவாறு", மற்றும் "உள்ள இடத்தில் உள்ளவாறு" எனும் அடிப்படையில் 22.10.2026 அன்று விற்கப்பட உள்ளது. கடன் பாக்கித் தொகையான 20.08.2026 அன்றுள்ளபடி ரூ. 25,18,46,867.44 (ரூபாய் இருபத்து ஐந்து கோடியே பதினெட்டு இலட்சத்து நூற்பத்து ஆறு ஆயிரத்து எண்ணூற்று அறுபத்து ஏழு மற்றும் பைசா நூற்பத்து நான்கு மட்டும்) மற்றும் இரூ கூட்டணங்கள் சேர்த்து M/s. Usha Associates, M/s. R P Usha Enterprises, M/s. R. P. Rajarajan Enterprises மற்றும் திருமதி P உஷா, திரு R.பார்த்திபன் மற்றும் திரு.R.P.ராஜராஜன், ஐடிபிஐ வங்கி லிமிடெட்-க்கு செலுத்த வேண்டியுள்ளது. குறைந்தபட்ச கேட்பு விலை மற்றும் இரூ விலைகள் கீழே குறிப்பிடப்பட்டுள்ளன. கடன்தாரர் பெயர் : M/s. Usha Associates, M/s. R P Usha Enterprises, M/s. R. P. Rajarajan Enterprises மற்றும் திருமதி P உஷா, திரு R.பார்த்திபன் மற்றும் திரு.R.P.ராஜராஜன். கேட்பு அறிவிப்பு தேதி : 04.03.2019 ; கவாதின நிலை & தேதி: அடையாள கவாதின நிலை (Symbolic) & 13.08.2019. அசையாச் சொத்தின் விவரம்: காஞ்சிபுரம் மாவட்டம், ஸ்ரீபெரும்புதூர் வட்டம், எண்.55, குண்டலம் கிராமத்தில் அமைந்துள்ள மொத்தம் 12.63 ஏக்கர் பரப்பளவு கொண்ட சொத்தின் ஈடு எண்கள்: 60/11C, 60/12, 60/13, 61/17C, 61/18, 61/19, 61/20B, 61/26B, 61/27, 61/28, 73/10C, 73/11, 73/12, 73/13, 73/14, 74/2, 74/3, 74/4, 74/5, 74/7, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/14, 85/14, 86/1, 86/2, 86/3, 86/5, 86/6, 86/7, 86/8, 86/9, 86/10, 86/12A, 86/12B, 86/13, 86/14, 86/15, 86/17, 87/2, 87/3, 87/4, 87/5, 87/6, 87/7, 87/8, 87/9, 87/10, 87/11, 87/12, 87/13, 87/14, 87/15, 87/16, 87/17, 87/18, 87/19, 87/20, 87/21, 87/22, 87/23, 87/24. திருமதி. P. உஷா, திரு. R.பார்த்திபன் & திரு. ராஜராஜன் ஆகியோருக்கு சொந்தமான மற்றும் அடமானம் வைக்கப்பட்ட சொத்து.			
குறைந்தபட்ச கேட்பு விலை : ₹ 63,00,00,000/- டேவணி தொகை : ₹ 6,30,00,000/-			
சொத்துக்களை பார்வையிடும் தேதி மற்றும் நேரம்:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> 12.10.2026 (திங்கட்கிழமை) காலை 10.30 மணி முதல் மதியம் 12.30 மணி வரை </td> <td style="width:50%;"> 21.10.2026 (புதன்கிழமை) மாலை 5 மணி வரை </td> </tr> </table>	12.10.2026 (திங்கட்கிழமை) காலை 10.30 மணி முதல் மதியம் 12.30 மணி வரை	21.10.2026 (புதன்கிழமை) மாலை 5 மணி வரை
12.10.2026 (திங்கட்கிழமை) காலை 10.30 மணி முதல் மதியம் 12.30 மணி வரை	21.10.2026 (புதன்கிழமை) மாலை 5 மணி வரை		
மின் ஏல தேதி மற்றும் நேரம் 22.10.2026 [வியாழக்கிழமை] காலை 10.45 மணி முதல் 11.45 மணி வரை (தலா 5 நிமிடங்கள் காணல். கால நீட்டிப்புகள் தொடர்ந்து தரயூடும்).			
விற்பனையின் விதிமுறைகள் மற்றும் நிபந்தனைகள் விவரங்களுக்கு ஏல ஆவணத்தில் காணலாம். அலை எங்கள் கிளை, எண்.115, அண்ணா சாலை, சைதாப்பேட்டை, அஞ்சல் பை எண்.805, சென்னை 600015 என்ற முகவரியில் உள்ள எமது கிளையில் 18.09.2026 அன்று முதல் அனைத்து வேலை நாட்களிலும் பெற்றுக்கொள்ளலாம் அல்லது ஐடிபிஐ வங்கியின் www.idbibank.in மற்றும் https://baanknet.com ஆகிய இணையதளங்களிலிருந்து பதிவிறக்கம் செய்து கொள்ளலாம். விற்பனையானது இந்த விளம்பரத்தில் மற்றும் "ஏல ஆவணத்தில்" வழங்கப்பட்டுள்ள விதிமுறைகள் மற்றும் நிபந்தனைகளுக்குட்பட்டது. விருப்பமுள்ள ஏலதாரர்கள், திரு கங்காதர் N (கைபேசி) 9581909191 (மின்னஞ்சல்) n.gangadhar@idbi.co.in மற்றும் திரு S. விவேகானந்தன் (கைபேசி) 9840427159 (மின்னஞ்சல்) s.vivekanandhan@idbi.co.in ஆகியோர்களை தொடர்பு கொள்ளவும்.			
தேதி : 15.09.2026 இடம் : சென்னை			
ஒப்பம்/- அதிகாரபூர்வ அதிகாரி			

The above notices were published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	Time of India (English)	Chennai	16.09.2026
2	Dinamalar (Tamil)	Chennai	16.09.2026

(III)

INTRODUCTION

IDBI Bank Limited (“IDBI Bank”) having its Corporate Office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai 400 005 and also having one of its Branch office at No.115, Anna Salai, Saidapet, Chennai-600015 (herein referred to as Secured Creditor) issued a Demand notice dated 04th March 2019 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “the SARFAESI Act”) calling upon Borrower/ Mortgagor **M/s. Usha Associates , M/s. R P Usha Enterprises, M/s. R P Rajarajan Enterprises, Smt.P Usha, Shri.R. Parthiban, Shri.R P Rajarajan having property address at No.55, Thandalam Village, Sriperambudur Taluk, Kanchipuram District-602105**, to repay the amount mentioned in the said Demand notice dated 04.03.2019 being, Loan A/c No. 0322675100001724, 0322675100001717, 0322675100001731 & 0322675100001762 aggregating of **Rs.50,10,59,127.59 Only**) as on 20.02.2019 plus further interest and charges thereon at the contractual rates upon the footing of compound interest until payment/ realization.

The said statutory demand notice was served on Borrower / Mortgagor on 06.03.2019. As the demanded amount was not forthcoming after the statutory period of 60 days, IDBI Bank took symbolic possession of Secured Assets under section 13 (4) of SARFAESI Act on 13.08.2019, by affixing the notice at the Secured Assets as well as served on the borrower/ mortgagor and also published the possession notice in two newspapers viz., DT (Next) (English) & Hindu (Tamil) on 18.08.2019, in compliance with Rule 8 of SARFAESI Rules.

Thereafter, IDBI Bank filed Crl. M.P.No.243/2024 before Court of the Chief Judicial Magistrate, Kancheepuram under section 14 of SARFAESI Act for physical possession of secured, which was allowed on 14.02.2025. However, the said Order is yet to get executed.

The secured assets being put on sale is mentioned at serial no. IV hereinafter and referred to as “the Secured Assets”, on the terms and conditions mentioned in this Bid Document.

(IV) BRIEF DESCRIPTION OF THE SECURED ASSET

(a) Details of Property

Property Description				
<u>Item A:</u>				
All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.				
Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	60/11C	0.02.0	0.05	Nanja
2.	60/13	0.17.5	0.43	Nanja
3.	61/17C	0.03.0	0.08	Nanja
4.	61/20B	0.08.0	0.20	Nanja
5.	61/26B	0.05.5	0.17 ½	Nanja
6.	73/10C	0.07.5	0.18	Nanja
7.	73/11	0.03.5	0.09	Nanja
Total Extent			1.20 ½	
<u>Item B:</u>				
All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.				
Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	61/19	0.15.5	0.38	Nanja
2.	61/27	0.10.5	0.26	Nanja
3.	61/28	0.05.5	0.13	Nanja
Total Extent			0.77	
<u>Item C:</u>				
All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.				
Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	74/2	0.02.0	0.05	Nanja
2.	74/3	0.02.0	0.05	Nanja
3.	74/4	0.03.0	0.08	Nanja
4.	74/5	0.19.5	0.48	Nanja
5.	74/7	0.04.0	0.10	Nanja

6.	74/8	0.03.0	0.07	Nanja
7.	74/9	0.04.0	0.10	Nanja
8.	74/10	0.17.5	0.43	Nanja
9.	74/12	0.14.0	0.34	Nanja
10.	74/13	0.24.0	0.60	Nanja
11.	74/14	0.15.5	0.38	Nanja
12.	87/14	0.03.5	0.09	Nanja
13.	87/17	0.04.5	0.11	Nanja
14.	87/18	0.32.0	0.79	Nanja
15.	87/24	0.01.5	0.03	Nanja
Total Extent			3.70	

Item D:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	86/3	0.07.5	0.18	Nanja
2.	86/5	0.06.5	0.16	Nanja
3.	86/8	0.09.0	0.22	Nanja
4.	86/12A	0.05.0	0.12	Nanja
5.	86/12B	0.04.5	0.12	Nanja
6.	86/14	0.06.0	0.07 ½	Nanja
7.	86/15	0.05.5	0.06 ½	Nanja
8.	87/9	0.03.5	0.09	Nanja
9.	87/12	0.03.0	0.08	Nanja
10.	87/13	0.24.5	0.60	Nanja
Total Extent			1.71	

Item E:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	86/1	0.05.5	0.12	Nanja
2.	86/2	0.07.5	0.18	Nanja
3.	86/6	0.06.5	0.16	Nanja
4.	86/7	0.03.5	0.09	Nanja
5.	86/9	0.03.5	0.09	Nanja
6.	86/10	0.02.5	0.06	Nanja
7.	86/13	0.09.0	0.21 ½	Nanja
8.	86/17	0.07.5	0.19	Nanja
9.	87/2	0.12.5	0.31	Nanja

10.	87/3	0.07.5	0.18	Nanja
11.	87/4	0.03.5	0.09	Nanja
12.	87/5	0.05.0	0.12	Nanja
13.	87/6	0.03.0	0.07 ½	Nanja
14.	87/7	0.05.0	0.12	Nanja
15.	87/8	0.04.5	0.11	Nanja
16.	87/10	0.03.5	0.09	Nanja
17.	87/11	0.02.0	0.05	Nanja
18.	87/19	0.01.0	0.02 ½	Nanja
19.	87/20	0.04.0	0.10	Nanja
20.	85/14	0.03.0	0.07	Nanja
Total Extent			2.44 ½	

Item F:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	74/2	0.02.0	0.05	Nanja
2.	74/11	0.14.5	0.36	Nanja
3.	87/15	0.06.5	0.16	Nanja
4.	87/16	0.06.0	0.15	Nanja
5.	87/21	0.05.0	0.12	Nanja
6.	87/22	0.02.0	0.05	Nanja
7.	87/23	0.01.5	0.04	Nanja
Total Extent			0.93	

Item G:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	60/12	0.21.0	0.52	Nanja
2.	61/18	0.18.0	0.44	Nanja
3.	73/12	0.25.0	0.61	Nanja
4.	73/13	0.09.5	0.17 ½	Nanja
5.	73/14	0.05.0	0.17 ½	Nanja
Total Extent			1.87	

Item A to G totaling 12 Acres 63 Cents

(V)

Outstanding Dues of IDBI Bank in the account of
M/s. Usha Associates , M/s. R P Usha Enterprises , M/s. R P Rajarajan Enterprises, Smt P
Usha, Shri R Parthiban and Shri RP Rajarajan as on 20.08.2026

(Amount in Rs)

Account Name	Usha Associates	R P Usha Enterprises	R P Rajarajan Enterprises	
Account No.	0322675100001762	0322675100001731	0322675100001717	0322675100001724
Principal	9,07,48,078.89	7,74,92,968.00	4,96,28,885.00	9,39,513.00
Interest	46,59,116.44	95,01,928.11	1,65,50,095.00	23,26,283.00
Additional Interest	-	-	-	-
Further Interest	-	-	-	-
Liquidated damages	-	-	-	-
Legal Expenses	-	-	-	-
Total	9,54,07,195.33	8,69,94,896.11	6,61,78,980.00	32,65,796.00

Total dues as on August 20, 2026: Rs.25,18,46,867.44 plus interest thereon w.e.f August 21, 2026.

(VI). Terms & Conditions

1.	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at Item No.III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lenders.
2.	Issue of Tender/ Offer / Bid Document The Tender Document along with required Form is available from September 18, 2026 to October 21, 2026 on any working day between 10.00 am to 5.00 pm and can be obtained from Authorised Officer, IDBI Bank Ltd., No.115, Anna Salai, Saidapet, Chennai-600015 The Bid document can also be downloaded from IDBI website - www.idbibank.in → Announcements → e-Auction Notices And also from E-auction service provider M/s. PSB Alliance Pvt Ltd - https://psballiance.com/ or https://baanknet.com
3.	Reserve Price and EMD a) The Reserve Price for the sale of the property is Rs. 63,00,00,000/-(Rupees Sixty Three Crore Only). b) The EMD (Earnest Money Deposit) has been fixed at Rs. 6,30,000/-(Rupees Six Lakh and Thirty Lakh Only).
4.	The sale of Secured Asset is on <i>“As is where basis”, “As is what is basis”, “Whatever there is basis” and “Without recourse basis”</i>. The description of the immovable property is based on the mortgage created by the Borrower by deposit of title deeds 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. The Secured creditor holds the certified true copy of said title deeds obtained from Office of Sub-Registrar. Bidders may inspect the certified copy of title documents and satisfy themselves regarding the extent of land and chain of title. No claims, objections, or requests for a reduction in bid price due to the non-availability of the original title deed will be entertained after the submission of the bid." 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 M/s. Usha Associates, M/s. R P Usha Enterprises , M/s. R P Rajarajan Enterprises, Smt P Usha, Shri R Parthiban and Shri RP Rajarajan 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. Encumbrances : 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. Pending Litigations: There are three Securitization Application(s) (“SAs”) filed by Borrowers/ third parties against the secured creditor before the Hon’ble DRT-III, Chennai challenging the SARFAESI action, as follows: (i) S.A NO. 185/2025 filed by M/s Nefab India Pvt.Ltd ; (ii) S.A NO. 186/2025 filed by M/s Stanley Engineered Fasting India Pvt.Ltd; (iii) S.A.No. 429/2025 filed by M/s Usha Enterprises . The aforesaid SAs are contested by the Bank, however, the same are pending for final adjudication, before Hon’ble DRT-III, Chennai. The e-auction proceedings and sale of secured assets shall be strictly subject to the final outcome of the aforesaid SAs.
5.	Inspection of assets The interested parties may, at their own cost and expense, inspect the property on October 12, 2026 (Monday) from 10:30 am to 12.30 pm in the presence of a representative of the AO available at the site to facilitate the inspection.
6.	Due Diligence by the Bidders The interested parties may carry out their own comprehensive due diligence in respect of the Secured Asset including any dues relating to the Secured Asset. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not. The bidders shall keep the information gathered during the due diligence process including information available as per Bank’s records/ interaction with Secured Creditor’s officials, confidential and not to disclose the said information etc. to any person / entity and shall not use the said information etc., for any purpose other than making an offer/ bid , pursuant to the Bid Document / Auction Notice.
7.	The bidders shall be deemed to have inspected and approved the Secured Asset 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 asset 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. It shall be further presumed that by submitting an offer, the bidder (s) has made his/ their own independent assessment due diligence , legal and otherwise of the Secured Assets and their condition. Any offer made shall be deemed to have been submitted after complete satisfaction of title (including mortgage / charge of the Secured Creditor) of the Secured Creditor and / or all claims there against and after due & proper inspection of the Secured Assets.
8.	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/ Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
9.	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Profile of the Bidder and Declaration by the Bidder annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of all the documents. Offers received for sale and / or accepted are not transferable. The Format for submission of “Profile of the bidder” & “Declaration by the Bidder” is given in Chapter VI & VII of this Bid Document. Form of appendix to the profile (declaration by the bidder) is given in Chapter VIII. The Bidder shall submit separate bid documents for each property. The Bidder shall furnish to the satisfaction of the IDBI Bank, particulars for the purpose of KYC, source of funds and such other information as the AO may require in the context of the Offer. Any falsehood, inaccuracy or incompleteness in any respect by a Bidder, shall lead to disqualification of such Bidder.
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.	<u>Last date for submission of Bid Document</u> The interested parties may submit Tender/ Offer / Bid Document duly filled and signed along with the required documents to [Mention name of the authorized officer] IDBI Bank, [Mention address of the Branch/ Department] on any working day but not later than am/ pm on (mention last date and time of receipt of bid) in sealed cover containing the Bid Document super scribed “Bid Document – [Name of the Account] and Name and phone number of Bidder to be mentioned on left hand side. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website https://baanknet.com for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheque / DD will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The EMD of successful Bidder shall be retained towards part sale consideration and EMD amount of unsuccessful bidders shall be returned or transferred back by RTGS. The EMD shall not bear any interest.
14.	Only those bidders will be permitted to participate in the auction whose Bid Document is complete in every respect and whose EMD 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 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. Conditional Offers and contingent offers shall be treated as invalid. Auction / Bidding shall only be through “online Auction Mode” through the website of Service Provider Baanknet.com_____
15.	<u>Registration with E-Auction Service Provider</u> Participants who are not already registered with the e-auction provider M/s. PSB Alliance Pvt. Ltd. should register themselves by following the procedure mentioned at the website https://baanknet.com using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider, the intending Bidders/ Purchasers have to transfer the EMD amount in his/her Global EMD Wallet before the e-Auction Date and time in the portal. The Registration, Verification of KYC documents and

	transfer of EMD in wallet must be completed well in advance, before auction. <u>In case any bidders feel the need for training / e – auction support</u>, such bidders may contact on (M) 82912 20220 and on support.baanknet@psballiance.com and other help line numbers available in the Service Providers help desk; The Bank/ Authorized Officer / e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.
16.	The E-auction day: On October 22, 2026 (Thursday) from 10:45AM to 11:45AM The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website https://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.25,00,000/-. Increase in bid amount below the said amounts will be rejected. 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.	<u>Payment of Sale Price</u> The successful bidder on 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) 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. Usha, Shri.R.Parthiban & Shri.RP Rajarajan” payable at Sriperumbudur 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 Branch, No.1, Sri Sai Lakshmi Nagar, Nenmeli, Sriperumbudur, Tamil Nadu-602105. 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. Usha, Shri.R.Parthiban & Shri.RP Rajarajan” payable at Sriperumbudur 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 Branch, No.1, Sri Sai Lakshmi Nagar, Nenmeli, Sriperumbudur, Tamil Nadu-602105.
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 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. In case Successful bidder pays 25% and thereafter default in payment of the remaining 75% of the bid amount or part thereof within the prescribed period, the 25% amount deposited and/or the amount so deposited thereafter will be forfeited in favour of Secured Creditor and Secured Assets will be resold.
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 after making full payment of sale price shall immediately and simultaneously take possession of the Secured Assets. It is explicitly stated that once the sale certificate is issued by the AO, the AO shall not be held responsible for security , safe- keeping and possession of the Secured Assets. From the date of issuance of Sale Certificate of Secured Assets, all the risk, costs, responsibilities , including any loss or damage to the Secured Assets through, fire or any other natural calamities or due to any theft , burglary or robbery or from any other cause whatsoever, shall be that of the successful Bidder and neither IDBI Bank nor the AO shall be liable for such loss or damage
23.	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of asset 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 asset transferred in his / her/ their name. Bank does not take any responsibility to provide information on the same.
24.	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 laid down herein.

25.	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.
26.	In the event of IDBI Bank's office remaining closed on the day of bid for any unforeseen reason, the e-auction shall take place on the next working day of IDBI Bank Ltd at 10.45 a.m. to 11.45 a.m.
27.	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/ modify/ delete/ drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances in compliance of the SARFAESI Act/ Rule.
28.	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.
29.	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.
30.	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/ Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/ her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be 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 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 ASSET 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.

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

For purchase of the below property

Item A:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	60/11C	0.02.0	0.05	Nanja
2.	60/13	0.17.5	0.43	Nanja
3.	61/17C	0.03.0	0.08	Nanja
4.	61/20B	0.08.0	0.20	Nanja
5.	61/26B	0.05.5	0.17 ½	Nanja
6.	73/10C	0.07.5	0.18	Nanja
7.	73/11	0.03.5	0.09	Nanja
Total Extent			1.20 ½	

Item B:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	61/19	0.15.5	0.38	Nanja
2.	61/27	0.10.5	0.26	Nanja
3.	61/28	0.05.5	0.13	Nanja
Total Extent			0.77	

Item C:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	74/2	0.02.0	0.05	Nanja
2.	74/3	0.02.0	0.05	Nanja
3.	74/4	0.03.0	0.08	Nanja
4.	74/5	0.19.5	0.48	Nanja
5.	74/7	0.04.0	0.10	Nanja
6.	74/8	0.03.0	0.07	Nanja
7.	74/9	0.04.0	0.10	Nanja
8.	74/10	0.17.5	0.43	Nanja
9.	74/12	0.14.0	0.34	Nanja
10.	74/13	0.24.0	0.60	Nanja

11.	74/14	0.15.5	0.38	Nanja
12.	87/14	0.03.5	0.09	Nanja
13.	87/17	0.04.5	0.11	Nanja
14.	87/18	0.32.0	0.79	Nanja
15.	87/24	0.01.5	0.03	Nanja
Total Extent			3.70	

Item D:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	86/3	0.07.5	0.18	Nanja
2.	86/5	0.06.5	0.16	Nanja
3.	86/8	0.09.0	0.22	Nanja
4.	86/12A	0.05.0	0.12	Nanja
5.	86/12B	0.04.5	0.12	Nanja
6.	86/14	0.06.0	0.07 ½	Nanja
7.	86/15	0.05.5	0.06 ½	Nanja
8.	87/9	0.03.5	0.09	Nanja
9.	87/12	0.03.0	0.08	Nanja
10.	87/13	0.24.5	0.60	Nanja
Total Extent			1.71	

Item E:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	86/1	0.05.5	0.12	Nanja
2.	86/2	0.07.5	0.18	Nanja
3.	86/6	0.06.5	0.16	Nanja
4.	86/7	0.03.5	0.09	Nanja
5.	86/9	0.03.5	0.09	Nanja
6.	86/10	0.02.5	0.06	Nanja
7.	86/13	0.09.0	0.21 ½	Nanja
8.	86/17	0.07.5	0.19	Nanja
9.	87/2	0.12.5	0.31	Nanja
10.	87/3	0.07.5	0.18	Nanja
11.	87/4	0.03.5	0.09	Nanja
12.	87/5	0.05.0	0.12	Nanja
13.	87/6	0.03.0	0.07 ½	Nanja
14.	87/7	0.05.0	0.12	Nanja
15.	87/8	0.04.5	0.11	Nanja
16.	87/10	0.03.5	0.09	Nanja

17.	87/11	0.02.0	0.05	Nanja
18.	87/19	0.01.0	0.02 ½	Nanja
19.	87/20	0.04.0	0.10	Nanja
20.	85/14	0.03.0	0.07	Nanja
Total Extent			2.44 ½	

Item F:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	74/2	0.02.0	0.05	Nanja
2.	74/11	0.14.5	0.36	Nanja
3.	87/15	0.06.5	0.16	Nanja
4.	87/16	0.06.0	0.15	Nanja
5.	87/21	0.05.0	0.12	Nanja
6.	87/22	0.02.0	0.05	Nanja
7.	87/23	0.01.5	0.04	Nanja
Total Extent			0.93	

Item G:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	60/12	0.21.0	0.52	Nanja
2.	61/18	0.18.0	0.44	Nanja
3.	73/12	0.25.0	0.61	Nanja
4.	73/13	0.09.5	0.17 ½	Nanja
5.	73/14	0.05.0	0.17 ½	Nanja
Total Extent			1.87	

Item A to G totaling 12 Acres 63 Cents

(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) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	
	iii) Name of the Issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	

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

(VIII). FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of the below property

Item A:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	60/11C	0.02.0	0.05	Nanja
2.	60/13	0.17.5	0.43	Nanja
3.	61/17C	0.03.0	0.08	Nanja
4.	61/20B	0.08.0	0.20	Nanja
5.	61/26B	0.05.5	0.17 ½	Nanja
6.	73/10C	0.07.5	0.18	Nanja
7.	73/11	0.03.5	0.09	Nanja
Total Extent			1.20 ½	

Item B:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	61/19	0.15.5	0.38	Nanja
2.	61/27	0.10.5	0.26	Nanja
3.	61/28	0.05.5	0.13	Nanja
Total Extent			0.77	

Item C:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	74/2	0.02.0	0.05	Nanja
2.	74/3	0.02.0	0.05	Nanja
3.	74/4	0.03.0	0.08	Nanja
4.	74/5	0.19.5	0.48	Nanja
5.	74/7	0.04.0	0.10	Nanja
6.	74/8	0.03.0	0.07	Nanja
7.	74/9	0.04.0	0.10	Nanja
8.	74/10	0.17.5	0.43	Nanja
9.	74/12	0.14.0	0.34	Nanja

10.	74/13	0.24.0	0.60	Nanja
11.	74/14	0.15.5	0.38	Nanja
12.	87/14	0.03.5	0.09	Nanja
13.	87/17	0.04.5	0.11	Nanja
14.	87/18	0.32.0	0.79	Nanja
15.	87/24	0.01.5	0.03	Nanja
Total Extent			3.70	

Item D:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	86/3	0.07.5	0.18	Nanja
2.	86/5	0.06.5	0.16	Nanja
3.	86/8	0.09.0	0.22	Nanja
4.	86/12A	0.05.0	0.12	Nanja
5.	86/12B	0.04.5	0.12	Nanja
6.	86/14	0.06.0	0.07 ½	Nanja
7.	86/15	0.05.5	0.06 ½	Nanja
8.	87/9	0.03.5	0.09	Nanja
9.	87/12	0.03.0	0.08	Nanja
10.	87/13	0.24.5	0.60	Nanja
Total Extent			1.71	

Item E:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	86/1	0.05.5	0.12	Nanja
2.	86/2	0.07.5	0.18	Nanja
3.	86/6	0.06.5	0.16	Nanja
4.	86/7	0.03.5	0.09	Nanja
5.	86/9	0.03.5	0.09	Nanja
6.	86/10	0.02.5	0.06	Nanja
7.	86/13	0.09.0	0.21 ½	Nanja
8.	86/17	0.07.5	0.19	Nanja
9.	87/2	0.12.5	0.31	Nanja
10.	87/3	0.07.5	0.18	Nanja
11.	87/4	0.03.5	0.09	Nanja
12.	87/5	0.05.0	0.12	Nanja
13.	87/6	0.03.0	0.07 ½	Nanja
14.	87/7	0.05.0	0.12	Nanja
15.	87/8	0.04.5	0.11	Nanja

16.	87/10	0.03.5	0.09	Nanja
17.	87/11	0.02.0	0.05	Nanja
18.	87/19	0.01.0	0.02 ½	Nanja
19.	87/20	0.04.0	0.10	Nanja
20.	85/14	0.03.0	0.07	Nanja
Total Extent			2.44 ½	

Item F:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	74/2	0.02.0	0.05	Nanja
2.	74/11	0.14.5	0.36	Nanja
3.	87/15	0.06.5	0.16	Nanja
4.	87/16	0.06.0	0.15	Nanja
5.	87/21	0.05.0	0.12	Nanja
6.	87/22	0.02.0	0.05	Nanja
7.	87/23	0.01.5	0.04	Nanja
Total Extent			0.93	

Item G:

All that piece and parcel of the Land & Building situated at Old No.101, New No.55, Thandalam Village, Sriperumbudur Taluk, Kancheepuram District, and within the Sub Registration District of Sriperumbudur.

Sl.No.	Survey No.	Extent in Hectares	Extent in Acre and Cents	Classification
1.	60/12	0.21.0	0.52	Nanja
2.	61/18	0.18.0	0.44	Nanja
3.	73/12	0.25.0	0.61	Nanja
4.	73/13	0.09.5	0.17 ½	Nanja
5.	73/14	0.05.0	0.17 ½	Nanja
Total Extent			1.87	

Item A to G totaling 12 Acres 63 Cents

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

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
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 (in Block letters) (Original Authorised letter to be attached to carry out the e- auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any	:

	employee of IDBI Bank Limited.	
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	
13	Details of Earnest Money Deposit (EMD).	:
	i) Demand Draft No. / Pay Order No.	:
	ii) Date of Demand Draft / Pay Order	:
	iii) Name of the Issuing Bank and Branch	:
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:

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

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

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

Place:

Date:

IX. 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 THANDALAM,
KANCHEEPURAM DISTRICT

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

To,

The Authorised Officer,
IDBI Bank Limited.,
Sriprembudur,
No.1, Sri Sai Lakshmi Nagar, Nenmeli,
Sriperumbudur, Tamil Nadu-602105.

Sir,

**Sale of Secured Asset / Property situated at Plot No.55, Thandalam Village,
Sriperumbudur Taluk, Kancheepuram district-602105**

1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Asset/property, I/We offer to purchase the said Secured Asset strictly in conformity with the terms and conditions of this Tender/Offer Document.
2. I/We hereby declare that I/we have read and understood the details of the pending litigations disclosed by the Bank in the Tender Document. I/We have conducted our own independent inquiries regarding the litigation and its implications. I/We unconditionally agree to participate in the e-auction knowing the risk of the pending legal proceedings and will abide by the ultimate decision of the Hon'ble DRT
3. 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.
4. 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.

5. 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 asset. We further understand that in the event I/We fail to take possession of the Secured Asset 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.
6. 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 asset 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.
7. 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 asset 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.
8. I/We understand that time is the essence for completing the acquisition formalities of the Secured Asset/property and I/we agree and undertake to abide by it.
9. 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.

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.

I/ We have remitted Rs..... towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS / NEFT amount in bidders Global EMD Wallet.

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 2026

Signature in the capacity of.....

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

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

WITNESS:

Signature :

Name & Address:

Occupation :
