

The Authorised Officer (AO)
of

IDBI Bank Limited
Salem Branch

Borrowers – M/s Vekatrayar Sago Factory
and
M/s K. Venkatraman & Co.

E-AUCTION SALE DATE: 25-11-2026

TENDER DOCUMENT

For

Sale of Secured Assets (Factory Land & Building), admeasuring land extent of 33.10 acres, situated in Survey No. 273/1, 273/2, 272/5, 273/3B2 in this “Ganapathi Nagar” layout plot No.3, 4, 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B, 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B, 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2, 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C, 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 and 273/3B4 located at Kakaveri Village, Rasipuram Taluk, Namakkal District in the names of **Shri Venkatraman K, Shri Dineshkumar V and Smt. V Prabhavathi**

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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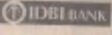
(I) POSSESSION NOTICE PUBLISHED in NEWSPAPERS **POSSESSION NOTICE**

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

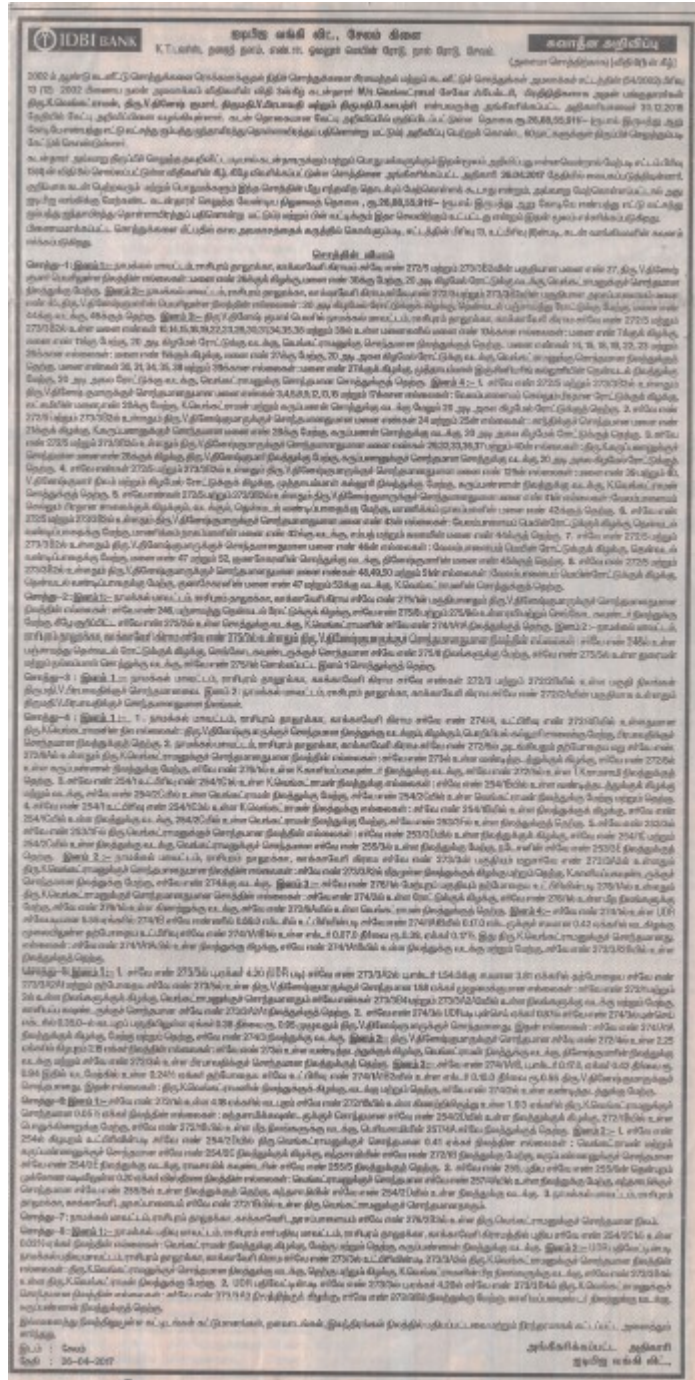
The Possession notice was published in the following newspapers on 01-05-2017

1. The New Indian Express (English) - Salem Edition:

IDBI BANK IDBI Bank Ltd. Salem Branch, K. T. Towers, Ground Floor, No.111, Omahar Main Road, Pinar Road, SALEM	POSSESSION NOTICE (For Immovable Property) (Under S.A. 19253 Act - Rule 8(1))
Whereas, the undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (S.A. 19253) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 26.12.2016 calling upon the borrower M/s VENKATRAYAR SAGO FACTORY represented by its partners viz. Smt. K. Venkatraman, Smt. K. Venkatesh Kumar, Smt. V. V. Venkatesh & Smt. D. Sanyal, to repay the amount mentioned in the notice being Rs. 28,88,96,911/- (Rupees Twenty Eight Lakh Eighty Eight Thousand Nine Hundred and Eleven only) within 60 days from the date of the receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower 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 Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 on the 26th day of April of the year 2017. The borrower 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. 28,88,96,911/- (Rupees Twenty Eight Lakh Eighty Eight Thousand Nine Hundred and Eleven only) and interest thereon. The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.	
DESCRIPTION OF THE PROPERTIES	
Property-1: Item-1: All that piece and parcel of land comprised in and forming part of Survey No. 2725 and Survey No. 2725B2 in Plot No. 27 situated at Kakaveri village, Rasipuram Taluk and Namakkal District in the name of Smt. V. Dinesh Kumar and which is bounded as follows: East of the Plot No. 26, West of the Plot No. 30, North of the 25' East - West Road and South of the land belonging to Vengalathan. Item-2: All that piece and parcel of land comprised in and forming part of Survey No. 2725, Survey No. 2725B2 in Plot No. 40 situated at Annapalayam, Kakaveri, Rasipuram Taluk and Namakkal District in the name of Smt. V. Dinesh Kumar and which is bounded as follows: East of the 20' East - West Road, West of the North - South Panchayat Road, North of the Plot No. 41 and South of the Plot No. 45. Item-3: All that piece and parcel of land comprised in and forming part of Survey No. 2725, Survey No. 2725B2 in Plot No. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 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2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2	

 IDBI BANK Ground Floor, No.111, Omkar Main Road, Four Road, SALEM		POSSESSION NOTICE (For Immovable Property) (Under S.A.P. 4831 Act - Rule 477)
Whereas, the undersigned being the authorized officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI Act) and in exercise of the powers conferred under Section 13(1) read with rule 3 of Security Interest (Enforcement) Rules, 2002 and a demand notice dated: 30.12.2016 calling upon the borrower M/s. E. VENKATRAMAN & Co represented by its partners viz. Shri K. Venkatesh Kumar, Shri K. Venkatesh Kumar, Shri V. Prabhakar & Shri J. Jagannathan, to repay the amount advanced to him in the nature being Rs.38,21,34,154.32 (Rupees Thirty Eight Lakh Twenty One Thousand Three Hundred and Fifty four paise Thirty Two) within 60 days from the date of the receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property mortgaged herein before, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 on this the 28th day of April of the year 2017. The borrower 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.38,21,34,154.32 (Rupees Thirty Eight Lakh Twenty One Thousand Three Hundred and Fifty four paise Thirty Two) interest thereon. The borrower's attention is invited to provisions of sub section (6) of section 13 of the Act, in respect of free saleable, to enforce the secured assets.		
DESCRIPTION OF THE PROPERTIES		
Property-1: Item - 1: All that piece and parcel of land comprised in and forming part of Survey No.2775 and Survey No.273920 in Plot No. 27 situated on Kakavai village, Rasipuram Taluk and Namakkal District in the name of Shri V. Venkatesh Kumar and which is bounded as follows: East of Plot No. 27, West of Plot No. 303, North of the 27 East - West Road and South of the land belonging to Venkatesh Kumar. Item-2: All that piece and parcel of land comprised in and forming part of Survey No.2725, Survey No.273920 in Plot No.45 situated on Kakavai village, Rasipuram Taluk and Namakkal District in the name of Shri V. Venkatesh Kumar and which is bounded as follows: East of the 27 East - West Road, West of the North - South Road, North of the Plot No.44 and South of the Plot No.44. Item-3: All that piece and parcel of land comprised in and forming part of Survey No.2725, Survey No.273920 in Plot No.14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227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2. Dinamani (Tamil) - Salem Edition :



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The Possession notice was published in the following newspapers on 08-03-2020

1. The New Indian Express (English) - Salem Edition:

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2. Dinamani (Tamil) - Salem Edition :



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 175. **Text**
 176. **Bild**
 177. **Zeichnung**
 178. **Plan**
 179. **Karte**
 180. **Photographie**
 181. **Film**
 182. **Video**
 183. **Audio**
 184. **Text**
 185. **Bild**
 186. **Zeichnung**
 187. **Plan**
 188. **Karte**
 189. **Photographie**
 190. **Film**
 191. **Video**
 192. **Audio**
 193. **Text**
 194. **Bild**
 195. **Zeichnung**
 196. **Plan**
 197. **Karte**
 198. **Photographie**
 199. **Film**
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 201. **Audio**
 202. **Text**
 203. **Bild**
 204. **Zeichnung**
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 240. **Zeichnung**
 241. **Plan**
 242. **Karte**
 243. **Photographie**
 244. **Film**
 245. **Video**
 246. **Audio**
 247. **Text**
 248. **Bild**
 249. **Zeichnung**
 250. **Plan**
 251. **Karte**
 252. **Photographie**
 253. **Film**
 254. **Video**
 255. **Audio**

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

E-Auction Sale Notice Published in The New Indian Express dated 14-10-2026

**IDBI BANK**

IDBI Bank Ltd
No.72, Mayflower "E" Castle,
Dr. Balasundaram Road, Off. Avinashi Road,
ATT Colony, Coimbatore- 641018
Website: www.idbi.bank.in, CIN : L55190MH2064GO148838

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset 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 the Borrower(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic/physical possession** of which has been taken by the Authorised Officer of **IDBI Bank**, Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **25.11.2026 (between 10.30 a.m. and 11.30 a.m.)**, for recovery of **Rs.203,24,52,217/- (as on 01-09-2026)** due to the **IDBI Bank**, Secured Creditor from **M/s Venkatrayar Sago Factory and M/s K. Venkatraman & Co.** The reserve price will be **Rs.33,19,00,000/-** and the earnest money deposit will be **Rs.3,31,90,000/-**.

Description of the immovable property

Factory Land & Building, admeasuring land extent of 33.10 acres, Survey No. 273/1, 273/2, 272/5, 273/3B2 in this "Ganapathi Nagar" layout plot No.3, 4, 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B, 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B, 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2, 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C, 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 and 273/3B4 located at Kakaveri Village, Rasipuram Taluk, Namakkal District in the names of Shri Venkatraman K. Shri Dineshkumar V and Smt. V Prabhavathi.

For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and Secured Creditor's website i.e. www.idbi.bank.in

Date : 07.10.2026
Place : Coimbatore

Sd/- Authorised Officer
IDBI Bank Ltd.

**IDBI BANK**

IDBI Bank Ltd
No.72, Mayflower "E" Castle,
Dr. Balasundaram Road, Off. Avinashi Road,
ATT Colony, Coimbatore- 641018
Website: www.idbi.bank.in, CIN : L55190MH2064GO148838

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic/physical possession** of which has been taken by the Authorised Officer of **IDBI Bank**, Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **25.11.2026 (between 10.30 a.m. and 11.30 a.m.)**, for recovery of **Rs.203,24,52,217/- (as on 01-09-2026)** due to the **IDBI Bank**, Secured Creditor from **M/s Venkatrayar Sago Factory and M/s K. Venkatraman & Co.** The reserve price will be **Rs.33,19,00,000/-** and the earnest money deposit will be **Rs.3,31,90,000/-**.

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For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and Secured Creditor's website i.e. www.idbi.bank.in

Date : 07.10.2026
Place : Coimbatore

Sd/- Authorised Officer
IDBI Bank Ltd.

E-Auction Sale Notice Published in Dinamani (Tamil) on 14-10-2026

IDBI BANK

ஐடிபி வங்கி லிமிடெட்
 எண்.72, மேல் பிளேன் 'E' கேஸில்,
 டாக்டர் பாலசுந்தரம் ரோடு, அவினாசி ரோடு அடுத்தது,
 ATT காலனி, கோயம்புத்தூர்-641 018.
 இணையதளம் : www.idbi.bank.in, CIN:L65190MH2004G0148838

அசையாச் சொத்தின் விற்பனைக்கான விநியோக அறிவிப்பு

கடனீட்டு சொத்துக்கள் வராகமாகக் கொடுத்தும் மற்றும் நிதி சொத்துக்களை
 மறு சீரமைத்தல் கடனீட்டு சொத்துக்கள் மீதான உரிமை அலுவலக சட்டம்,
 2002, பிணையதளம் (அலுவலகம்) விதிகள் 2002 ன் விதி 8(6) உடன் கீழ்,
 அசையாச் சொத்துக்களின் விற்பனைக்கான இ-ஏவ் விற்பனை அறிவிப்பு.
 ஐடிபி வங்கியின் (பாதுகாக்கப்பட்ட கடனீடுதலுக்கு) அங்கீகரிக்கப்பட்ட அதிகாரி
 அலுவலர், மேற்படி வங்கிக்கு வரவேண்டிய ரூ.203,24,92,217/- (01.09.2026
 தேதி அன்று) தொகையை M/S. வெங்கட்ராமன் சாகேஸ் டிபோசிடரி மற்றும்
 M/S. K. வெங்கட்ராமன் & கோ. என்பவர்களிடமிருந்து வசூலிக்கும் பொருட்டு,
 கடன் வழங்கிய வங்கிக்குப் பிணையப்படுத்தப்பட்ட/சமூகவக்கப்பட்ட,
 அடையாள/கொள்வனவு கவர்தனம் (Symbolic/Physical Possession) செய்து
 கொண்டிருக்கின்ற அசையாச் சொத்துகளை, 25.11.2026 தேதியில் காலை
 10.30 மணி முதல் 11.30 மணி வரை விற்பனை செய்யவுள்ளார் என்பதை
 குறிப்பாக கடன்தாரர்(கள்) மற்றும் பொதுமக்களுக்கு இந்த அறிவிப்பின் மூலம்
 தெரிவிப்பதற்காகக் கொடுக்கிறது. இந்த சொத்துக்கள் "உள்ளது உள்ளபடி, உள்ளது
 உள்ளவாறு மற்றும் உள்ள இடத்தில் உள்ளவாறு" என்ற அடிப்படையில்
 விற்கப்படும். குறைந்தபட்ச நிர்ணயிக்கப்பட்ட விலை: ரூ.33,19,00,000/- மற்றும்
 முன்வைப்புத் தொகை: ரூ.3,31,90,000/-.

அசையாச் சொத்து விவரம்

நாமக்கல் மாவட்டம், ராசிபுரம் தாலுகா, காக்காவேரி கிராமம், எர்வே எண்.273/1,
 273/2, 272/5, 273/3B2ல், "கணபதி நகர்" லேஅவுட்டிலுள்ள மனை எண்.No.3, 4,
 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34,
 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B,
 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B,
 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2,
 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C,
 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 மற்றும் 273/3B4ல்
 உள்ள சொத்து 33.8 ஏக்கர் நிலமான, தென்புறாணை நிலம் மற்றும் கட்டிடம்,
 திரு. வெங்கட்ராமன் K. திரு. திவேங்குமார் V மற்றும் திருமதி. V. பிரபாஸ்தி
 ஆகியவரின் பெயரிலுள்ள சொத்து.

விற்பனை குறித்த விவரங்களை விவரங்களுக்கு www.baanknet.com
 மற்றும் பாதுகாக்கப்பட்ட கடனீடுதலுக்கான www.idbi.bank.in இணையதளத்தின்
 "வினிக்" கில் பார்க்கலாம்.

தேதி : 07.10.2026
 இடம் : கோயம்புத்தூர்

ஒம்/- அங்கீகரிக்கப்பட்ட அதிகாரி
 ஐடிபி வங்கி லிமிடெட்

IDBI BANK

ஐடிபி வங்கி லிமிடெட்
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 டாக்டர் பாலசுந்தரம் ரோடு, அவினாசி ரோடு அடுத்தது,
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 2002, பிணையதளம் (அலுவலகம்) விதிகள் 2002 ன் விதி 8(6) உடன் கீழ்,
 அசையாச் சொத்துக்களின் விற்பனைக்கான இ-ஏவ் விற்பனை அறிவிப்பு.
 ஐடிபி வங்கியின் (பாதுகாக்கப்பட்ட கடனீடுதலுக்கு) அங்கீகரிக்கப்பட்ட அதிகாரி
 அலுவலர், மேற்படி வங்கிக்கு வரவேண்டிய ரூ.203,24,92,217/- (01.09.2026
 தேதி அன்று) தொகையை M/S. வெங்கட்ராமன் சாகேஸ் டிபோசிடரி மற்றும்
 M/S. K. வெங்கட்ராமன் & கோ. என்பவர்களிடமிருந்து வசூலிக்கும் பொருட்டு,
 கடன் வழங்கிய வங்கிக்குப் பிணையப்படுத்தப்பட்ட/சமூகவக்கப்பட்ட,
 அடையாள/கொள்வனவு கவர்தனம் (Symbolic/Physical Possession) செய்து
 கொண்டிருக்கின்ற அசையாச் சொத்துகளை, 25.11.2026 தேதியில் காலை
 10.30 மணி முதல் 11.30 மணி வரை விற்பனை செய்யவுள்ளார் என்பதை
 குறிப்பாக கடன்தாரர்(கள்) மற்றும் பொதுமக்களுக்கு இந்த அறிவிப்பின் மூலம்
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 விற்கப்படும். குறைந்தபட்ச நிர்ணயிக்கப்பட்ட விலை: ரூ.33,19,00,000/- மற்றும்
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அசையாச் சொத்து விவரம்

நாமக்கல் மாவட்டம், ராசிபுரம் தாலுகா, காக்காவேரி கிராமம், எர்வே எண்.273/1,
 273/2, 272/5, 273/3B2ல், "கணபதி நகர்" லேஅவுட்டிலுள்ள மனை எண்.No.3, 4,
 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34,
 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B,
 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B,
 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2,
 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C,
 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 மற்றும் 273/3B4ல்
 உள்ள சொத்து 33.8 ஏக்கர் நிலமான, தென்புறாணை நிலம் மற்றும் கட்டிடம்,
 திரு. வெங்கட்ராமன் K. திரு. திவேங்குமார் V மற்றும் திருமதி. V. பிரபாஸ்தி
 ஆகியவரின் பெயரிலுள்ள சொத்து.

விற்பனை குறித்த விவரங்களை விவரங்களுக்கு www.baanknet.com
 மற்றும் பாதுகாக்கப்பட்ட கடனீடுதலுக்கான www.idbi.bank.in இணையதளத்தின்
 "வினிக்" கில் பார்க்கலாம்.

தேதி : 07.10.2026
 இடம் : கோயம்புத்தூர்

ஒம்/- அங்கீகரிக்கப்பட்ட அதிகாரி
 ஐடிபி வங்கி லிமிடெட்

The above notices were published in the following newspapers:

Sr. No.	Newspapers	Edition	Date of publication
1	The New Indian Express (English)	Salem	14-10-2026
2	Dinamani (Tamil)	Salem	14-10-2026
3	The New Indian Express (English)	Chennai	14-10-2026
4	Dinamani (Tamil)	Chennai	14-10-2026

(III) BRIEF DESCRIPTION OF THE SECURED ASSET

(a) Details of Property – Property Description

1. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 273/1, Hectare 0.72.5 = 1 acre 79 cents whole belonging to Smt.V.Prabavathi by purchase and boundaries for the same are:

East of the north: South Ittery and canal

West and south of the land belonging to K.Karuppanan and

North of the below mentioned item No.2 property in S.No.273/2

Within the above boundaries a total extent of 1 acre 79 cents whole with one well, 3 H.P electric motor with pump set, thatched shed, Mangalore tiled building and RCC terraced building with building materials, doorways and steps, electric connections with deposit amount and all easement and appurtenant rights annexed thereto.

2. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 273/2, Hectare 0.64.5 = 1 acre 59 cents whole belonging to Smt.V.Prabavathi by purchase and boundaries for the same are:

East of the north: South Ittery and canal

West of the land belonging to V.Dineshkumar

North of the property belonging to K.Venkataraman and

South of the above mentioned Item No.1 in S.No. 273/1

Within the above boundaries a total extent of 1 acre 59 cents whole with all easement and appurtenant rights annexed thereto.

Total extent of items 1 & 2 of the above said properties is 3.38 acres and situates within the limits of Arasampalayam Panchayat and Rasipuram Panchayat Union and belonging to Tmt.V.Prabavathi.

3. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot No. 27 (situated in S.No.272/5 part) belonging to Sri.V.Dineshkumar by purchase and boundaries and measurements for the same are:

East of the Plot No.26

West of the Plot No. 30

North of the 20’ east- west road and

South of the land belonging to Venkataraman

Within the above boundaries, the site measuring are

East- West on the both sides 29 ½ feet North south on the eastern side 34 ½ and western side 34 ¾ and totaling 1021 sq.ft land whole with all easement and appurtenant rights annexed thereto.

4. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No.272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot No.45 (situated in S.No.273/3B2 part) belonging to Sri.V.Dinesh Kumar by purchase and boundaries and measurements for the same are:

East of the 20' east west road
West of the north – south panchyat road
North of the plot No.44 and
South of the plot No. 46

Within the above boundaries, the site measuring are

East- West on the both sides 29 ½ feet North south on the eastern side 34 ½ and western side 34 ¾ and totaling 1310 sq. ft. land whole with all easement and appurtenant rights annexed thereto. (Item No. 4 covered under sale deed No. 1576/2001).

5. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos. 10, 14, 15, 18, 19, 22, 23, 26, 30, 31, 34, 35, 38 & 39 (situated in S.No.27/5 part) to total extent of 13612 sq.feet and belonging to Sri.V.Dinesh Kumar by purchase and boundaries and measurements for the same are:

(Boundaries and Measurement for the plot No.10 are):-

East of the plot No. 7
West of the plot No. 11
North of the 20' East –West road and
South of the land belonging to Venkataraman

Within the above boundaries, the site measuring are

East- West on the northern side 27 ¾ feet, southern side 28' and North south on the eastern side 36 ¼ and western side 36 ½ and totaling 1014 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

(Boundaries and Measurement for the plot No.14, 15, 18, 19, 22, 23 & 26 are):-

East of the plot No. 11
West of the plot No. 27
North of the 20' East –West road and
South of the land belonging to Venkataraman

Within the above boundaries, the plot No. 14 site measuring is

East- West on the both sides 28 feet and North south on the eastern side 35 ¾ and western side 36 and totaling 1004 ½ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No.15 site measuring is :

East- West on the both sides 28 feet and North south on the eastern side 35 ½ and western side 35 ½ and totaling 997 ½ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No.18 site measuring is :

East- West on the both sides 28 feet and North south on the both sides 35 ½ and totaling 994 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No.19 site measuring is :

East- West on the both sides 29 feet and North south on the eastern side 35 ¼ and western side 35 ½ and totaling 1026 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No.22 site measuring are :

East- West on the both sides 29 feet and North south on the eastern side 35 and western side 35 ¼ and totaling 1018 ¾ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No.23 site measuring are :

East- West on the both sides 29 feet and North south on the eastern side $34\frac{3}{4}$ and western side 35 and totaling $1011\frac{1}{2}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No. 26 site measuring are :

East- West on the both sides 29 feet and North south on the eastern side $34\frac{3}{4}$ and western side and totaling $1007\frac{3}{4}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

(Boundaries for plots No.30, 31, 34, 35, 38 & 39 are):-

East of the plot No. 27

West of north-south land of Muthayammal Engineering college

North of 20' feet road and

South of the property belonging to Venkataraman

Withint the above boundaries, measurements for the plot Nos. 30, 31, 34, 35, 38 & 39 are:-

The plot No. 30 site measuring are :

East- West on the both sides $29\frac{1}{2}$ feet and North south on the eastern side $34\frac{1}{4}$ and western side $34\frac{1}{2}$ and totaling 1014 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No. 31 site measuring are :

East- West on the both sides 30 feet and North south on the eastern side 34 and western side $34\frac{1}{4}$ and totaling $1023\frac{3}{4}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No. 34 site measuring are :

East- West on the both sides 30 feet and North south on the eastern side $33\frac{3}{4}$ and western side 34 and totaling $1016\frac{1}{4}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No. 35 site measuring are :

East- West on the both sides 24 feet and North south on the eastern side $33\frac{1}{2}$ and western side $33\frac{3}{4}$ and totaling 807 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No. 38 site measuring are :

East- West on the northern side $24\frac{1}{2}$ on the southern side $24\frac{1}{2}$ feet and North south on the eastern side $33\frac{1}{4}$ and western side $33\frac{1}{4}$ and totaling $813\frac{1}{2}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The plot No. 39 site measuring are :

East- West on the northern side $27\frac{1}{4}$ feet on the southern side $24\frac{1}{2}$ and North south on the eastern side $33\frac{1}{2}$ and western side $33\frac{1}{4}$ and totaling $863\frac{1}{2}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The total extent of the above plots are 13,612 sq. ft. and situated within the limits of Arsampalayam Village Panchyat, Kakaveri Village, Rasipuram Taluk and Namkkal District and covered under sale deed No.1724/2006).

6. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare $0.45.5 = 1$ acre 12 cents and Survey No. 273/3B2, Punja Hectare $0.12.0 = 30$ cents of the lands divided as house plots and named as "Ganapathi Nager" in this plot Nos.3, 4, 5, 8, 9, 12, 13, 16 & 17 belonging to Sri.V.Dinesh Kumar by purchase and boundaries and measurements for the same are:

East of the main road towards Velampalayam
West of the plot No. 20 belonging to Lakshmi
North of the property belonging to K.Venkatraman And Karuppanan and
South of the 20 feet wide east – west road

The total extent of the above plots are 8333 ¼ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

7. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.24 & 15 belonging to Sri.V.Dinesh Kumar by purchase and boundaries and measurements for the same are:

East of the plot No.21 belonging to Santhi
West of the plot No. 28 belonging to K.Karuppanan
North of the property belonging to Karuppanan and
South of the 20 feet wide east – west road

The total extent of the above plots are 2001 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

8. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.29, 32, 33, 36, 37 & 40 belonging to Sri.V.Dinesh Kumar by purchase and boundaries and measurements for the same are:

East of the plot No. 28 belonging to K.Karuppanan
West of the belonging to V.Dinesh Kumar
North of the property belonging to Karuppanan and
South of the 20 feet wide east – west road

The total extent of the above plots are 5388 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

9. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.129 belonging to Sri.V.Dineshkumar by purchase and boundaries and measurements for the same are:

East of the plot No. 39 & 40 belonging to V.Dineshkumar & east west road
West of the land belonging to Muthayammal College
North of the property belonging to Karuppanan and
South of the property belonging to K.Venkatraman

Within the above boundaries east west on the both sides 1 ½ , north south on the both side 86 feet total 129 sq. ft. land whole with all easement and appurtenant rights annexed thereto.

10. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.41 belonging to

Sri.V.Dineshkumar by purchase and boundaries and measurements for the same are:

East and North of the main road towards Velampalayam

West of the north south cart track

South of the plot No.42 belonging to Manickam & Nagammal

Within the above boundaries east west on the northern side $27\frac{3}{4}$ feet, and southern side 0 feet north south on the eastern side by cross 54 and west side by cross $47\frac{1}{4}$ totally $655\frac{1}{2}$ sq. ft. in triangle share land whole with all easement and appurtenant rights annexed thereto.

11. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.43 belonging to Sri.V.Dineshkumar by purchase and boundaries and measurements for the same are:

East of the main road towards Velampalayam

West of the north south cart track

North of the plot No.42 belonging to Manickam & Nagammal

South of the plot No.44 belonging to Sambath & Kala

Within the above boundaries east west on the northern side $49\frac{3}{4}$ feet, and southern side $38\frac{3}{4}$ feet north south on the eastern side by 27 and west side 25 totally $1150\frac{1}{2}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

12. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.46 belonging to Sri.V.Dineshkumar by purchase and boundaries and measurements for the same are:

East of the main road towards Velampalayam

West of the north south cart track

North of the plot No.47 & 52 belonging to Gunasekaran and

South of the plot No.45 belonging to Dineshkumar

Within the above boundaries east west on the northern side $76\frac{1}{2}$ feet, and southern side $67\frac{1}{2}$ feet north south on the eastern side by $21\frac{3}{4}$ feet and west side 20 feet totally $1491\frac{1}{2}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

13. In Namakkal Registration District, Rasipuram Sub-registration district, Rasipuram Taluk, Kakkaveri Village, Survey No. 272/5, Punja Hectare 0.45.5 = 1 acre 12 cents and Survey No. 273/3B2, Punja Hectare 0.12.0 = 30 cents of the lands divided as house plots and named as “Ganapathi Nager” in this plot Nos.48, 49, 50 & 51 belonging to Sri.V.Dinesh Kumar by purchase and boundaries and measurements for the same are:

East of the main road towards Velampalayam

West of the north south cart track

North of the plot No.47 & 52 belonging to Gunasekaran and

South of the property belonging to K.Vengatraman

The total extent of the above Plots are $5610\frac{3}{4}$ sq. ft. land whole with all easement and appurtenant rights annexed thereto.

The total extent of $24,759\frac{1}{2}$ sq. ft. and situated within the limits of Arsampalayam Village Panchyat, Kakaveri Village, Rasipuram Taluk and Namkkal District

The total extent of $40702\frac{1}{2}$ sq. ft. (acre 0.935) of the above property situated at

Arsampalayam Village Panchyat, Rasipuram Panchayat Union Namakkal District and covered under sale deed No.808/2007).

14. In Namakkal Reigstration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.275/1, Punja Acre 1.17 1/2 land whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East of North South Panchayat Road in S.No.246

West of the land belonging to Ravi & Sengoda Gounder in S.No.275/9 & 275/8,

North of the item No.15 property in S.No.275/2 and

South of the land in S.No.274/1A1A belonging to K.Venkatraman within the above boundaries an extent of acre 1.17 ½ land whole with all easement appurtenant rights annexed thereto.

15. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.275/2, Punja Acre 1.15 land whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East of North South Panchayat Road in S.No.246

West of the land S.No.275/8 belonging to Sengoda Gounder

North of the item S.No.275/5 belonging to Duraian & Nallammal and

South of the above mentioned item No.14 in S.No.275/1 land whole with all easement appurtenant rights annexed thereto.

Total extent of above said Items No.14 & 15 is 2.32 ½ Acre situated within the limits of Kakaveri Village Panchayat, Rasipuram Panchayat Union and Namakkal District.

16. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/3, Punja Acre 1.07 of land whole and land in S.No.272/2B, Punja Acre 0.17 of land whole with all easement and appurtenant rights annexed thereto.

17. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/2A, Punja Acre 1.27 of land whole with all easement and appurtenant rights annexed thereto.

The Total extent of 2.51 Acre is belongs to Tmt.V.Prabhavathi situated within the limits of Kakaveri Village Panchayat, Rasipuram Panchayat Union and Namakkal District.

18. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.274/4, Punja 0.91.0 (ace 2.25) and as per present sub division S.No.272/4B in this acre 0.10 whole belonging to Mr.K.Vengatraman and boundaries for the same are

East and North of the land belonging to V.Dineshkumar

West of the Engineering College road

South of the land belonging to Prabavathy.

Within the above boundaries the extent of acre 0.10 land with all easement and appurtenant rights annexed there to.

19. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/6, Punja Acre 1.12 in this western portion sub divided as S.No.272/6A in this an extent Hectare 0.14.05 for this acre 0.36 belonging to Mr.K.Vengatraman and boundaries for the same are

East of the cart track in S.No.273

West of the land belonging to Karuppanan in S.No.276/6

North of the land belonging to K.Kaliappa Gounder in S.No.276/1 and

South of the land belonging to T.K.Ramasamy in S.No.272/5

Within the above boundaries the extent of acre 0.36 land with all easement and appurtenant rights annexed there to.

20. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.254/1, Hectare 0.28.0 for this acre 0.69 in this Southern portion of the land sub divided as S.No.254/1C1 in this an extent Acre 0.02 ½ belonging to Mr.K.Vengatraman and boundaries for the same are

East and North of the cart track in S.No.254/1B

West of the land belonging to Venkatraman in S.No.254/2C

South of the land belonging to Vengatraman in S.No.254/2C

Within the above boundaries the extent of acre 0.02 ½ land with all easement and appurtenant rights annexed there to.

21. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.254/1, Hectare 0.28.0 for this acre 0.69 in this Southern portion of the land sub divided as S.No.254/1C3 in this an extent Acre 0.02 ¾ belonging to Mr.K.Vengatraman and boundaries for the same are

East and North of the cart track in S.No.254/1B

West of the land belonging to Venkatraman in S.No.254/1C

South of the land belonging to Vengatraman in S.No.254/2C

Within the above boundaries the extent of acre 0.02 ¾ land with all easement and appurtenant rights annexed there to.

22. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.253/3, Punja Acre 0.75 in this S.No.253/3F, Hectare 0.02.5 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land in S.No.253/3D

North of the land in S.No.254/1C & 254/2C

West of the land in S.No.255/3 belonging to Vengatraman and

South of the land in S.No.253/3E belonging to Natesan

Within the above boundaries the extent of acre 0.06 land with all easement and appurtenant rights annexed there to and the items 18 to 22 are covered under exchange deed No.1425/1995.

23. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.273/3A2, Punja Hectare 1.54.0 = Acre 3.80 in this an extent of acre 0.54 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East and south of the remaining land in S.No.273/3A2

West of the land belonging to K.Kaliappa gounder

North of the land in S.No.274

Within the above boundaries the extent of acre 0.54 land with all easement and appurtenant rights annexed there to and the item No. 23 covered under exchange deed No.689/1997.

24. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/1, acre 1.42 I this western portion of land sub divided as S.No. 276/1A – acre 0.22 land sub divided as S.No. 276/1A are 0.22 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East of the Road in S.No.274/2

West of the remaining land in S.No. 276/1

North of the well portion in S.No. 276/1 and

South of the land belonging to Venkataraman in S.No. 276/6A Within the above boundaries the extent of acre 0.22 land whole with all easement and appurtenant rights annexed there to.

25. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/2, acre 2.25 as per UDR Scheme Re survey No. 276/2A3 acre 1.20 in this south east portion of the land subdivided as survey No. 276/2A3B acre 0.22 of acre 0.04 ½ land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East, West and South of the land in S.No. 276/2A3

North of the land in S.No. 276/2B4

South of the land belonging to Venkataraman in S.No. 276/6A

Within the above boundaries the extent of acre 0.04 ½ with one bore well with electric fittings, connections and deposit amount with all easement and appurtenant rights annexed there to.

26. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/1, as present sub division survey No. 276/1B in this an acre 0.10 of well portion in this common half share of acre 0.05 and 5 H.P. electric motor pump set, electric connections, fittings with deposit amount with all easement and appurtenant rights annexed there to and the item Nos. 24 to 26 covered under exchange deed No.1514/1997.

27. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.274/1, acre 5.55 in this as per UDR Scheme Re survey No. 274/1B, Hectare 0.69.0 in this as per sub division survey No. 274/1A1B, Hectare 0.17.0 acre 0.42 in this north west side an extent of acre 0.17 ½ land as per present survey and sub division survey No. 274/1A1B1 Hectare 0.07.0 acre 0.17 ½ belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land in S.No. 274/1A1A

West and North of the land in S.No. 274/1A1B

South of the land in S.No. 273/3A2B

Within the above boundaries the extent of acre 0.17 ½ of land whole with building, building materials, electric fittings, motors, connections with deposit amount with all easement and appurtenant rights annexed there to. The total extent of acre 1.60 of the above property situated at Arasapalayam village Panchyat Rasipuram panchyat Union, Namakkal district and the item No. 27 is covered under exchange deed No. 2237 of 2000.

28. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.273/3, Punja acre 4.20 as per UDR Scheme Re survey No. 273/3A2, Punja Hectare 1.54.0 for this acre 3.81 and as per UDR Scheme S.No.273/3A2A1 and as per present survey S.No.273/5 in this an extent of acre

1.58 whole belonging to Mr.V.Dineshkumar and boundaries for the same are
East of the lands S.No. 273/1 and 273/2
West and North of the land in S.Nos. 273/3B4 and 273/3A2A2
belonging to Vengatraman
South of the land in S.No.273/3A2A1 belonging to Kaliappa Gounder

Within the above boundaries the total extent of acre 1.58 of land whole and common $\frac{1}{4}$ share in the acre 0.02 Well portion with 10 HP Motor pump set with electric connection, fittings and deposit amount in S.No.255/3 with all easement and appurtenant rights annexed there to.

29. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.274/3, Punja acre 0.87 as per UDR Scheme Survey No. 274/3, Punja Hectare 0.35.0 for this acre 0.87 in this northern portion of an extent acre 0.38 whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East, west and South of the land in S.No. 274/A1A and
North of the land remaining land in S.No.274/3

Within the above boundaries the total extent of acre 0.38 of land whole with all easement and appurtenant rights annexed there to.

The item No. 28 & 29 is covered under exchange deed No. 2238 of 2000.

30. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/4, acre 2.25 in this eastern side of the extent acre 2.15 whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East of the cart track in S.No.273
West of the land belonging to Vengatraman
South of the land in S.No. 272/3 belonging to Prabavathi
North of the land belonging to Dineshkumar

Within the above boundaries the total extent of acre 2.15 of land whole with all easement and appurtenant rights annexed there to. The item No.30 is covered under exchange deed No. 2520 of 2006.

31. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.274/1A1B, Punja Hectare 0.17.0 = acre 0.42 in this north west acre 0.24 $\frac{1}{2}$ as per present survey and subdivision S.No.274/1A1B2, Hectare 0.10.0 whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East North and South of the land belonging to Vengatraman and
West of the cart track in S.No.274/2

Within the above boundaries the total extent of acre 0.24 $\frac{1}{2}$ of land whole with all easement and appurtenant rights annexed there to. The item No.31 is covered under exchange deed No.617 of 2008.

32. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.255/5, Punja Hectare 0.53.0 = acre 1.31 whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East West and South of the land belonging to Vengatraman and
North of the cart track

Within the above boundaries the total extent of acre 1.31 of land whole with all easement

and appurtenant rights annexed there to. The item No.32 is covered under exchange deed No.618 of 2008.

33. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.254/2C3, Punja Hectare 1.04.5 = acre 2.58 and as per present Survey and sub division S.No.254/2C3B punja hectare 0.48.5 = acre 1.20 whole belonging to Mr.V.Dineshkumar and boundaries for the same are

East of the land belonging to K.Vengatraman & K.Karuppanan

West of the cart track

North of the land belonging to K.Vengatraman and

South of the land belonging to K.Karuppanan

Within the above boundaries the total extent of acre 1.20 of land whole with all easement and appurtenant rights annexed there to. The item No.33 is covered under exchange deed No.3029 of 2009.

The total extent of the above items 28 to 33 of acre 6.86 ½ is situated within the limits of Kakaveri Village Panchayat, Rasipuram Panchayat Union and Namakkal District.

34. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.255, Acre 8.76 in this sub division S.No.255/2 punja acre 0.79 land belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land belonging to Sarasu

West and North of the land belonging to K.Vengatraman and

South of the land belonging to Varadharaju

Within the above boundaries the total extent of acre 0.79 of land whole with all easement and appurtenant rights annexed there to.

35. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.255, Acre 8.76 in this as per sub division S.No.255/4 punja acre 0.57 land belonging to Mr.K.Vengatraman and boundaries for the same are

East, North and South of the land belonging to K.Vengatraman and

West of the land belonging to Ramasamy Gounder

Within the above boundaries the total extent of acre 0.57 of land whole with all easement and appurtenant rights annexed there to.

The total extent of the above items 34 & 35 is acre 1.36 land situated within the limits of Kakaveri Village Panchayat, Rasipuram Panchayat Union and Namakkal District.

36. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.257/4, Acre 2.41 in this as per sub division S.No.257/4A punja acre 1.20 land belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land belonging to K.Vengatraman, Ramasamy Gounder and Kanthasamy Gounder in S.Nos.255/3, 255/5, 255/6

West of the land belonging to Karuppana Gounder in S.No.257/6

North of the remaining land in S.No.272/1B and canal

Within the above boundaries the total extent of acre 1.20 of land whole with all easement and appurtenant rights annexed there to.

37. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/1, Punja Acre 4.18 in this northern portion of Punja Acre 0.07 land in present S.No.272/1A land belonging to Mr.K.Vengatraman and boundaries for the same are

East and South of the land S.No.272/1B

West of the in S.No.272/1C belonging to Karuppana Gounder

North of the land in S.No.257/4B and 254/4A belonging to Karuppana Gounder and another

Within the above boundaries the total extent of punja acre 0.07 in this common $\frac{1}{2}$ share acre 0.03 $\frac{1}{2}$ land with $\frac{1}{2}$ right in the 5 Hp pump set electric connection and fittings deposit amount with all easement and appurtenant rights annexed there to.

38. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/1, Punja Acre 4.18 in this adjacent to the north side Well in S.No.272/1B Acre 1.93 in this an extent of Acre 0.05 $\frac{1}{2}$ land belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land in S.No.254/2D belonging to Kanthasamy Gounder

West of the Common Well in S.No.272/1A

North of the remaining land in S.No.272/1B and

South of the land in S.No.257/4A belonging to Periyasamy

Within the above boundaries the total extent of punja acre 0.05 $\frac{1}{2}$ whole with all easement and appurtenant rights annexed there to.

39. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.254, in this eastern side sub divided as S.No.254/2D, in this and extent of Acre 0.41 belonging to Mr.K.Vengatraman and boundaries for the same are

East of the S.No.254/2C belonging to Vengatraman & Karuppanan

West of the S.No.272/1B belongs to Kanthasamy

North of the S.No.254/2E belonging to Karuppanan and

South of the S.No.255/5 belonging to Ramasamy Gounder

Within the above boundaries the total extent of punja acre 0.41 whole with all easement and appurtenant rights annexed there to.

40. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.255, New S.No.255/6 on the southern side in triangle shape an extent of Acre 0.20 and boundaries for the same are

West of the land in S.No.257/4A belonging to Vengatraman

South of the S.No.255/5 belonging to Kanthasamy Gounder

North of the land in S.No.254/2D belongs to Kanthasamy

Within the above boundaries the total extent of punja acre 0.20 whole with all easement and appurtenant rights annexed there to.

41. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.272/1B, Punja Acre 0.01 whole with all easement and appurtenant rights annexed there to.

The total extent of acre 3.26 above items 39 to 41 situated at Arasampalayam Village Panchayat, Rasipuram Panchayat Union and Namakkal District.

The above items 39, 40, 41 are covered by document No.1860/1995.

42. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/2B4A, Hectare 0.39.0 for this Acre 0.96 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East of the S.No.276/2B3

West of the land in S.No.276/2B4 belonging to Vengatraman

North of the land in S.No.276/2B5 belongs to Nallammal & others and

South of the S.No.276/2A3 belonging to Kaliappa Gounder

Within the above boundaries the total extent of punja acre 0.96 land whole with all easement and appurtenant rights annexed there to.

43. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/2B4C, Hectare 0.05.0 for this Acre 0.12 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land in S.No.276/2B4B belonging to Vengatraman

West of the waste land in S.No.271

North of the cart track in S.No.276/4 and

South of the land in S.No.276/2A3 belonging to Kaliappa Gounder

Within the above boundaries the total extent of punja acre 0.12 land whole with all easement and appurtenant rights annexed there to.

44. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/2B3, Hectare 0.09.0 for this Acre 0.22 in this 0.03 ½ land whole with all easement and appurtenant rights annexed there to.

45. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Survey No.276/2B4, as per sub division S.No.276/2B4B, Hectare 0.02.0 for this Acre 0.4 ½ land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East and West of the remaining land of Ramasamy Gounder

North of the cart track towards Oduvankuruchi

South of the land belonging to Kaliappa Gounder

Within the above boundaries the total extent of punja acre 0.4 ½ land whole with all easement and appurtenant rights annexed there to.

The item No.45 is covered under unregistered Will dated 12.06.1995.

The total extent of items 42 to 45 is at acre 1.16 of the above property situated at Arasampalayam Village Panchayat, Rasipuram Panchayat Union and Namakkal District.

46. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Old Survey No.254/2, New S.No.254/2C3, as per sub division S.No.254/2C3A, and extent of Acre 1.38 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East of the Road

West of the land belonging to Karuppanan

North of the land belonging to K.Venkatraman and

South of the land belonging to Karuppanan.

47. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Old Survey No.254/2, New S.No.254/2C3, as per sub division S.No.254/2C1, and extent of Acre 0.2 ½ land whole belonging to

Mr.K.Vengatraman and boundaries for the same are
East, West and South of the land belonging to K.Venkatraman
North of the land belonging to Karuppanan.

48. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Old Survey No.255, New S.No.255/3B, Acre 4.24 land whole belonging to Mr.K.Vengatraman and boundaries for the same are
East of the land belonging to Natesa Gounder
West of the land belonging to K.Venkatraman
North of the land belonging to Ramasamy
South of the land belonging to Sarasu and K.Venkatraman.

49. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, Old Survey No.274/1, New S.No.274/1A1A, Acre 4.53 land whole belonging to Mr.K.Vengatraman and boundaries for the same are
East of the cart track
West of the land belonging to Kaliappa Gounder and Karuppanan
North of the land belonging to Ramasamy Gounder and
South of the land belonging to Kaliappa Gounder and Dhanasekaran.

Within the above boundaries the total extent covered under items 46 to 49 is at Acre 10.17 ½ whole with all easement and appurtenant rights annexed there to and the said items are covered by partition deed No.6278/1968.

50. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, S.No.273/3, Punja Acre 4.20 as per UDR Survey the S.No.273/3A2 Hectare 1.54.0 for this Acre 3.81 in this acre 0.66 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East, North and South the land belonging to K.Venkatraman
West of the land belonging to K.Venkatraman and land in S.No.273/3B4.

Within the above boundaries the total extent of Acre 0.66 whole with all easement and appurtenant rights annexed there to.

51. In Namakkal Registration District, Rasipuram Sub-Registration District, Rasipuram Taluk, Kakkaveri Village, S.No.273/3, Punja Acre 4.20 as per UDR Survey the S.No.273/3B4 Hectare 0.05.0 for this Acre 0.12 in this acre 0.26 in this an extent of Acre 0.09 land whole belonging to Mr.K.Vengatraman and boundaries for the same are

East of the land in S.No.273/3A2
West of the land in S.No.273/3B3.
North of the land belonging to Kalippa Gounder and
South of the land belonging to Karuppanan

Within the above boundaries the total extent of Acre 0.09 whole and right to take water from the Wells situated in S.Nos.276/2A3, 276/1 with all easement and appurtenant rights annexed there to.

The total extent of items 50 and 51 is at Acre 10.92 ½ of the above property is situated at Arasampalayam Village Panchayat, Rasipuram Panchayat Union, Namakkal District together with building doors windows, fixtures, fittings and all pathway rights and easements rights prescribed I the title deed sand the buildings and other structures in present and future and covered by Sale deed No.1883/1997.

(IV) OUTSTANDING DUES OF THE SECURED CREDITOR (IDBI BANK LIMITED)

Outstanding Dues of IDBI Bank in the loan account of

M/s Venkatrayar Sago Factory

(Amount in Rs.)

Particulars	Principal	Interest	Total
0211651100000444	12,70,59,370	38,76,48 851	51,47,08 221
0211673100000204	5,87,00,255	13,22,68 545	19,09,68,800
0211673100000462	4,99,90,211	11,18,27 555	16,18,17,766
0211672100000037	1,45,28,302	3,34,60 064	4,79,88,366
0211672100000028	66,78,563	1,54,32 155	2,21,10,718
0211671100046914	3,87,755	8,98,421	12,86,176
0211671100046905	1,40,943	3,26,109	4,67,052
0211671100046899	66,673	1,93,838	2,60,511
Expenses			1,00,06,205
Total	25,75,52,072	68,20,55,538	94,96,13,815

M/s K. Venkatraman & Co.

(Amount in Rs.)

Particulars	Principal	Interest	Total
0211651100000435	16,49,43,899	49,20,93,466	65,70,37,365
0211673100000198	5,98,00,000	13,49,13,361	19,47,13,361
0211673100000471	4,64,83,209	10,37,99,716	15,02,82,925
0211672100000019	1,45,28,557	3,34,59,602	4,79,88,159
0211671100046871	54,59,543	1,26,17,337	1,80,76,880
0211671100046862	1,81,184	5,30,898	7,12,082
0211671100046835	0	1,175	1,175
0211671100046844	0	1,207	1,207
Expenses			1,40,65,284
Total	29,13,96,392	77,74,16,672	108,28,78,438

Total dues as on 01.09.2026 plus interest and costs thereon w.e.f. 01-09-2026.

V. 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 : 1) The Tender Document along with required Form is available from 14th day of October 2026 to 24th day of November 2026 on any working day between 10.30 a.m. and 5.00 p.m. and can be obtained from Branch - IDBI Bank Limited, No.72, Mayflower “E” Castle, Dr. Balasundaram Road, off Avinashi Road, ATT Colony, Coimbatore- 641018. The tender document can also be downloaded from IDBI website - www.idbi.com →Announcements →Notices & Tenders And also from E-auction service provider i.e., M/s PSB Alliance Pvt. Limited. Website www.baanknet.com.
3.	Reserve Price and EMD : a) The Reserve Price for the sale of the Property is Rs.33,19,00,000/- (Rupees Thirty-three Crore Nineteen Lakh Only). b) The EMD (Earnest Money Deposit) has been fixed at Rs.3,31,90,000/- (Rupees Three Crore Thirty-one Lakh Ninety Thousand Four Hundred Only).
4.	The sale of Secured Assets is on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “Without recourse basis”. The description of the immovable properties is based on the mortgage created by the Borrowers with the secured lender from time to time and the representations made by them. The Authorised Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/s Venkatrayar Sago Factory and M/s K. Venkatraman & Co., including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser. Details of encumbrances known to the secured creditor are Nil. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.
5.	Inspection of assets : The interested parties may, at their own cost and expense, inspect the property on 12-11-2026 between 03.00 p.m. and 04:00 p.m. 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 Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.

7.	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of immovable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/ herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the asset(s)/ properties and that the bidder concurs or otherwise admits the identity of the asset(s)/properties purchased by him/ her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset(s)/ properties and their condition.
8.	The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/ Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
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” are given in Chapter VI & VII of this Tender Documents. Form of appendix to the profile (declaration by the bidder) is given in Chapter VIII . Bids can be submitted in sealed envelopes along with required documents.
10.	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11.	The Bid documents shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12.	The Bid documents shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13.	<u>Last date for submission of Bid Document.</u> The interested parties may submit Bid Document duly filled and signed on each page along with EMD and other required documents to the Authorised Officer, IDBI Bank Limited, No.72, Mayflower “E” Castle, Dr. Balasundaram Road, Off. Avinashi Road, ATT Colony, Coimbatore- 641018 on any working day but not later than 05.00 p.m. on 24-11-2026 in a sealed cover which shall be superscribed as “Bid Document and EMD: A/c M/s Venkatrayar Sago Factory and M/s K. Venkatraman & Co.” along with details of payment of minimum EMD amount in a sealed cover. <u>Remittance of EMD by way of RTGS.</u> Bidders may remit the EMD amount in favor of IDBI Bank Limited, Account No.21134915010026, IFSC: IBKL0000211, Branch: IDBI Bank Ltd., Salem, IDBI Bank Ltd., K.T. Towers, Ground Floor, No. 111, Omallur Main Road, Four Road, Salem - 636007, not later than 05.00 p.m. on 24-11-2026 . Such bidders must indicate RTGS UTR 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 auction whose Bid Document is complete in every respect and whose EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and through mobile.
15.	<u>Registration with E-Auction Service Provider</u> 1. Participants who are not already registered with the e-auction provider M/s PSB Alliance Pvt. Limited should register themselves by following the procedure mentioned at the website www.baanknet.com 2. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s PSB Alliance Pvt. Limited: a. Form duly signed & filled up. Please download from www.baanknet.com b. Self attested copy of Pan Card c. Self attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) d. Self attested valid e-mail id and mobile number. The user id and password will then be sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/ Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents are complete in all the respects, with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process. <u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support</u>, such bidders may contact Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com. Bidding in the last minute/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the service provider will be responsible for any lapses (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary/ alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
16.	E-auction sale day: on November 25, 2026 between 10:30 a.m. and 11:30 a.m. The auction would be held with extensions of 5 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.5,00,000/-. Increase in bid amount below the said amounts will be rejected.

17.	<u>Payment of Sale Price :</u> The successful bidder on acceptance of his/ her bid/ offer by the AO, will be required to deposit 25% of the sale price (less the amount of EMD) on the same day or not later than next working day by way of RTGS in favour of IDBI Bank Limited, Account No.21134915010026, IFSC: IBKL0000211, Branch: Salem, IDBI Bank Ltd., K.T. Towers, Ground Floor, No.111, Omallur Main Road, Four Road, Salem – 636007. The Balance amount of the sale price shall have to be paid on or before 15th day of confirmation Sale of property or such extended period as may be agreed upon in writing between the successful bidder and the Authorized Officer (in any case not exceeding three months) by way of RTGS in favour of IDBI Bank Limited, Account No.21134915010026, IFSC: IBKL0000211, Branch: Salem, IDBI Bank Ltd., K.T. Towers, Ground Floor, No.111, Omallur Main Road, Four Road, Salem - 636007.
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.50.00 lakhs and above. Payment of TDS should be made through Form 29QB incorporating Bank's Pan Number by the successful bidder and submit certificate to the Authorised Officer.
19.	In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
20.	All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
21.	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22.	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/ offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets within a maximum of 10 days. <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 the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/ her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
23.	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/ her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his / her/ their name. Bank does not take any responsibility to provide information on the same.

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 lay 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 bids shall take place on the next working day of IDBI Bank between 10:30 a.m. and 11:30 a.m.
	<u>General Terms and Conditions :</u>
27.	The AO shall be at liberty to amend/ modify/ delete/ drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
28.	The entire procedure of 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/s bidding and if it is a company/ firm then copy of the Pan Card of company/firm. C. Copy of certificate of incorporation of the company/firm D. Board Resolution of the company/firm authorising the person/ partner to file the bid for the assets and copy of the identity proof of the said person/partner. E. That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested F. That all alteration, erasures and over writing, if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.
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(VI) FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER -
INDIVIDUAL/S

For purchase of the below property

Factory Land & Building, admeasuring land extent of 33.10 acres, Survey No. 273/1, 273/2, 272/5, 273/3B2 in this “Ganapathi Nagar” layout plot No.3, 4, 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B, 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B, 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2, 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C, 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 and 273/3B4 located at Kakaveri Village, Rasipuram Taluk, Namakkal District in the names of **Shri Venkatraman K, Shri Dineshkumar V and Smt. V Prabhavath**

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	:	

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

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

Signature of the duly Authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

**(VII) FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER
COMPANY/ PARTNERSHIP/ PROPRIETORSHIP**

For purchase of the below property:

Factory Land & Building, admeasuring land extent of 33.10 acres, Survey No. 273/1, 273/2, 272/5, 273/3B2 in this “Ganapathi Nagar” layout plot No.3, 4, 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B, 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B, 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2, 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C, 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 and 273/3B4 located at Kakaveri Village, Rasipuram Taluk, Namakkal District in the names of **Shri Venkatraman K, Shri Dineshkumar V and Smt. V Prabhavath.**

1.	a) Name of the Company/ Firm/ Party (<i>in Block letters</i>)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
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	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (<i>in Block letters</i>) (Original Authorised letter to be attached to carry out the e-auction process)	:

	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors / Mortgagors as mentioned in the Tender Document.	
13	Details of Earnest Money Deposit (EMD).	:
	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:

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

(ON STAMP PAPER OF RS.200/-)

Form Of Bid/Offer For Factory Land & Building, admeasuring land extent of 33.10 acres, Survey No. 273/1, 273/2, 272/5, 273/3B2 in this “Ganapathi Nagar” layout plot No.3, 4, 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B, 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B, 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2, 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C, 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 and 273/3B4 located at Kakaveri Village, Rasipuram Taluk, Namakkal District in the names of **Shri Venkatraman K, Shri Dineshkumar V and Smt. V Prabhavath**
(Note: This Appendix Forms Part of The Bid/Offer)

To,

The Authorised Officer,
IDBI Bank Limited.,
No.72, Mayflower “E” Castle,
Dr. Balasundaram Road,
Off. Avinashi Road,
ATT Colony, Coimbatore- 641018

Sir,

Sale of Factory Land & Building, admeasuring land extent of 33.10 acres, Survey No. 273/1, 273/2, 272/5, 273/3B2 in this “Ganapathi Nagar” layout plot No.3, 4, 5, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 48, 49, 50, 51, 129, 275/1, 275/2, 272/3, 272/2B, 272/2A, 272/4B, 272/6A, 254/1C1, 254/1C3, 253/3F, 273/3A2, 276/1A, 276/2A3B, 276/1B, 274/1A1B, 273/3A2, 274/3, 272/4, 274/1A1B2, 255/5, 254/2C3B, 255/2, 255/4, 257/4A, 272/1A, 272/1B, 254/2D, 255/6, 272/1B, 276/2B4A, 276/2B4C, 276/2B4, 254/2C3A, 254/2C1, 255/3B, 274/1A1A, 273/3A2 and 273/3B4
located at Kakaveri Village, Rasipuram Taluk, Namakkal District in the names of
Shri Venkatraman K, Shri Dineshkumar V and Smt. V Prabhavath

1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender/Offer Document.
2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer

and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

3. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Tender Document.
4. I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
5. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of Borrowers, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
6. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.

8. I/WE hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender Document.
9. I/ We have remitted Rs. towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS amount in favour of IDBI Bank Limited, Account No. **21134915010026**, IFSC: **IBKL0000211**, Branch: Salem, IDBI Bank Ltd., **K.T. Towers, Ground Floor, No. 111, Omallur Main Road, Four Road, Salem - 636007.**
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 authorised to sign Bid/Offer for and on behalf of.....

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

WITNESS:

Signature :
Name & Address :
Occupation :
