IFCI LIMITED
आई एफ सी आई लिमिटेड
(A Government of India Undertaking)
(भारत सरकार का उपक्रम)
Website: www.ifciltd.com

TENDER DOCUMENT

FOR SALE OF ASSETS MORTGAGED WITH IFCI LIMITED, FOR THE FINANCIAL FACILITIES AVAILED BY COASTAL ENERGEN PRIVATE LIMITED

LOCATED AT:

Taruvaikulam Village, Ottapidaram Taluk, Tuticorin District in the State of Tamil Nadu

THROUGH E-AUCTION

(In terms of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002), read with Security Interest (Enforcement) Rules, 2002)

October, 2026 Issued by

The Authorized Officer

TENDER DOCUMENT FOR SALE OF ASSETS MORTGAGED BY M/s Coastal Gujarat PowerGenco Private Ltd WITH IFCI LIMITED FOR THE FINANCIAL ASSISTANCE AVAILED BY M/S. COASTAL ENERGEN PRIVATE LIMITED LOCATED AT TARUVAIKULAM VILLAGE, OTTAPIDARAM TALUK, TUTICORIN DISTRICT IN THE STATE OF TAMIL NADU IN TERMS OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SRFA&ESI ACT, 2002) READ WITH SECURITY INTEREST (ENFORECEMNT) RULES, 2002).

Ref. No. _____ Date: _____

M/s._____
_____
_____

1. INTRODUCTION

Pursuant to possession taken by the Authorized Officer under SARFA &ESI Act, 2002 for recovery of secured debts of IFCI being **Rs. 1109,64,81,339/-** (Rupees One Thousand One Hundred and Nine Crore, Sixty Four Lakh Eighty One Thousand Three Hundred and Thirty Nine Only), calculated up to 30/09/2026 **together with further interest thereon with effect from 01.10.2026 on** contractual rates and other debits payable by the Borrower **M/S. COASTAL ENERGEN PRIVATE LIMITED** to IFCI, offers are invited by the undersigned on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" for purchase of the property mortgaged to IFCI by M/s Coastal Gujarat PowerGenco Private Ltd, (Mortgagor) through E-Auction, details of which are furnished below.

> **Lands admeasuring 225.60 Acres together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon lying and situated at Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub–District) in the state of Tamil Nadu, and every part thereof.**

The outstanding dues of **Rs. 1109,64,81,339/-** (Rupees One Thousand One Hundred and Nine Crore, Sixty Four Lakh Eighty One Thousand Three Hundred and Thirty Nine Only) calculated up to 30/09/2026 payable together with further interest and other debits with

effect from 01/10/2026, till the date of realization. The details of the assets for sale and Reserve Price thereof, are mentioned below:

DESCRIPTION OF PROPERTIES:

(Rs. Crore)

Description of Property	**Reserve Price**	**Earnest Money Deposit**	**Date and Time of Inspection**	**Date and Time of E-Auction**
All that pieces and parcels of lands belonging to the Mortgagor i.e. **Coastal Gujarat Power Genco Pvt. Ltd.** comprised in and forming part of lands admeasuring 225.60 Acres together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon lying and situated at Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub–District) in the state of Tamil Nadu, and every part thereof bearing survey nos. detailed as hereunder:	26.80	2.68	13/11/2026 11:00 AM to 4:00 PM	19/11/2026 11:30 AM to 1:00 PM

Survey numbers (as detailed in Annexure-I to Sale Notice)

2. TERMS AND CONDITIONS OF THE SALE

2.1 The E-Auction will be conducted online through https://baanknet.com/ and the E-Auction will be conducted with the help of service provider viz. **M/s Bank Asset Auction Network (BAANKNET)** on the date and time as mentioned above with extension of 5 minutes each for bid increment and the minimum bid increment amount of Rs.5,00,000/-. Property shall not be sold below the reserve price. IFCI / Authorized Officer invites bids from eligible parties (- for purchase of the Mortgaged Property under the SARFAESI Act, 2002 on "As is Where is, As is What is and Whatever there is basis" subject to applicable laws and regulations. The process through which Applicants participate for purchase of the Mortgaged Property shall hereinafter be referred to as the "**SARFAESI Process**".

2.2 Extension of date for submission of EMD and E-Auction, if any, will be informed to public on IFCI's website www.ifciltd.com.

2.3 Persons wishing to participate are required to deposit (a) Earnest Money Deposit, (b) their Passport size photograph, (c) self attested copy of any valid KYC document and (d) complete Contact Details along with Contact/Mobile Number.

2.4 The Tender Document comprising the detailed Terms & Conditions of the sale can be obtained from the office of IFCI Limited, Hyderabad on payment of Rs.1,000/- or can be downloaded from IFCI's website (www.ifciltd.com) from 07.10.2026 onwards. However, in case the Tender Document is downloaded from IFCI's website, the bidder shall deposit an amount of Rs.1,000/- towards cost of Tender Document in addition to the EMD.

2.5 The interested bidders shall deposit the EMD, being 10% of the Reserve Price as mentioned above, by way of Demand Draft drawn on any Nationalised / Scheduled Bank in favour of "IFCI Limited" payable at Hyderabad and addressed to "The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004" OR through RTGS (RTGS details given in para 2.9). **The last date and time for deposit of the EMD along with the Tender addressed to "The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500 004", is 18/11/2026 up to 3.00 PM.**

2.6 Tenders accompanied by short EMD or without EMD and/ or conditional tender, are liable to be rejected/ ignored summarily.

2.7 Tender not accompanied by Demand Draft of Rs.1,000/-, in case the Tender Document is downloaded from IFCI's website, are also liable to be rejected/ ignored summarily.

2.8 On receipt of EMD, the prospective bidders shall receive user-id/ password on their valid email-id (mandatory for E-Auction) from **M/s Bank Asset Auction Network (BAANKNET).** The helpdesk numbers of the service provider are 82912 20220 and E-mail support.BAANKNET@psballiance.com

2.9 The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder(s) shall be refunded. The EMD shall bear no interest. The successful bidder shall have to deposit 25% of the sale/auction proceeds (including EMD) by way of Demand Draft drawn on any Nationalised / Scheduled

Bank in favour of ‘’IFCI Limited” payable at Hyderabad or through RTGS by 1700 Hrs, on the same day or not later than next working day to the Authorized Officer, **Shri P Sivakumar, DGM,** IFCI Limited, Hyderabad (available at Mobile No. **+91 9951611815** and also at **p.sivakumar@ifciltd.com**). The details of bank account for remittances through RTGS is provided as below:

Account Name:	IFCI Limited
Bank Name:	HDFC Bank Ltd.
Branch Address:	Surya Kiran Building, K.G.Marg, New Delhi – 110001
Account Number:	00030350002631
IFS Code:	HDFC0000003

2.10 The successful bidder shall deposit the balance 75% of the sale/auction proceeds on or before the 15th day from the date of confirmation of Sale or within such extended period as agreed upon in writing between purchaser and the secured creditor, in any case not exceeding three months from the date of the auction. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/ right in respect of property/ amount.

2.11 The intending bidders should make their own independent inquiries and satisfy themselves w.r.t encumbrances, location, title of the property put on auction and claims/ rights dues etc. affecting the property, prior to submitting their bid. The Applicant shall carry out its own independent study & assessment in respect of the Mortgaged Property and value thereof before participating in the E-Auction under the SARFAESI Act, 2002. The Applicant shall conduct its own independent due diligence at its own costs including verifying various legal proceedings, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from concerned authorities or stakeholders to its satisfaction. Any offer made shall be deemed to have been submitted after complete satisfaction of the Applicant.

2.12 The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or representation on behalf of IFCI Ltd. The properties are being sold with all the existing and future encumbrances whether known or unknown to IFCI Ltd.

2.13 The successful bidder shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fee etc. owed to anybody.

2.14 The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone or cancel the E-Auction without assigning any reason.

2.15 The interested parties may inspect the properties on date and time as mentioned above with prior intimation/ permission of the Authorized Officer, and may contact the **Authorized Officer** at **9951611815.** The parties may alternatively contact **Mr. K S Yadav, Assistant General Manager (Law)** at **7607112266**.

2.16 In case of any interpretation regarding the Terms and Conditions of the sale, the decision of the Authorized Officer/ IFCI Limited/ Asset Sale Committee (ASC) shall be final.

2.17 The interested bidders are informed that IFCI Limited will not pay any cost, damages, interest, etc. on any amount deposited by the bidder if any court/ tribunal/ forum stays the auction proceedings or due to any delay in handing over the vacant possession which may be caused due to stay/ any other restraining order of any court/ tribunal/ forum.

3. ELIGIBILITY

3.1 **The bidder should:**

a) be any person, registered trust, registered firm, registered co-operative society, private limited company, public limited company or partnership firm registered in India;

b) be legally competent to enter into contract as per prevailing laws;

c) be financially sound and capable to meet the payment obligation as per the stipulated timelines;

3.2 The Authorized Officer/ IFCI Limited/ ASC may also consider a bid submitted by a consortium of persons/ companies. It is, however, made clear that there should be no change in the consortium structure during the Tender Process, right up to the stage of depositing the bid amount in full with IFCI Limited. If there is/ are any change(s) in the consortium structure, Authorized Officer/ IFCI Limited/ ASC reserves the right to accept/ cancel the sale. However, the financial arrangement between the consortium partners should be specified in the Tender/Bid.

3.3 No bid by a Consortium/ Partnership/ Company/ Person shall be entertained if in the opinion of the Authorized Officer/ IFCI Limited/ ASC, the same has led to reduction in competition.

3.4 The bidder(s) should thoroughly satisfy themselves about the nature, conditions and quality of the assets/properties. Authorized Officer/ IFCI Limited/ ASC gives no guarantee or warranty as to the conditions of the assets/properties/ material or/ its quality or fitness for any specific purpose or use. It should be clearly understood that no claim/ complaint about the quality/ conditions/ fitness for use will be entertained by Authorized Officer/ IFCI Limited/ ASC.

3.5 EMD and Tender should be submitted in the prescribed format only, signed by the bidder on each page in token of having accepted the same in toto and in a sealed cover. The same should be addressed to "The Authorized Officer, IFCI Limited, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004", super-scribing **"OFFER FOR PURCHASE OF ASSETS MORTGAGED WITH IFCI Limited, SITUATED AT TARUVAIKULAM VILLAGE, OTTAPIDARAM TALUK, TUTICORIN DISTRICT IN THE STATE OF TAMIL NADU FOR THE FINANCIAL FACILITIES AVAILED BY COASTAL ENERGEN PRIVATE LIMITED"**

4. EARNEST MONEY DEPOSIT (EMD):

4.1 EMD in any other form (other than Demand Draft/RTGS), for example, cheque (including cheque made "good for payment"), Bank Guarantee, Bid Bond, Call Deposit etc. will not be acceptable to Authorized Officer/ IFCI Limited/ ASC and such Tenders are liable to be rejected.

5. MODE OF SUBMISSION OF TENDER/ BID:

5.1 The Tender must be submitted by the specified date and time at the office of IFCI Limited at Hyderabad as indicated at Para 2.5 ante.

5.2 The Tenders should be submitted in a sealed cover, along with the following:

a) Demand Draft/RTGS payment for EMD drawn on any Nationalized/ Scheduled Bank in favour of "IFCI Limited", payable at Hyderabad.
b) The Terms and Conditions of the Tender Document, duly signed and stamped by the bidder on each page in token of having accepted the same in toto.
c) Demand Draft/RTGS payment of Rs.1,000/- in case the Tender Document is downloaded from IFCI's website.
d) Passport size photograph of signatory
e) KYC documents – Self attested PAN Card copy and one additional photo ID with address
f) Certified True Copy of Board Resolution/Letter from Director or Company Secretary of the Applicant/ if applicable, confirming the details of the Authorized Signatory along with due authorization to submit the offer/bid
g) Tenderer's declaration that he/ she is not a relative of any Director(s) of IFCI Ltd. or Tenderer is not a firm in which Director(s) or his relative is a partner or tenderer is not a company in which Director of IFCI Ltd. or his relatives are member(s) or Director(s).

5.3 The Tenders/ Bids will not be accepted in case the same are sent through fax/ e-mail.

5.4 Incomplete Tender or Tenders submitted with qualifying conditions or with conditions at variance with the Terms and Conditions of Tender Document are liable to be rejected.

6. EXTENSION IN PAYMENT PERIOD BY THE SUCESSFUL BIDDER:

The EMD of the successful bidder shall be retained towards part sale price/consideration. The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD) by way of demand draft favoring IFCI Ltd. payable at Hyderabad or through RTGS on same day or on next working day.

The balance amount of the sale consideration is to be paid on or before 15th day of the confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months from the date of auction. In case of default by the successful bidder, the amount already deposited will be forfeited and the property will be put to re-auction and such bidder shall have no claim/right in respect of property/amount.

7. TAX - AND STATUTORY DUES:

All taxes, duties, charges, fees etc. if applicable and related to the property shall be paid by the purchaser.

8. DELIVERY PERIOD/ POSSESSION:

After receipt of full and final payment in lieu of the total sale consideration of the asset/property, IFCI Limited will issue 'Certificate of Sale' as provided under the Rules to SARFAESI Act, 2002, in favour of the purchaser and the purchaser will take all necessary steps to take over the possession of the assets/properties immediately.

9. TERMINATION / BREACH OF CONTRACT

In the event of non-fulfillment of the Terms and Conditions of the sale by the purchaser, Authorized Officer/ IFCI Limited/ ASC shall cancel the sale with immediate effect, in which case, the EMD along with any amount paid (excluding cost of Tender Document) by the purchaser shall stand forfeited.

10. FORCE MAJEURE:

Authorized Officer/ IFCI Limited/ ASC shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, pestilence, distilence, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of IFCI Limited. to extend the time of performance on the part of IFCI Limited. by such period as may be necessary to enable IFCI Ltd. to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

11. LIMITATION OF LIABILITY:

UNDER NO CIRCUMSTANCES SHALL IFCI LIMITED, ITS AFFILIATES OR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES ETC. BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL EXEMPLARY, OR PUNITIVE DAMAGES ARISING FROM OR DIRECTLY OR INDIRECTLY RELATED TO THE PRESENT TENDER INCLUDING, WITHOUT LIMITATION, LOSS OF REVENUE, OR ANTICIPATED PROFITS. IN NO EVENT SHALL THE LIABILITY OF IFCI LIMITED EXCEED THE AMOUNT PAID BY THE BIDDER/ TENDERER TO IFCI LIMITED, UNDER THE PRESENT TENDER.

12. GENERAL INFORMATION:

12.1 Authorized Officer/ IFCI Limited/ ASC shall have the right to issue Addendum to the Tender Document to clarify, amend, modify, supplement or delete any of the Term and Conditions or items stated therein. Each Addendum so issued shall form a part of the original Tender Document.

12.2 In case the tender/ bid is not accepted, the bidder(s) shall not be entitled to claim any cost, charges, expenses incidental to or incurred by the bidder through or in connection with the submission of the tender/bid even though Authorized Officer/ IFCI Limited/ ASC may elect to withdraw the invitation for bid. Should all invitation for bid be withdrawn or cancelled by Authorized Officer/ IFCI Limited/ ASC for which Authorized Officer/ IFCI Limited/ ASC shall have the right to do so at any time, the Earnest Money paid by the bidder(s) with the tender/bid will be refunded (without interest) to them in due course.

12.3 The bidder shall bear all the costs associated with the preparation and submission of bid/tender. Authorized Officer/ IFCI Limited/ ASC will not, in any case, be responsible or liable for any such costs regardless of the conduct or outcome of the sale process.

12.4 Unless otherwise specified, the bid amount in the tender/bid should be quoted both in figures and in words. Tenders/bids containing overwritten or erased bid amounts are liable to be rejected in absence of any authentication by the Tenderer's signatures.

12.5 Authorized Officer/ IFCI Limited/ ASC reserve the right to cancel/ reject any or all the bids/tenders without assigning any reason thereof.

12.6 The submission of the Tender means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above Terms and Conditions of the Tender Document.

12.7 Intending bidders/Tenderer(s) may obtain any clarification required before submitting the tender/bid. Submission of Tender implies that the bidder/tenderer(s) have obtained all the clarifications required.

12.8 The decision of the Authorized Officer/ IFCI Limited/ ASC in the matter, arising out of this sale, shall be final in regard to all matters relating to the sale.

12.9 All suits or proceedings relating to any dispute or claim arising out of or in course of performance of this contract shall be filed in appropriate court having jurisdiction in Hyderabad.

12.10 The Bidders/Tenderers must ensure the following while submitting the Tender:

(A) THE BID/ TENDER SHOULD BE FILLED IN THE FORMAT OF TENDER DOCUMENT ENCLOSED AT ANNEXURE - II HEREWITH.

(B) EVERY PAGE OF THE BID/ TENDER IS DULY SIGNED BY THE TENDERER/BIDDER BEFORE SUBMITTING THE TENDER.

(C) ALL ALTERATIONS, ERASURE(S) AND OR OVER-WRITING, IF ANY, IN THE SCHEDULE OR RATE(S), ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

12.11 IFCI / Authorized Officer reserves the right to seek additional/ supplemental information and/or clarification from the Applicants and to verify all statements, information and documents submitted by the Applicants in response to the Tender. Failure of IFCI / Authorized Officer to seek additional information / clarification or undertake such verification shall not relieve the Applicant of its obligations or liabilities hereunder nor will it affect any rights of IFCI thereunder.

12.12 The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the SARFAESI Process. Notwithstanding anything to the contrary contained herein, IFCI / Authorized Officer shall be entitled to reject an Application / Bid without being liable in any manner whatsoever to the Applicant if it determines that the Applicant has, directly or indirectly or through an

agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the SARFAESI Process.

12.13 The Applicant should ensure that it is eligible to acquire / purchase the Mortgaged Property offered by IFCI / Authorized Officer for sale and that it has complied with all the statutory formalities / guidelines / regulations / circulars read along with relevant rules and other relevant statutory provisions as applicable to the sale of Mortgaged Property.

12.14 The transfer of the Mortgaged Property shall result in immediate separation of IFCI from the economic interest as well as the risks and rewards associated with the Mortgaged Property.

12.15 IFCI / Authorized Officer shall provide information to the Applicants on a best effort basis. By participating in the E-Auction, it shall be deemed that the Applicant has acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in this Tender or furnished by or on behalf of IFCI / Authorized Officer. Further, it shall be deemed that the Applicant acknowledges that IFCI / Authorized Officer shall not be liable for any presumption, omission, mistake or error on the part of the Applicant in respect of the above or in respect of any matter or thing arising out of or concerning or relating to the Tender or the SARFAESI Process or the sale generally, including any error or mistake therein or in the information / data provided to the Applicant

12.16 Each Applicant is entitled to submit only one Bid.

HEAD OFFICE: IFCI Ltd. IFCI TOWER, 61 NEHRU PLACE, NEW DELHI - 110019.
Regional Office: IFCI Ltd, 8th Floor, Taramandal Complex, 5-9-13, Saifabad, Hyderabad - 500004
Telephone No. +91-040 23243505/06

Web Site: www.ifciltd.com
CIN: L74899DL1993GOI053677

APPENDIX IVA
[*See* proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 public in general and in particular to the Borrower(s), Mortgagers and Guarantor(s) that the below described immoveable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of IFCI Ltd Secured Creditor, which will be sold on "As is what is", and "Whatever there is basis" on 19.11.2026, (11.30 AM to 1.00 PM) for recovery of Rs. 1109,64,81,339/- (Rupees One Thousand One Hundred and Nine Crore, Sixty Four Lakh Eighty One Thousand Three Hundred and Thirty Nine Only), calculated upto 30/09/2026, due to the IFCI Ltd, Secured Creditor from **Coastal Energen Private Limited** (Borrower), **Shri Ahmed RS Buhari (Personal Guarantor)** and **Coastal Gujarat PowerGenco Pvt Ltd. (Mortgagor and Corporate Guarantor).** The description of property along with reserve price and earnest money deposit are mentioned hereunder:

(Rs. Crore)

Description of Property	Reserve Price	Earnest Money Deposit	Date and Time of Inspection	Date and Time of E-Auction	Last date and time of Depositing bid
All that pieces and parcels of lands belonging to the Mortgagor i.e. **Coastal Gujarat Power Genco Pvt. Ltd.** comprised in and forming part of lands admeasuring 225.60 Acres together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon lying and situated at Taruvaikulam Village: Ottapidaram Taluk, Tuticorin District (Registration District Tuticorin and registration Sub–District) in the state of Tamil Nadu, and every part thereof bearing survey nos. detailed as under:	26.80	2.68	13/11/2026 11:00 AM to 4:00 PM	19/11/2026 11:30 AM to 1:00 PM	**18/11/2026 Till 11:30 AM**

Survey Nos. along with Extent (in Acres)

95/1D(0.51),96/9(0.80),57/1A(0.61),96/2(0.65),96/1(0.58),92/4(1.64),33/5(0.61),58/3(1.00),89/2(0.44),60/3(1.12), 77/2,(0.88),78/3B,(0.37),78/5(1.85),79/2(0.65),8/1(2.77),60/1A(0.62)81/3C(0.58),70/7(0.82),81/3B(0.53),75/7(0.40) 67/4(0.64),92/1(1.04),79/6(0.69),79/7(0.73),79/8(0.72),78/3A(1.21),66/1(0.10),69/1(0.88),24/6(1.38),77/3B(1.64), 1/2(0.78),1/4(1.61),68/4(0.64),68/8(0.82),67/5(1.14),8/2(3.29),64/3A(1.04),3/4B(0.10),6/5(0.19),50/3(1.32),74/3 (0.48),69/4(1.56),61/7C(0.72),58/1A(0.84),77/1(1.32),75/6(0.40),69/2(1.12),99/1(1.10),70/6(0.80),3/6B(0.02),3/8A (0.14),62/1(2.91),65/6(1.88),69/3A(0.82),74/2(2.15),76/5(1.48),67/1(1.33),67/8(0.75),68/2(1.75)94/1(1.06),95/1B (0.58),96/7(0.70),65/2(2.11),74/4(0.42),75/5(0.40),75/4(0.44),75/16(0.77),75/9(1.10),96/6(0.70),69/7(1.56),75/11 (0.61),95/1C(0.58),68/3(0.61),82/4B(0.45),71/1(1.68),73/3(1.32),56/3A(0.40)56/3D(0.46),7/5(2.47),82/4A(0.72), 56/4B(0.40),84/5B(0.99),18/4B(0.51),67/2A(0.74),67/9A(0.47),76/3(0.89),56/5A(0.63),84/1A(1.03),77/3A(1.77),76/2 (0.96),62/6A(0.28),62/7A(0.26),95/2(0.96),79/3(0.67),6/8(1.79),71/4(0.80),71/6(0.20),65/4(1.05),85/7(2.38),64/3B (0.98),85/4(1.03),69/3B(0.79),79/4(0.32),83/2A(0.63),21/1C(2.94),8/3(0.37),64/4(2.03),63/3B(0.93),57/1D(0.69), 83/2B(0.63),74/6(0.40),74/7(0.41),75/8(0.40),55/3D(0.91),84/3D(0.75),77/4(1.52),45/2B(0.56),45/3(5.34),1/5 (0.73),81/1(2.33),77/6(0.61),92/5(3.29),7/1(1.43),77/5(1.64),77/8(0.64),77/7(0.52),56/3E(0.44),1/8(0.27),6/2(0.23) ,7/4(0.63),24/3A(0.78),65/1B(0.93),75/2(0.72),68/1(1.93),19/5(1.14),62/6B(0.22),62/7B(0.22),62/4(1.91),61/3(0.73) ,60/1G(1.01),61/4(0.72),60/1B(0.62),60/1F(1.33),60/2(0.86),61/7A(0.82),45/1(0.72),54/2(0.70),95/3(0.96),84/1B (1.26),62/5(0.64),62/2(0.82),62/3(1.80),60/1H(1.09),61/7B(1.06),61/7D(0.21),61/8(1.07),98/10A(0.22),98/7(0.16),

98/8(0.12),98/9(0.19),59/3A(0.96),80/9(2.25),81/4(2.12),79/1(1.40),85/5(0.81),96/4(0.82),11/3(2.72),44/7(0.91), 3/3A(0.26),66/4(0.93),74/5(0.42),79/9(0.58),21/3(0.68),68/7(0.64),75/10(0.64),75/12(0.52),51/4(2.03),17/2B(1.10), 85/6(3.00),76/4(1.93),65/5(1.73),59/3B(1.40),68/5(1.65),76/6(1.59),84/3C(0.30),85/1(0.23),69/6(0.82),57/1B(0.37), 95/1A(0.54),96/5(0.68),48/3D(0.4),25/2(1.8),25/4B(1.93),4/6(0.91),6/7(0.96),81/3D(1.03),56/5B(0.63),64/1(0.91), 55/3C(1.00),95/5(1.04),75/17(0.40),81/2(1.12),92/2A(0.96),42/1(0.99),54/3(1.38),75/1(0.56),66/4(2.78),92/2B(1.37),61/6B(1.35),56/5C(0.78),66/2(1.74),66/3(0.91),65/1A(0.91),22/3(0.65),47/5(0.31),84/7B(1.04),55/3B(0.93),74/1 (1.72),84/7A(1.09),18/7B(0.40),83/2C(0.84),69/5(0.57),71/5(0.84),84/2B(0.30),84/3A(0.52),84/4A(0.22),57/1C (0.40),45/2C(0.58),92/3(1.12)

There are no known encumbrances to the knowledge of Authorised Officer /Secured Creditors of the above property.

The Original Title Deeds of Mortgaged Properties are with AO at IFCI, Hyderabad Regional Office. For detailed Terms & Conditions of the sale, please refer to the link provided in IFCI Ltd website i.e. www.ifciltd.com. Contact person: Mr P. Sivakumar at 9951611815, p.sivakumar@ifciltd.com or Mr K S Yadav at 7607112266, khetsingh.yadav@ifciltd.com.

Date: 07.10.2026
Place: Hyderabad

Sd/-
Authorised Officer
IFCI Ltd

Annexure – I

COASTAL ENERGEN PRIVATE LIMITED (Borrower)

COASTAL GUJARAT POWERGENCO PRIVATE LIMITED (Mortgagor & Corporate Guarantor)

(Description of Immovable Assets)

All that pieces and parcels of lands belonging to the Mortgagor and Corporate Guarantor i.e. **Coastal Gujarat PowerGenco Pvt. Ltd.** comprised in and forming part of lands admeasuring 225.60 Acres together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon lying and situated at Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub–District) in the state of Tamil Nadu, and every part thereof bearing survey nos. detailed as hereunder:

Sl. No	Survey No	Extent (Acre)
1	95/1D	0.51
2	96/9	0.80
3	57/1A	0.61
4	96/2	0.65
5	96/1	0.58
6	92/4	1.64
7	33/5	0.61
8	58/3	1.00
9	89/2	0.44
10	60/3	1.12
11	77/2	0.88
12	78/3B	0.37
13	78/5	1.85
14	79/2	0.65
15	8/1	2.77
16	60/1A	0.62
17	81/3C	0.58
18	70/7	0.82
19	81/3B	0.53
20	75/7	0.40
21	67/4	0.64
22	92/1	1.04
23	79/6	0.69
24	79/7	0.73
25	79/8	0.72
26	78/3A	1.21
27	66/1	0.10
28	69/1	0.88
29	24/6	1.38
30	77/3B	1.64
31	1/2	0.78
32	1/4	1.61
33	68/4	0.64
34	68/8	0.82
35	67/5	1.14
36	8/2	3.29
37	64/3A	1.04
38	3/4B	0.10
39	6/5	0.19
40	50/3	1.32
41	74/3	0.48
42	69/4	1.56
43	61/7C	0.72
44	58/1A	0.84
78	56/3D	0.46
79	7/5	2.47
80	82/4A	0.72
81	56/4B	0.40
82	84/5B	0.99
83	18/4B	0.51
84	67/2A	0.74
85	67/9A	0.47
86	76/3	0.89
87	56/5A	0.63
88	84/1A	1.03
89	77/3A	1.77
90	76/2	0.96
91	62/6A	0.28
92	62/7A	0.26
93	95/2	0.96
94	79/3	0.67
95	6/8	1.79
96	71/4	0.80
97	71/6	0.20
98	65/4	1.05
99	85/7	2.38
100	64/3B	0.98
101	85/4	1.03
102	69/3B	0.79
103	79/4	0.32
104	83/2A	0.63
105	21/1C	2.94
106	8/3	0.37
107	64/4	2.03
108	63/3B	0.93
109	57/1D	0.69
110	83/2B	0.63
111	74/6	0.40
112	74/7	0.41
113	75/8	0.40
114	55/3D	0.91
115	84/3D	0.75
116	77/4	1.52
117	45/2B	0.56
118	45/3	5.34
119	1/5	0.73
120	81/1	2.33
121	77/6	0.61
155	61/7D	0.21
156	61/8	1.07
157	98/10A	0.22
158	98/7	0.16
159	98/8	0.12
160	98/9	0.19
161	59/3A	0.96
162	80/9	2.25
163	81/4	2.12
164	79/1	1.40
165	85/5	0.81
166	96/4	0.82
167	11/3	2.72
168	44/7	0.91
169	3/3A	0.26
170	66/4	0.93
171	74/5	0.42
172	79/9	0.58
173	21/3	0.68
174	68/7	0.64
175	75/10	0.64
176	75/12	0.52
177	51/4	2.03
178	17/2B	1.10
179	85/6	3.00
180	76/4	1.93
181	65/5	1.73
182	59/3B	1.40
183	68/5	1.65
184	76/6	1.59
185	84/3C	0.30
186	85/1	0.23
187	69/6	0.82
188	57/1B	0.37
189	95/1A	0.54
190	96/5	0.68
191	48/3D	0.4
192	25/2	1.8
193	25/4B	1.93
194	4/6	0.91
195	6/7	0.96
196	81/3D	1.03
197	56/5B	0.63
198	64/1	0.91

45	77/1	1.32		122	92/5	3.29		199	55/3C	1.00	
46	75/6	0.40		123	7/1	1.43		200	95/5	1.04	
47	69/2	1.12		124	77/5	1.64		201	75/17	0.40	
48	99/1	1.10		125	77/8	0.64		202	81/2	1.12	
49	70/6	0.80		126	77/7	0.52		203	92/2A	0.96	
50	3/6B	0.02		127	56/3E	0.44		204	42/1	0.99	
51	3/8A	0.14		128	1/8	0.27		205	54/3	1.38	
52	62/1	2.91		129	6/2	0.23		206	75/1	0.56	
53	65/6	1.88		130	7/4	0.63		207	66/4	2.78	
54	69/3A	0.82		131	24/3A	0.78		208	92/2B	1.37	
55	74/2	2.15		132	65/1B	0.93		209	61/6B	1.35	
56	76/5	1.48		133	75/2	0.72		210	56/5C	0.78	
57	67/1	1.33		134	68/1	1.93		211	66/2	1.74	
58	67/8	0.75		135	19/5	1.14		212	66/3	0.91	
59	68/2	1.75		136	62/6B	0.22		213	65/1A	0.91	
60	94/1	1.06		137	62/7B	0.22		214	22/3	0.65	
61	95/1B	0.58		138	62/4	1.91		215	47/5	0.31	
62	96/7	0.70		139	61/3	0.73		216	84/7B	1.04	
63	65/2	2.11		140	60/1G	1.01		217	55/3B	0.93	
64	74/4	0.42		141	61/4	0.72		218	74/1	1.72	
65	75/5	0.40		142	60/1B	0.62		219	84/7A	1.09	
66	75/4	0.44		143	60/1F	1.33		220	18/7B	0.40	
67	75/16	0.77		144	60/2	0.86		221	83/2C	0.84	
68	75/9	1.10		145	61/7A	0.82		222	69/5	0.57	
69	96/6	0.70		146	45/1	0.72		223	71/5	0.84	
70	69/7	1.56		147	54/2	0.70		224	84/2B	0.30	
71	75/11	0.61		148	95/3	0.96		225	84/3A	0.52	
72	95/1C	0.58		149	84/1B	1.26		226	84/4A	0.22	
73	68/3	0.61		150	62/5	0.64		227	57/1C	0.40	
74	82/4B	0.45		151	62/2	0.82		228	45/2C	0.58	
75	71/1	1.68		152	62/3	1.80		229	92/3	1.12	
76	73/3	1.32		153	60/1H	1.09		**Total Extent**			**225.60**
77	56/3A	0.40		154	61/7B	1.06					

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Annexure – II

PARTICULARS OF BIDDER AND EMD

To,

The Authorized Officer,
IFCI Limited, 8th Floor,
Taramandal Complex,
5-9-13, Saifabad,
Hyderabad - 500004",

1. Particulars of the Bidder,

1.1 Full name of the Bidder (in block letters):

1.2 Father's Name (in case of an individual bidder)/ Pan No. and GSTIN (incase of a Company/Legal Person):

1.3 Age (in case of an individual) / Date of Incorporation (incase of a Legal person):

1.4 Whether the bidder is competent to contract under Indian Contract Act, 1872 as per Foreign Exchange Regulation Act, 1973 / Foreign Exchange Management Act, 1999 in case of NRI (Tick whichever is applicable)

YES/NO

1.5 Present Business Activity:

2. Constitution of Bidder (Tick whichever is applicable)

- Public Limited Company
- Private Limited Company
- Partnership
- Individual/ Sole Proprietary
- Others (specify)

(Furnish documents in support)

Applicant's registered office/ place of business

- Address
- Telephone No.
- Fax No.
- E-Mail ID

3. Particulars of EMD-

3.1 Particulars of Earnest Money Deposit for Rs. _____(10% of Reserve Price):

RTGS details / Demand Draft No.	Date	Name of Bank and Branch

4. Tenderer/Bidder should state whether he/ she is a relative of any Director(s) of IFCI Limited or Tenderer/Bidder is a firm in which Director(s) or his relative is a partner or Tenderer/Bidder is a company in which Director of IFCI Limited or his relatives are member(s) or Director(s).- Yes/No. If yes, Pls provide details.

Certified that:-

(ii) I/We agree to abide by the decision of the Authorised Officer/ IFCI Limited/ASC.
(iii) I/We have read and understood terms and conditions of the Tender Documents and hereby unequivocally and unconditionally accept the same.
(iv) I/We have inspected the site of the above property and have satisfied myself/ ourselves for which the bid is being submitted.

Date: Applicant's Signatures

Full Name:
Designation:
Name of the Company:
Address :