

The Authorized Officer (AO)

of

IDBI BANK LIMITED

**7th Floor, NMG,
IDBI Tower,
WTC Complex,
Cuffe Parade,
Mumbai - 400 005**

TENDER DOCUMENT

For

**SALE OF SECURED ASSETS
mortgaged in the account of M/s Velagapudi Steels Limited**

Under the provision of

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

and

The Security Interest (Enforcement) Rules, 2002

Dated: 01.10.2026

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 IDBI BANK CIN:L65190MH2004GOI148838	Address: IDBI Bank Ltd, NPA Management Group, 7 th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400 005	SALE NOTICE
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APPENDIX IV-A**[See proviso to Rule 8(6)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and/or Guarantor(s) and/or Mortgagor(s) that, the below described Immovable properties mortgaged/ charged to the Secured Creditor, the constructive/ symbolic possession of which has been taken by the Authorised Officer of IDBI Bank Ltd, Secured Creditor, will be sold on “As is where is”, “As is what is”, “Whatever there is” and “**Without Recourse basis**” on **November 18, 2026** for recovery of outstanding dues of Rs.559,22,25,861.26/- (Rupees Five Hundred Fifty Nine Crore Twenty Two Lakh Twenty Five Thousand Eight Hundred Sixty One & Paise Twenty Six only) as on September 25, 2026 plus further interest and other charges thereon due to the IDBI Bank Ltd (Secured Creditor) from **M/s Velagapudi Steels Limited, Borrower and Shri V. Gopala Krishna Prasad, Smt. V. Padmaja, and Shri V Sitharamaiah (since deceased), the Guarantors.** The details of Secured Assets with Reserve Price and Earnest Money Deposit (EMD) are as under:

Lot	Description of Property	Reserve Price (Amt in Rs.)	EMD (Amt in Rs.)
I	All that piece and parcel of land admeasuring 11 Acres and 28 cents bearing Survey No 20, situated at Sampathipuram Village, Ankapalle Mandal, Anakapalle District (previously Vishakhapatnam District), Andhra Pradesh together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, mortgaged by M/s Velagapudi Steels Limited.	14,95,00,000	1,49,50,000
II	All that piece and parcel of land bearing Survey No. 97/2 cts, situated at Done Atukuru Village, Nidamanuru Grampanchayath, Vijayawada Rural Mandal, NTR District (previously Krishna District), in the State of	2,57,00,000	25,70,000

Bidder's Signature _____

	Andhra Pradesh, admeasuring 2600 Sq yards mortgaged by Guarantor viz. Shri V Sitharamaiah (since deceased).		
Known Encumbrances for the Vishakhapatnam property mentioned at Lot I above – As per the Statement of encumbrance on property generated on June 09, 2026 from the Government of Andhra Pradesh, Registration and Stamps Department portal, Development agreement cum GPA has been executed by M/s Velagapudi Steels Limited through authorised signatory Velagapudi Gopala Krishna Prasad in favour of M/s Bhargavi Promoters to the extent of 6.01 acres of land out of the total land of 11.28 acres.			

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Limited's website i.e. www.idbibank.in and <https://baanknet.com>

For any clarification, the interested parties may contact: Kum. Diana Rodrigues, DGM (Contact No. 022-66552071 / 9867041668, Email-diana.rodrigues@idbi.co.in) or Shri. Mangesh Shinde, AGM (Contact No. 022-66552309 / 9867449669, Email: mangesh.shinde@idbi.co.in). For E-auction support, please contact (Tel No. 82912 20220, Email: support.baanknet@psballiance.com).

Date: 01.10.2026

Place: Mumbai

**Sd/-
AUTHORISED OFFICER**

Bidder's Signature _____

New Indian Express – English – Vishakhapatnam edition dated October 01, 2026

THE NEW INDIAN EXPRESS | **ANDHRA PRADESH**
VISAKHAPATNAM | **THURSDAY 01.10.2026**

IDBI BANK
 CIN: L65190MH2004GG0148838

Address: IDBI Bank Ltd, NPA Management Group, 7th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400 005

SALE NOTICE

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Known Encumbrances for the Vishakhapatnam property mentioned at Lot I above – As per the Statement of encumbrance on property generated on June 09, 2026 from the Government of Andhra Pradesh, Registration and Stamps Department portal, Development agreement cum GPA has been executed by M/s Velagapudi Steels Limited through authorised signatory Velagapudi Gopala Krishna Prasad in favour of M/s Bhargavi Promoters to the extent of 6.01 acres of land out of the total land of 11.28 acres.

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Date: 01.10.2026
 Place: Mumbai

Sd/-
 AUTHORISED OFFICER

Bidder's Signature _____

New Indian Express – English – Vijayawada edition dated October 01, 2026

VIJAYAWADA		THURSDAY 01.10.2026		THE NEW INDIAN EXPRESS	
 IDBI BANK CIN: L65190MH200400148E38		Address: IDBI Bank Ltd, NPA Management Group, 7th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400 005		SALE NOTICE	
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Bidder's Signature _____

Andhra Prabha – Telugu – Vishakhapatnam edition dated October 01, 2026

గురువారం 1-10-2026

ఆంధ్రప్రభ

విశాఖపట్నం

 IDBI BANK CIN: L65190MH2004001148838		చిరునామా: బడిబిబి బ్యాంక్ లిమిటెడ్, ఎన్.సి.ఎ మేనేజ్మెంట్ గ్రూప్, 7వ అంతస్తు, బడిబిబి టవర్, డబ్ల్యు.బి.సి కాంప్లెక్స్, కస్టోమర్స్, ముంబాయి-400 005		అమ్మకం ప్రకటన	
అనుబంధం-IV-ఎ (రూల్ 8 (6) నకు నిబంధన చూడండి) స్థిరాస్తుల అమ్మకం కొరకు ప్రకటన					
పెక్యారిటీ ఇంటర్నేస్ట్ (ఎన్.టి.ఆర్.ఎం.బి) రూల్స్ 2002 యొక్క రూల్ 8 (6) నకు నిబంధనలతో పాటుగా పెక్యారిటీ ఇంటర్నేస్ట్ మరియు రిజిస్ట్రేషన్ ఆఫ్ పైనానియల్ అండ్ ట్రస్ట్ & ఎస్టేట్స్ యాక్ట్ 2002 క్రింద స్థిరాస్తుల అమ్మకం కొరకు ఇ-వేలం అమ్మకం ప్రకటన. యావన్మంది ప్రజలకు మరియు ప్రత్యేకించి రుణగ్రహీత(లు) మరియు/లేదా గ్యారంటీ(లు) మరియు/లేదా తనఖాదారు(లు) కు ఇందుమూలముగా తెలియజేయునది ఏమనగా హామీగల రుణదాతకు తనఖా ఉంచబడిన / బార్డ్ చేయబడిన దిగువ వివరించిన స్థిరాస్తులు, బడిబిబి బ్యాంక్ లిమిటెడ్, హామీగల రుణదాత యొక్క అధీకృత అధికారిచే లాంచనప్రాయ స్వాధీనత చేపట్టబడినందున, మెన్షన్డ్ వెలగపూడి స్థిల్స్ లిమిటెడ్, రుణగ్రహీత మరియు శ్రీ వి.గోపాల క్రిష్ణ ప్రసాద్, శ్రీమతి వి.పద్మజ మరియు శ్రీ వి.సీతారామయ్య (స్వర్ణస్తులైనందున), గ్యారంటీగర్ల నుండి బడిబిబి బ్యాంక్ లిమిటెడ్ (హామీగల రుణదాతకు) బాకీ ఉన్న చెల్లించవలసిన ఐకాయిలు రూ. 559,22,25,861.26 (ఐదు వందల యాభై తొమ్మిది కోట్ల ఇరవై రెండు లక్షల ఇరవై ఐదు వేల ఎనిమిది వందల ఆరవై ఒక్క రూపాయలు మరియు ఇరవై ఆరు సైనులు మాత్రమే) పెక్యారిటీ, 25, 2026 నాటికి స్థల ఆస్తి తదుపరి వడ్డీ మరియు ఇతర ఛార్జీలు రాబట్టుట కొరకు నవంబరు 18, 2026న "ఎక్కువ ఉన్నది అక్కడ అలాగే", ఉన్నది ఉన్నట్లుగానే, "అక్కడ ఏది ఉంటే అలాగే వడ్డీ" మరియు "ఎలాంటి రుణబాధ్యత లేకుండా వడ్డీ" న విక్రయించబడును. రిజర్వు ధర మరియు ఐయోనా సొమ్ము ధరావతు (ఇఎండి) తో హామీగల అస్తుల వివరాలు దిగువ విధంగా ఉన్నవి.					
లాట్	ఆస్తి వివరణ	రిజర్వు ధర (మొత్తం రూ.లలో)	ఇఎండి (మొత్తం రూ.లలో)		
I	ఆంధ్రప్రదేశ్, అనకాపల్లి జిల్లా (గతంలో విశాఖపట్నం జిల్లా), అనకాపల్లి మండలం, సంపత్తిపురం గ్రామం వద్ద ఉన్న నర్సే సెం. 20 కలిగిన విస్తీర్ణం 11 ఎకరాలు మరియు 28 సెంట్ల భూమి తోపాటు అందులోని భవనములు మరియు నిర్మాణములు మరియు భూమికి జతచేయబడిన ఆస్తి ప్లాంట్ మరియు యంత్రాలు లేదా భూమికి జతచేయబడిన ఏదేని దానికి శాశ్వతంగా దిగిందినవి యావత్తూ, మెన్షన్డ్ వెలగపూడి స్థిల్స్ లిమిటెడ్ ద్వారా తనఖా ఉంచబడినది.	14,95,00,000	1,49,50,000		
II	ఆంధ్రప్రదేశ్ రాష్ట్రంలో ఎన్.టి.ఆర్. జిల్లా (గతంలో క్రిష్ణాజిల్లా), విజయవాడ రూరల్ మండలం, నిడమనూరు గ్రామ పంచాయతీ, డోన్ ఆత్మ్యారు గ్రామం వద్ద ఉన్న నర్సే సెం. 97/2 సెంట్ల కలిగిన భూమి యావత్తూ, విస్తీర్ణం 2600 చ.గ.లు, గ్యారంటీగర్ల అనగా శ్రీ వి.సీతారామయ్య (స్వర్ణస్తులైనందున) చే తనఖా ఉంచబడినది.	2,57,00,000	25,70,000		
సై లాట్ 1 వద్ద పేర్కొనబడిన విశాఖపట్నం ఆస్తి వద్ద తెలిసిన తనఖా రుణ భారాలు - మొత్తం 11.28 ఎకరాల భూమిలో 6.01 ఎకరాల భూమి విస్తీర్ణమునకు మెన్షన్డ్ బార్గవి ప్రమాటల్లో పేరున అధీకృత సంతకందారు వెలగపూడి గోపాలక్రిష్ణ ప్రసాద్ ద్వారా మెన్షన్డ్ వెలగపూడి స్థిల్స్ లిమిటెడ్ చే వ్రాయబడిన ఆంధ్రప్రదేశ్ ప్రభుత్వం, రిజిస్ట్రేషన్ మరియు స్టాంప్ డిపార్ట్మెంట్ ఫార్మల్, డెవలప్మెంట్ అక్విజిషన్ కం జిసిఎ నుండి జూన్ 09, 2026న జనరేట్ చేయబడిన ఆస్తిపై ఎన్.కంబరెన్స్ స్టేట్మెంట్ ప్రకారం.					
అమ్మకం యొక్క పూర్తి నియమ నిబంధనల కొరకు బడిబిబి బ్యాంక్ లిమిటెడ్ యొక్క వెబ్సైట్ అనగా www.idbibank.in మరియు https://baanknet.com ఇవ్వబడిన లింక్ను దయచేసి పరిశీలించగలరు. ఏదేని సందేహం కొరకు ఆసక్తిగల పార్టీలు సంప్రదించవచ్చును: కుమారి డయానా రోడ్రిగెస్, డిజిఎం (సంప్రదించవలసిన సెం. 022-66552071 / 9867041668, ఇ-మెయిల్: diana.rodrigues@idbi.co.in లేదా శ్రీ మంగేష్ షిండే, ఎజిఎం (సంప్రదించవలసిన సెం. 022-66552309 / 9867449669, ఇ-మెయిల్: mangesh.shinde@idbi.co.in). ఇ-వేలం సహకార కొరకు, దయచేసి సంప్రదించండి (డెలీ సెం. 82912 20220, ఇ-మెయిల్: support.baanknet@psbaliance.com) తేది: 01.10.2026 ప్రదేశం: ముంబాయి					
			స/- అధీకృత అధికారి		

Bidder's Signature

Andhra Prabha – Telugu – Vijayawada edition dated October 01, 2026

గురువారం 1 - 10 - 2026

ఆంధ్రప్రదేశ్

విజయవాడ

 IDBI BANK CIN: L65190MH2004GG0148838		చిరునామా: బడిలిబి బ్యాంక్ లిమిటెడ్, ఎన్ఎస్ఐ మేనేజ్మెంట్ గ్రూప్, 7వ అంతస్తు, బడిలిబి టవర్, డబ్ల్యు.టి.సి కాంప్లెక్స్, కంప్లెక్స్, ముంబాయి-400 005		అమ్మకం ప్రకటన	
ఆనుబంధం-IV-ఎ [రూల్ 8 (6) నకు నిబంధన చూడండి] స్థిరాస్తుల అమ్మకం కొరకు ప్రకటన పెక్యూరిటీ ఇంటర్స్టెట్ (ఎన్ఎఫ్ఐఎంబి) రూల్స్ 2002 యొక్క రూల్ 8 (6) నకు నిబంధనలతో చదువుకోబడే పెక్యూరిటైజేషన్ మరియు రికవరీషన్ ఆఫ్ స్టాన్డెయిల్ అసెట్స్ & ఎన్ఎఫ్ఐఎంబి ఆఫ్ పెక్యూరిటీ ఇంటర్స్టెట్ యాక్ట్ 2002 క్రింద స్థిరాస్తుల అమ్మకం కొరకు ఇ-వేలం అమ్మకం ప్రకటన. యావన్యం ప్రజలకు మరియు ప్రత్యేకించి రుణగ్రహీత(లు) మరియు/లేదా గ్యారంటీరు(లు) మరియు/లేదా తనఖాదారు(లు) కు ఇందుమూలముగా తెలియజేయునది ఏమనగా హామీగల రుణదాతకు తనఖా ఉంచబడిన / ఛార్జ్ చేయబడిన దిగువ వివరించిన స్థిరాస్తులు, బడిలిబి బ్యాంక్ లిమిటెడ్, హామీగల రుణదాత యొక్క ఆర్థికత ఆధారించి లాంఛనప్రాయ నిర్దేశిత చెట్టుబడినందున, మెన్సుర్డ్ వెలగపూడి స్టీల్స్ లిమిటెడ్, రుణగ్రహీత మరియు శ్రీ వి.గోపాల క్రిష్ణ ప్రసాద్, శ్రీమతి వివద్యుజ మరియు శ్రీ వి సీతారామయ్య (స్వర్ణస్థలైసంఘం), గ్యారంటీర్ నుండి బడిలిబి బ్యాంక్ లిమిటెడ్ (హామీగల రుణదాతకు) బాకీ ఉన్న చెల్లించవలసిన బకాయిలు రూ. 559,22,25,861.26 (ఐదు వందల యాభై తొమ్మిది కోట్ల ఇరవై ఐదు వేల ఎనిమిది వందల ఆరవై ఒక్క రూపాయలు మరియు ఇరవై ఆరు పైసలు మాత్రమే) పెన్సింగర్, 25, 2026 నాటికి వడ్డీ అపై తదుపరి వడ్డీ మరియు ఇతర ఛార్జీలు రాబట్టుట కొరకు నవంబరు 18, 2026న "ఎక్కడ ఉన్నది అక్కడ అలాగే", ఉన్నది ఉన్నట్లుగానే, "అక్కడ ఎది ఉంటే అలాగే వడ్డీ" మరియు "ఎలాంటి రుణబాధ్యత లేకుండా వడ్డీ" నే విక్రయించబడును. రిజర్వు ధర మరియు బయనా సామ్యు ధరావతు (ఇఎంఓ) తో హామీగల అస్తుల వివరాలు దిగువ విధంగా ఉన్నవి.					
లాట్	అప్లి వివరణ	రిజర్వు ధర (మొత్తం రూ.లలో)	ఇఎంఓ (మొత్తం రూ.లలో)		
I	ఆంధ్రప్రదేశ్, అనకాపల్లి జిల్లా (గతంలో విశాఖపట్నం జిల్లా), అనకాపల్లి మండలం, సంపత్తిపురం గ్రామం వద్ద ఉన్న సర్వే నెం. 20 కలిగిన విస్తీర్ణం 11 ఎకరాలు మరియు 28 సెంట్ల భూమి తోపాటు అందులోని భవనములు మరియు నిర్మాణములు మరియు భూమికి జతచేయబడిన అన్ని ప్లాంట్ మరియు యంత్రాలు లేదా భూమికి జతచేయబడిన ఏదేని దానికి శాశ్వతంగా విగించినవి యావత్తూ, మెన్సుర్డ్ వెలగపూడి స్టీల్స్ లిమిటెడ్ ద్వారా తనఖా ఉంచబడినది.	14,95,00,000	1,49,50,000		
II	ఆంధ్రప్రదేశ్ రాష్ట్రంలో ఎన్టిఆర్ జిల్లా (గతంలో శ్రీశైలజిల్లా), విజయవాడ రూరల్ మండలం, నిడమనూరు గ్రామ పంచాయతీ, డోస్ ఆత్మ్యూరు గ్రామం వద్ద ఉన్న సర్వే నెం. 97/2 సెంట్లు కలిగిన భూమి యావత్తూ, విస్తీర్ణం 2600 చ.గ.లు, గ్యారంటీర్ అనగా శ్రీ వి సీతారామయ్య (స్వర్ణస్థలైసంఘం) చే తనఖా ఉంచబడినది.	2,57,00,000	25,70,000		
పై లాట్ 1 వద్ద పేర్కొనబడిన విశాఖపట్నం అస్తి వద్ద తెలిసిన తనఖా రుణ భారాలు - మొత్తం 11.28 ఎకరాల భూమిలో 6.01 ఎకరాల భూమి విస్తీర్ణమునకు మెన్సుర్డ్ బాధ్యత ప్రకటనలో పేరున ఆర్థికత సంతకంధారు వెలగపూడి గోపాలక్రిష్ణ ప్రసాద్ ద్వారా మెన్సుర్డ్ వెలగపూడి స్టీల్స్ లిమిటెడ్ చే వ్రాయబడిన ఆంధ్రప్రదేశ్ ప్రభుత్వం, రిజిస్ట్రేషన్ మరియు స్టాంప్ డిపార్ట్మెంట్ పార్శర్, చెవలపేమెంట్ అఫ్ఫిడెవిట్ కం జిపిఎ నుండి జూన్ 09, 2026న జనరేట్ చేయబడిన అస్తిపై ఎన్కంబరెన్స్ సైట్మెంట్ ప్రకారం.					
అమ్మకం యొక్క పూర్తి నియమ నిబంధనల కొరకు బడిలిబి బ్యాంక్ లిమిటెడ్ యొక్క వెబ్సైట్ అనగా www.idbibank.in మరియు https://baanknet.com ఇవ్వబడిన లింక్ను దయచేసి పరిశీలించగలరు. ఏదేని సందేహం కొరకు అసక్తిగల పార్టీలు సంప్రదించవచ్చును: కుమారి డయానా రోడ్రిగెస్, డిజిఎం (సంప్రదించవలసిన నెం. 022-66552071 / 9867041668, ఇ-మెయిల్: diana.rodrigues@idbi.co.in లేదా శ్రీ మంగేష్ పిండే, ఎజిఎం (సంప్రదించవలసిన నెం. 022-66552309 / 9867449669, ఇ-మెయిల్: mangesh.shinde@idbi.co.in). ఇ-వేలం సహకారం కొరకు, దయచేసి సంప్రదించండి (చెలీ నెం. 82912 20220, ఇ-మెయిల్: support.baanknet@psbaliance.com తేది: 01.10.2026 ప్రదేశం: ముంబాయి					
		సంతకం/- అధికృత అధికారి			

Bidder's Signature

II. BRIEF DESCRIPTION OF SECURED ASSETS**Details of immovable properties**

Lot No	Description of Property	Reserve Price (Amt in Rs.)	EMD (Amt in Rs.)
I	All that piece and parcel of land admeasuring 11 Acres and 28 cents bearing Survey No 20, situated at Sampathipuram Village, Ankapalle Mandal, Anakapalle District (previously Vishakhapatnam District), Andhra Pradesh together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth mortgaged by M/s Velagapudi Steels Limited.	14,95,00,000	1,49,50,000
II	All that piece and parcel of land bearing Survey No. 97/2 cts, situated at Done Atukuru Village, Nidamanuru Grampanchayath, Vijayawada Rural Mandal, NTR District (previously Krishna District), in the State of Andhra Pradesh, admeasuring 2600 Sq yards mortgaged by Guarantor viz. Shri V Sitharamaiah (since deceased).	2,57,00,000	25,70,000

Bidder's Signature _____

III. OUTSTANDING DUES OF THE SECURED LENDERS AND KNOWN ENCUMBRANCES
M/s Velagapudi Steels Limited

A) Outstanding Dues of Secured Lender-IDBI Bank

Name of Bank	Outstanding as on	Oustanding dues (Amt in Rs.)	Further Interest w.e.f
IDBI Bank	25.09.2026	559,22,25,861.26	26.09.2026
	Total	559,22,25,861.26	

B) Known Encumbrances for the Vishakhapatnam property mentioned at Lot I-

As per the ‘Statement of encumbrance on property’ generated on June 09, 2026 from the Government of Andhra Pradesh, Registration and Stamps Department portal, Development Agreement-cum-GPA has been executed by M/s Velagapudi Steels Limited through authorised signatory Velagapudi Gopala Krishna Prasad in favour of M/s Bhargavi Promoters to the extent of 6.01 acres of land out of the total land of 11.28 acres.

The mortgage in favour of IDBI Bank Limited over the said Vishakhapatnam property specified under Lot I was created by M/s Velagapudi Steels Limited on August 11, 1998, whereas the Development Agreement-cum-GPA was stated to have been executed in the said ‘Statement of encumbrance on property’, subsequently on January 29, 2021.

Bidder’s Signature _____

IV. TERMS AND CONDITIONS

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/ properties mentioned at Item No. II above of the Tender document (hereinafter referred to as the 'Secured Assets') and the same are being sold with the known encumbrances mentioned at Item No. III B of the Tender document.														
2	Issue of Tender document The Tender Document along with Offer Form would be available from October 01, 2026 to November 16, 2026 which can be obtained from IDBI Bank Ltd., 7 th floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005 from 11.00 am to 4.00 pm (on all working days). The Tender document and Offer Form can also be downloaded from IDBI website (www.idbibank.in) and also from the website of e-Auction service provider M/S PSB Alliance Private Limited – https://baanknet.com .														
3	Reserve Price & Earnest Money Deposit (EMD) The Reserve price for the sale of the Secured Assets and EMD to be deposited by the intending bidders are fixed as under:														
	<table border="1"> <thead> <tr> <th>Lot No.</th><th>Description of Property</th><th>Reserve Price (Amt in Rs.)</th><th>EMD (Amt in Rs.)</th></tr> </thead> <tbody> <tr> <td>I</td><td>All that piece and parcel of land admeasuring 11 Acres and 28 cents bearing Survey No 20, situated at Sampathipuram Village, Ankapalle Mandal, Anakapalle District (previously Vishakhapatnam District), Andhra Pradesh together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth mortgaged by M/s Velagapudi Steels Limited.</td><td>14,95,00,000</td><td>1,49,50,000</td></tr> <tr> <td>II</td><td>All that piece and parcel of land bearing Survey No. 97/2 cts, situated at Done Atukuru Village,</td><td>2,57,00,000</td><td>25,70,000</td></tr> </tbody> </table>	Lot No.	Description of Property	Reserve Price (Amt in Rs.)	EMD (Amt in Rs.)	I	All that piece and parcel of land admeasuring 11 Acres and 28 cents bearing Survey No 20, situated at Sampathipuram Village, Ankapalle Mandal, Anakapalle District (previously Vishakhapatnam District), Andhra Pradesh together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth mortgaged by M/s Velagapudi Steels Limited.	14,95,00,000	1,49,50,000	II	All that piece and parcel of land bearing Survey No. 97/2 cts, situated at Done Atukuru Village,	2,57,00,000	25,70,000		
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Bidder's Signature _____

		Nidamanuru Grampanchayath, Vijayawada Rural Mandal, NTR District (previously Krishna District), in the State of Andhra Pradesh, admeasuring 2600 Sq yards mortgaged by Guarantor viz. Shri V Sitharamaiah (since deceased).								
4	The sale of Secured Asset is on “<i>As is where is</i>”, “<i>As is what is</i>”, “<i>Whatever there is</i>” and “<i>Without recourse basis</i>” basis. The description of the above immovable asset is based on the mortgages created by M/s Velagapudi Steels Limited, with the IDBI Bank from time to time and the representations made by them. The AO does not take or assume any responsibility for any shortfall of the immovable asset 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 does not take or assume 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 Velagapudi Steels Limited 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 given in the Tender document. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.									
5	<u>Inspection of assets</u> The interested parties may inspect the asset at their own cost between 11:00 am and 4:00 pm on the assigned date as under in the presence of a representative of the AO available at the site to facilitate the inspection. <table><tr><th>Lot No.</th><th>Date of inspection</th></tr><tr><td>I</td><td>October 15, 2026</td></tr><tr><td>II</td><td>October 16, 2026</td></tr></table>				Lot No.	Date of inspection	I	October 15, 2026	II	October 16, 2026
Lot No.	Date of inspection									
I	October 15, 2026									
II	October 16, 2026									

Bidder's Signature _____

6	<u>Due Diligence by the Bidders</u> The Bidders may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Asset. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, encumbrance etc. whether the bidder actually inspects or visits or verifies or not. Bidder can submit their binding Bids/Offer on / before the last date of submission of the Bids/Offer.
7	The bidders shall be deemed to have inspected and approved the Secured Asset to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the condition of the asset 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/property and that the bidder concurs or otherwise admits the identity of the asset/property purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset/property and its condition.
8	The Bidders shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/ Offer for submission and/ or for carrying out due diligence, search of titles to the asset and matters incidental thereto or for any other purpose in connection with purchase of the asset under reference including the inspection of the asset.
9	<u>Submission of Bid/Offer</u> The Bidder shall submit all the details like the Profile of the Bidder, KYC Documents, relevant forms, identifications documents, financial documents as applicable to them, complete in all respects on website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com Bidder to sign on each page of all documents including this Tender document and upload the same on e-auction website and hard copy of original signed Tender documents along with profile declaration of bidder to be submitted to bank before bid.
10	The Tender/ Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.

Bidder's Signature _____

11	The Tender/ Offer shall contain the full address, Telephone No., Fax No., Mob 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 Tender/ Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the pages attached thereto.
13	<u>Last date for Submission of Bid/ Offer</u> The interested parties may submit Tender /Offer complete in all respect along with EMD amount and other required documents as detailed on the website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com. For technical support, bidder may contact (Tel No. 82912 20220, E-mail ID support.baanknet@psballiance.com).
14	Only those bidders will be permitted to participate in the e-auction whose Tender/ Offer is complete in every respect and EMD is credited with e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com, well before the cut-off date & time. Bank/ e-auction service provider 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 Tender/Offer, 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/or through mobile. The prospective bidder(s) should provide his/her active e-mail and keep its e-mail active till finalization of the instant bid process.
15	<u>Registration with E-Auction Service Provider</u> Participants, who are not registered with the e-auction provider, M/s PSB Alliance Private Limited should register themselves by following the procedure mentioned at the website: https://baanknet.com by creating user ID and password for participating in the e-auction. 1. 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 or fill details as indicated on website of e-auction provider - www.baanknet.com

Bidder's Signature _____

	b. Self-attested copy of Pan Card and Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) c. For Corporate Bidders, registration shall include Company Name and Tax Identification Number. d. Valid e-mail id and mobile number. (The participants/ intending purchasers shall upload other identification documents and financial documents wherein after verification of the same, accounts are activated.) 2. The participants/ intending purchasers shall thereafter navigate to the Auctions Listing on the website of e-auction provider - www.baanknet.com and select the relevant listing related to proposed e-auction. EMD amount and payment option shall be auto displayed on the website based on auction details. 3. The participants/ intending purchasers may make EMD payment through Net banking, UPI/Wallets, Cards and once EMD amount is successfully paid online, a digital receipt shall be generated for the EMD paid. The user id and password will be then sent directly to the registered participants/ intending purchasers who's Bid/ Offer Form is complete in every respect. After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may contact (Tel No. 82912 20220, E-mail ID support.baanknet@psballiance.com) of M/s PSB Alliance Pvt Ltd. The interested Bidder may also contact Bank official Kum. Diana Rodrigues, DGM (Contact No. 022-6655 2071 / 9867041668, Email-diana.rodrigues@idbi.co.in) or Shri. Mangesh Shinde, AGM (Contact No. 022-6655 2309 / 9867449669, Email: mangesh.shinde@idbi.co.in). <u>Submission of bid in the last minutes/seconds should be avoided by the bidders in their own interest. The Bank/ AO/ e-auction service provider will not be responsible for any error occurred due to power failure/ computer hardware or software error/ network error etc. at the time of e-auction.</u>
16	<u>Date and Time of e-Auction:</u> November 18, 2026 from 11.00 am to 1.00 pm.

Bidder's Signature _____

	The initial 10 minutes of each auction will be kept open for all the intending bidders to bid. The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website https://baanknet.com. In case no further valid bids are received during the extended period, the last highest bid (more than Reserve Price) 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 as under. <table><tr><th>Lot No.</th><th>Incremental Bid in multiples of Rs.</th><th>In words (Amt in Rs.)</th></tr><tr><td>I</td><td>5,00,000</td><td>Five lakh only</td></tr><tr><td>II</td><td>1,00,000</td><td>One lakh only</td></tr></table> Increase in bid amount for respective lot below the amount mentioned above will be rejected. First bid should be of at least equal to Reserve Price or increment (s) over the Reserve Price in multiples as above.	Lot No.	Incremental Bid in multiples of Rs.	In words (Amt in Rs.)	I	5,00,000	Five lakh only	II	1,00,000	One lakh only
Lot No.	Incremental Bid in multiples of Rs.	In words (Amt in Rs.)								
I	5,00,000	Five lakh only								
II	1,00,000	One lakh only								
17	Authorised Officer (AO) reserves the right to retain the EMD of top three bids up to three months from the date of e-auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for two months from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of e-auction without interest.									
18	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his/ her bid/ offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be, from the date of letter intimating acceptance of his/ her bid confirmation of sale in his/her favour by way of RTGS in favour of IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai.									

Bidder's Signature _____

	The balance amount of the sale price (after deducting the TDS @1% on immovable property) shall have to be paid within 15 days thereafter, from the date of valid communication intimating acceptance of his/her bid by way of RTGS in favour of IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai. or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not extended more than three months. Nevertheless, such agreement shall be at the sole discretion of the Bank/AO, and it shall not be in any way treated as any right of the successful bidder to claim extension for remittance.
19	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall have its right to forfeit the EMD, and/or if the successful bidder backs out after paying 25% of the sale price, then also AO shall have its full right to forfeit the entire sale consideration so deposited, including the EMD.
20	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it had remitted and the AO shall have its all rights to sell the secured assets subsequently. Furthermore, the defaulting successful bidder shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.
21	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/ third highest bidder in the above manner, who shall thereafter be treated as the successful bidder in terms of this Tender document.
22	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of tender/offer or such extended period as may be granted by the Bank/AO at his/ her sole and absolute discretion, arrange to take possession of the Secured Assets

Bidder's Signature _____

	immediately thereafter. 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. 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 former successful bidder shall have no claims on the secured assets or to any amount/s it have remitted, for which secured assets may be subsequently sold.
24	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.
25	After issuance of Certificate of Sale by AO, the Successful Bidder (purchaser) may get the same registered with the competent authority (if required) within the time prescribed or as per norms/guidelines of government authorities issued from time to time at his own cost. The Bank/AO shall take no responsibility as such for any registration of the Sale Certificate.
26	The submission of the Tender/ Offer means and implies that the Bidder/ Offerer has unconditionally and irrevocably agreed to and accepted all the terms and conditions of the Bid/ Offer laid down herein.
27	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.

Bidder's Signature _____

28	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/ modify/ delete/ drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
29	The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
30	The AO reserves the right and liberty to accept/reject any or all the Bids/ Offers 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 Tender document or withdraws his/ her bid, the AO, at his/ her sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/ or other parties by private treaty and the Bidders shall have no right to object to the same.
31	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/ Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/ her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/ her.
32	Notwithstanding anything stated elsewhere in this Tender document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
33	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 or omission in this Public Notice.
34	Where the consideration for transfer of any immovable property is equal to or greater than Rs.50.00 lacs, the auction purchaser has to deduct TDS @ 1% of consideration for transfer of the immovable property, or stamp duty value of such property, whoever is higher, in the name of the seller of the property and remit to Income Tax Department as per Sec.393

Bidder's Signature _____

	(Sr. No. 3(i)) under The Income Tax Act, 2025. The Sale Certificate will be issued only on receipt of applicable Form(s) along with challan for having remitted the TDS.
35	The AO reserves the right to confirm the sale pursuant to the outcome of auction and based on the analysis of commercial/other aspects of the sale through auction.
36	In the event of IDBI's office remaining closed on the day of bid for any unforeseen reason, the bids shall be take place on the next working day of IDBI Bank Ltd. at 11:00 am.
37	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain/ adjudicate such disputes.
38	<u>Acceptance:-</u> All terms and conditions mentioned in this Tender document is acceptable to me/ Bidder.
39	<u>Bidder(s) must ensure the following while submitting the Bid:</u> A. THAT THE BID SHOULD BE FILLED IN THE FORMAT AS AVAILABLE ON THE WEBSITE OF E_AUCTION SERICE PROVIDER: https://baanknet.com. B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM. C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER. E. THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE BIDDER BEFORE UPLOADING ON THE WEBSITE OF E_AUCTION SERICE PROVIDER: https://baanknet.com. F. THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE BIDDER'S SIGNATURE.

Bidder's Signature _____

V. BRIEF DETAILS OF TENDER DOCUMENT

1	Issue of Bid/Offer Document	:	The Tender document along with Offer Form can be collected from October 01, 2026 till November 16, 2026 on any working day between 11.00 am to 4.00 pm and can be obtained from Kum. Diana Rodrigues, DGM / Shri Mangesh Shinde, AGM, IDBI Bank Ltd., NMG-Mumbai, 7th Floor, IDBI Tower, WTC, Cuffe Parade, Mumbai – 400005. The Tender document can also be downloaded from IDBI website (www.idbibank.in) and e-auction service provider M/s PSB Alliance Pvt. Limited, should register themselves by following the procedure mentioned at the website: www.baanknet.com
2	Cost of the Bid/Offer Document	:	Nil
3	Last Date and time for submission of Tender document together with EMD	:	November 16, 2026 till 4.00 pm
4	Place, Date and time of E-Auction	:	Place : e-auction platform at website: www.baanknet.com Date: November 18, 2026 - 11.00 a.m. to 1.00 p.m. With unlimited extensions of 5 minutes each, if required.

Bidder's Signature _____

VI. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER- INDIVIDUAL

For Purchase of property as described in “Public Notice for Sale” forming part of mortgaged assets in the account of M/s Velagapudi Steels Limited.

(To be filled and submitted by the Bidder/Offerer individually for each property with Lot number)

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	:	
	e) Aadhar ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/ Offerer has with any employee of IDBI Bank Ltd.	:	
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 Asset/ property is to be purchased	:	
6	Details of Earnest Money Deposit (EMD) with e-auction service provider M/s PSB Alliance Private Limited	:	Rs. Date of Deposit-
7	Income Tax Permanent Account Number(s) (PAN) of Bidder/ Offerer	:	

Bidder's Signature _____

8	Bank account details (In case of refund of EMD amount)		Account Name: Account Number: IFSC Code: Bank Name & Branch Code: Branch Address:
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- i. We have the financial capacity to conclude the Transaction in accordance with the applicable laws of India.
- ii. We agree to all the terms and conditions stated in the "Tender document" which are applicable to the sale.

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 before participation. 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 Authorised Official of the Bidder/ Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

Enclosures:

General Details:

1. Aadhar Card of bidder
2. PAN Card of bidder
3. Financial profile of the Applicant –last 3 years ITRs
4. Proof of EMD paid through NEFT
5. Authorization Letter for the Authorized Person
6. PAN Card of the Authorized Person

Bidder's Signature _____

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

For Purchase of property as described in “Public Notice for Sale” forming part of mortgaged assets in the account of M/s Velagapudi Steels Limited.

(To be filled and submitted by the Bidder/Offeree individually for each property with Lot number)

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

Bidder's Signature _____

11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
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) with e-auction service provider M/s PSB Alliance Private Limited	: Rs. Date of Deposit-
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:
15	CIN/Aadhaar Number	
16	GST No.	
17	Bank Account details(In case of refund of EMD amount)	Account Name: Account Number: Bank Name & Branch Code: IFSC Code: Branch Address:

- i. We have the financial capacity to conclude the Transaction in accordance with the applicable laws of India.
- ii. We agree to all the terms and conditions stated in the "Tender Document" which are applicable to the sale.

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

Bidder's Signature _____

Enclosures:

1. Certificate of Incorporation of the Company
2. GST Number of Bidder
3. PAN Card of bidder
4. Aadhar Card & PAN card of all the directors
5. Financial profile of the Applicant (consolidated/standalone as applicable) – audited Financial statements of the last 3 years
6. Proof of EMD paid through NEFT
7. Authorization Letter for the Authorized Person
8. PAN Card of the Authorized Person

All authorizations should be annexed to this form.

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

(ON STAMP PAPER)

FORM OF BID/OFFER

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

To,
Kum Diana Rodrigues,
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,
IDBI Tower, 7th Floor, B Wing,
WTC Complex,
Cuffe Parade,
Mumbai 400 005.

Madam

Sale of Secured Assets / Property mortgaged for exposure of M/s Velagapudi Steels
Limited

Property Address	Owned by
All that piece and parcel of land admeasuring 11 Acres and 28 cents bearing Survey No 20, situated at Sampathipuram Village, Ankapalle Mandal, Anakapalle District (previously Vishakhapatnam District), Andhra Pradesh together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.	M/s Velagapudi Steels Limited
All that piece and parcel of land bearing Survey No. 97/2 cts, situated at Done Atukuru Village, Nidamanuru Grampanchayath, Vijayawada Rural Mandal, NTR District (previously Krishna District), in the State of Andhra Pradesh, admeasuring 2600 Sq yards	Shri V Sitharamaiah (since deceased)

1. Having fully examined and understood the terms and conditions of the Tender document and condition and status of the Secured Asset/ property, I/We offer to

Bidder's Signature _____

purchase the said Secured Asset strictly in conformity with the terms and conditions of this Offer /Tender 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 Bid/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 his sole and absolute discretion but not exceeding three months, 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. I/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 creditors do not take or assume any responsibility for any dues, statutory or otherwise, of **M/s Velagapudi Steels Limited** 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

Bidder's Signature _____

Act and the Rules framed thereunder including sale by negotiation with any of the bidders and/or other parties by private treaty.

7. I/We understand that, I/We shall not form any type of cartel, to derail/influence the said process of bidding. If found so, I/We shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.
8. 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.
9. I/ We have remitted Rs..... on towards Earnest Money Deposit (EMD) to with e-auction service provider M/s PSB Alliance Private Limited through website <https://baanknet.com>.
10. I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors.
11. I/We understand that the EMD will not carry any interest.
12. I/We understand that the AO reserves the right and liberty to accept/reject any or all the Bids/Offer and also reserves the right to cancel the entire sale process without assigning any reasons.
13. I/We understand that the AO reserves the right to confirm the sale pursuant to the outcome of auction and based on the analysis of commercial/other aspects of the sale through auction.
14. We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Bid /Offer document can be summarily rejected.
15. I/We have carried out comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets.

Bidder's Signature _____

Place :

Dated ____ day of _____, 2026

Signature with seal (if applicable) 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 :
