

The Authorised Officer (AO)

Of

IDBI BANK LIMITED

**Retail Recovery Department ,D N Road Branch , Bodake Plaza, Shop No. 6 to 8,
Dwarka Circle, Nashik-Pune Road Nashik Pin: 422011, Maharashtra**

BID/TENDER DOCUMENT

For

Sale of Asset of

LOT (I), LOT (II), LOT (III), LOT (IV) & LOT (V) Under

**The Securitisation and Reconstruction of Financial Assets and Enforcement of
Securities Interest Act, 2002 (SARFAESI Act)**

and

The Security Interest (Enforcement) Rules, 2002

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**PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
 SALE OF IMMOVABLE PROPERTY**

Under the terms of the

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

The Authorized Officer (AO) of IDBI Bank Ltd. (IDBI Bank) invites Bids/Offer for sale of the following secured assets through e-Auction under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.

<u>I. Brief Description of Property</u>	<u>Lot No</u>	<u>Possessi on date</u>	<u>Reserve Price</u>	<u>EMD</u>	<u>Mortgagor</u>	<u>Loan Outstanding</u>	<u>Contact Person</u>
Flat No 3, Plot No 25, Gat No 168/2, Renuka Appt, Renuka Nagar, Nimgaon Wakada, Tal Niphad, Nashik- 422306, MH. (B/u Area – 510 sqft)	I	01.02.2024	Rs. 9,00,000/- (Rupees Nine lakh only)	Rs 90,000/- (Rupees Ninety thousand only)	Shri. Rohini Kishor Wagh and Kishor Bhimrao Wagh Loan A/c No 199267510000 4084& 199267510000 4275	As on 01.01.2025, Rs. 10.25 Lakh plus Expenses and interest thereon w.e.f. 01.01.2025	Shri Ritesh Kumar Agarwal (M) 9031388506 (e-mail) ritesh.agarwal@idbi.co.in Shri Sagar Bagade (M) 9822847136 (e-mail)- bagade.sagar@idbi.co.in
Flat No 10, A Wing, Joyana Park Building, Plot No 21,22,23, Gat No. 130/3+130/4, Raza Nagar, Waki Road, Mauje - Pimpalgaon Najik, Tal- Niphad Maharashtra Nashik 422306, MH. (B/u Area – 625 sqft)	II	01.02.2024	Rs. 10,70,000/- (Rupees Ten lakh seventy thousand only)	Rs 1,07,000/- (Rupees One lakh seven thousand only)	Shri. Yunus Dadamiya Shah and Nasim Yunus Shah Loan A/c No 199267510000 4671 & 199267510000 4787	As on 01.01.2025, Rs. 16.70 Lakh plus Expenses and interest thereon w.e.f. 01.01.2025	Shri Ushkhamalla Nikhil (M) 8985038626 (e-mail)- u.nikhil@idbi.co.in
Non-Agri. Plot no. 27, Gat No. 933/4, Behind Janta School, Vakratund Nagar, Dindori. Dist Nashik- 422202 (Land Area- 3229.00 sq.ft.)	III	07-08-2024	Rs. 45,45,000/- (Rupees Forty five lakh forty five thousand only)	Rs 4,55,000/- (Rupees Four lakh fifty five thousand only)	Smt Chhaya Machhindra Jadhav, Shri Machhindra Eknath Jadhav Loan A/c No. 186767320000 0028	As on 01.01.2025, Rs. 13.05 Lakh plus Expenses and interest thereon w.e.f. 01.01.2025	
Flat No 04, First Floor, Yashraj Gaurav Apartment, Plot No 107+108+109, S No 59/1B, Near Rainbow Kid English Medium School, Dhruv Nagar, Mauje Gangapur Shiwar, Tal & Dist - Nashik 422001, MH (B/u Area- 770 sq.ft.)	IV	20-09-2024	Rs. 22,30,000/- (Rupees Twenty two lakh thirty thousand only)	Rs. 2,23,000/- (Rupees Two lakh twenty three thousand only)	Shri Priyanka Appasaheb Atakar & Shri Appasaheb Chiman Atakar. Loan A/c No. 064467510000 3711 136367510000 1502 057367510000 5838	As on 01.02.2025, Rs. 32.03 Lakh plus Expenses and interest thereon w.e.f. 01.02.2025	

Flat No.14, 3rd Floor Yashraj Apt, Plot #04 & 08, Shivaji Nagar Pimpalgaon Bahula Shiwar, Opp. Carbon Naka, Shivaji Nagar Nashik- 422012, MH (B/u Area- 410 sq.ft.)	V	04-10- 2024	Rs. 11,07,000/- (Rupees Eleven lakh seven thousand only)	Rs 1,11,000/- (Rupees One lakh eleven thousand only)	Shri. Krishnamurari Aravind Singh and Smt. Chandani Devi. Loan A/c No. 045867510000 8389, 010367510010 8669 & 010367510008 0732	As on 01.02.2025, Rs. 20.11 Lakh plus Expenses and interest thereon w.e.f. 01.02.2025
2	Sale of Bid/ Tender Document	11/03/2025 to 24/03/2025				
3	Date of Inspection	(Lot I, Lot II, LOT III, Lot IV & LOT V) Monday , 17/03/2025 (11am to 1 pm)				
4	Last Date of Submission of Bid along with EMD	Monday, 24/03/2025 (up to 4 pm)				
5	Date and Time of e-auction	Tuesday,25/03/2025 (3 pm to 4 pm with unlimited extension of 5 min)				
6.	The sale would be on E-Auction platform at website: www.bankeauctionwizard.com through e-auction service provider M/S.ANTARES SYSTEMS LIMITED. and process will be completed at IDBI Bank , Retail Recovery Department, D N Road Branch , Bodake Plaza, Shop No. 6 to 8, Dwarka Circle, Nashik-Pune Road Nashik.					
7.	The aforesaid property shall not be sold below the reserve price mentioned above.					
8.	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/S.ANTARES SYSTEMS LIMITED					
9.	The amount of EMD paid by the interested bidders will not carry interest.					
10	The property is proposed to be sold on “as is where is basis”, “as is what is basis”, “whatever there is basis” and “no recourse basis”. 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. Bank does not take any responsibility to provide information on the same.					
11	Parties may get the Bid Document, which contains detailed terms and conditions of sale, bid forms etc. from any of our office, on all working days or downloaded from IDBI Bank’s website.					
12	Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured assets or for procuring any permissions etc or for the dues of any authority established by law.					
13.	For further details please refer to IDBI Bank’s website (www.idbibank.in) and www.bankeauctionwizard.com					
14.	The Bid Documents can be obtained from the Authorized Officer, IDBI Bank , Retail Recovery Department, D N Road Branch , Bodake Plaza, Shop No. 6 to 8, Dwarka Circle, Nashik-Pune Road Nashik Pin: 422011, Maharashtra, Shri Ritesh Kumar Agarwal (M) 9031388506 (e-mail) ritesh.agarwal@idbi.co.in , Shri Sagar Bagade (M) 9822847136 (e-mail)- bagade.sagar@idbi.co.in , Shri Ushkhamalla Nikhil (M) 8985038626 (e-mail)- u.nikhil@idbi.co.in Shri Shri Naveen Kapoor (M) 99910392276 (e-mail) - naveen_kapoor@idbi.co.in free of charge and can also be downloaded from www.idbibank.in					
15.	For e-euction support, you may contact - Miss. B M Sushmitha/Marina Josephine Jacob Phone Nos. - 8951944383/9686196751 Landline- 080-40482100 Email Id : sushmitha.b@antaressystems.com / marina.j@antaressystems.com ; logon at www.bankeauctionwizard.com					
16	Notwithstanding anything stated elsewhere in this auction sale notice, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.					
17	This is also a 15 days’ notice to the Borrowers/ Guarantors / Mortgagors of the above loan under the provision of Rule 9(1) of “The Security Interest (Enforcement) Rule, 2002” about holding of sale by inviting bids from the public in general for the sale of the secured assets on above mentioned date if your dues are not cleared in full. Notice is hereby given to you to pay the sum as mentioned above along with up to date interest and ancillary expenses, etc, before the date fixed for auction/ sale failing which the above property will be auctioned/ sold and balance dues, if any will be recovered with interest and costs from you.					

Place : Nashik
Date : 11th March, 2025

Sd/-
Authorised Officer
IDBI Bank Ltd

II. BRIEF DESCRIPTION OF SECURED ASSET

Property No.	Property Description.
LOT-I	Flat No 3, Plot No 25, Gat No 168/2, Renuka Appt, Renuka Nagar, Nimgaon Wakada, Tal Niphad, Nashik- 422306, MH. (B/u Area – 510 sqft)
LOT-II	Flat No 10, A Wing, Joyana Park Building, Plot No 21,22,23, Gat No. 130/3+130/4, Raza Nagar, Waki Road, Mauje - Pimpalgaon Najik, Tal- Niphad Maharashtra Nashik 422306, MH. (B/u Area – 625 sqft)
LOT-III	Non-Agri. Plot no. 27, Gat No. 933/4, Behind Janta School, Vakratund Nagar, Dindori. Dist Nashik-422202 (Land Area- 3229.00 sq.ft.)
LOT IV	Flat No 04, First Floor, Yashraj Gaurav Apartment, Plot No 107+108+109, S No 59/1B, Near Rainbow Kid English Medium School, Dhruv Nagar, Mauje Gangapur Shiwar, Tal & Dist - Nashik 422001, MH (B/u Area- 770 sq.ft.)
LOT V	Flat No.14, 3rd Floor Yashraj Apt, Plot #04 & 08, Shivaji Nagar Pimpalgaon Bahula Shiwar, Opp. Carbon Naka, Shivaji Nagar Nashik- 422012, MH (B/u Area- 410 sq.ft.)

III. OUTSTANDING DUES OF THE SECURED LENDERS **as on 01.01.2025**

LOT No's	Name of secured lenders	Principal Outstanding	Total outstanding* (including interest/ others)
I	IDBI Bank Limited	Rs. 6.98 Lakhs	Rs. 10.25 Lakhs as on 01-01-2025
II	IDBI Bank Limited	Rs. 12.23 Lakhs	Rs. 16.70 Lakhs as on 01-01-2025
III	IDBI Bank Limited	Rs. 11.07 Lakhs	Rs. 13.05 Lakhs as on 01-01-2025
IV	IDBI Bank Limited	Rs. 24.00 lakh	Rs. 32.03 lakhs as on 01-02-2024
V	IDBI Bank Limited	Rs. 15.80 lakh	Rs. 20.11 lakhs as on 01-02-2024

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. I of the Tender Document (hereinafter referred to as the 'Secured Asset') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. I of the Tender Document.
2	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with Offer Form is on sale from 11/03/2025 to 24/03/2025 on any working day between 11.00 am to 4.00 pm and can be obtained from Shri Naveen Kapoor - DGM / Shri Ritesh Kumar Agarwal - AGM /Shri Sagar Bagade – Manager at IDBI Bank , Retail Recovery Department, D

N Road Branch , Bodake Plaza, Shop No. 6 to 8, Dwarka Circle, Nashik-Pune Road Nashik Pin: 422011, Maharashtra. The bid document can also be downloaded from IDBI website (www.idbibank.in) and e-Auction service provider www.bankeauctionwizard.com

3. Reserve Price and Earnest Money Deposit (EMD)				
a.	Details	Lot	Reserve Price	Earnest Money Deposit
	Flat No 3, Plot No 25, Gat No 168/2, Renuka Appt, Renuka Nagar, Nimgaon Wakada, Tal Niphad, Nashik- 422306, MH. (B/u Area – 510 sqft)	I	Rs. 9,00,000/- (Rupees Nine lakh only)	Rs 90,000/- (Rupees Ninety thousand only)
	Flat No 10, A Wing, Joyana Park Building, Plot No 21,22,23, Gat No. 130/3+130/4, Raza Nagar, Waki Road, Mauje - Pimpalgaon Najik, Tal-Niphad Maharashtra Nashik 422306, MH. (B/u Area – 625 sqft)	II	Rs. 10,70,000/- (Rupees Ten lakh seventy thousand only)	Rs 1,07,000/- (Rupees One lakh seven thousand only)
	Non-Agri. Plot no. 27, Gat No. 933/4, Behind Janta School, Vakratund Nagar, Dindori. Dist Nashik-422202 (Land Area- 3229.00 sq.ft.)	III	Rs. 45,45,000/- (Rupees Forty five lakh forty five thousand only)	Rs 4,55,000/- (Rupees Four lakh fifty five thousand only)
	Flat No 04, First Floor, Yashraj Gaurav Apartment, Plot No 107+108+109, S No 59/1B, Near Rainbow Kid English Medium School, Dhruv Nagar, Mauje Gangapur Shiwar, Tal & Dist - Nashik 422001, MH (B/u Area- 770 sq.ft.)	IV	Rs. 22,30,000/- (Rupees Twenty two lakh thirty thousand only)	Rs. 2,23,000/- (Rupees Two lakh twenty three thousand only)
	Flat No.14, 3rd Floor Yashraj Apt, Plot #04 & 08, Shivaji Nagar Pimpalgaon Bahula Shiwar, Opp. Carbon Naka, Shivaji Nagar Nashik- 422012, MH (B/u Area- 410 sq.ft.)	V	Rs. 11,07,000/- (Rupees Eleven lakh seven thousand only)	Rs 1,11,000/- (Rupees One lakh eleven thousand only)

4. The sale of Secured Assets is on “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, AND “**WHATEVER THERE IS**” basis. The description of the immovable properties is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them. The AO or the other secured lenders do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. It is expressly made clear that the AO/secured lenders do not take or assume any responsibility for any dues, statutory or otherwise of **LOT-(I)** Shri. Rohini Kishor Wagh and Kishor Bhimrao Wagh , **LOT (II)** Shri. Yunus Dadamiya Shah and Nasim Yunus Shah, **LOT (III)** Smt Chhaya Machhindra Jadhav, Shri Machhindra Eknath Jadhav **LOT (IV)** Shri Priyanka Appasaheb Atakar & Shri Appasaheb Chiman Atakar, **LOT (V)** Shri. Krishnamurari Aravind Singh and Smt. Chandani Devi including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/ paid by the purchaser.

5	<p><u>Inspection of Asset :-</u> The interested bidders may inspect the asset at their own cost for LOT-I, LOT-II, LOT III, LOT-IV and LOT-V - 17/03/2025 (11.00 A.M to 1.00 P.M) in the presence of the representative of the AO available at the site to facilitate the inspection.</p>
6	<p><u>Due Diligence by the Bidders</u> 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 verifies or not.</p>
7	<p>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 movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttal of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.</p>
8	<p>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 asset under reference.</p>
9	<p><u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Offer form(s) 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 the Offer. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of Profile of the bidder are given in Chapter VI & VII respectively of this Tender Documents.</p> <p>The format Chapter VI is for Individuals and The format Chapter VII is Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
10	<p>The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
11	<p>The Tender/Offer 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.</p>
12	<p>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 documents attached thereto.</p>

13	<u>Last date for submission of Tender/Offer /Bid Document</u>	
	<p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, DGM, IDBI Bank, Retail Recovery Department, D N Road Branch , Bodake Plaza, Shop No. 6 to 8, Dwarka Circle, Nashik-Pune Road Nashik Pin: 422011, Maharashtra, <u>not later than 4 pm on Monday 24/03/2025</u>, in sealed cover by mentioning the details on envelope “Name of Case as mentioned in LOT No. I, LOT No.II, LOT No.III, LOT IV and LOT V Bidders to submit the EMD by way RTGS only in favour of IDBI Bank Limited, Account No. 57334915010026, and IFSC Code: IBKL0000573, Branch: Dwarka Circle, Nashik. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms.</p>	
14	<p>Only those bidders will be permitted to participate in e-auction whose Tender/ Offer /Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e -auction process. 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 Tender /Offer/ 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.</p>	
15	<p><u>Registration with E-Auction Service Provider</u></p> <ol style="list-style-type: none"> Participants who are not already registered with the e-auction provider M/S.ANTARES SYSTEMS LIMITED, should register themselves by following the procedure mentioned at the website: www.bankeauctionwizard.com The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/S.ANTARES SYSTEMS LIMITED. <ol style="list-style-type: none"> SOI Form duly signed & filled up. Please download from provider www.bankeauctionwizard.com Self-attested copy of Pan Card Self-Attested valid residential proof (Voter Id card, Aadhaar Card, Passport copy, Ration card, telephone bill, electric bill - any one) Self-attested valid e mail id and mobile no. <p>The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process.</p> <p><u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support, such bidders may contact to Miss. B M Sushmitha / Marina Jacob, Mob: - M. No- 8951944383 / 9686196751 Landline-080-40482100 / e-mail- sushmitha.b@antaressystems.com / marina.j@antaressystems.com, ; logon at www.bankeauctionwizard.com.</u></p> <p>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.</p>	
16	Date and Time of e-Auction	Tuesday, 25/03/2025 (3 pm to 4 pm with unlimited extension of 5 min).
	<p>The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: www.bankeauctionwizard.com. In case no further valid bids are received during the extended period, the last highest bid (equivalent or more than Reserve Price) received would be treated as the successful bid and auction would be treated as closed/terminated.</p>	

	<p><u>Increase in Bid Amount :</u></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.</p> <p>In multiples of Rs.10,000/-, Increase in bid amount below the said Rs.10,000/- will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
17	<p>AO reserves the right to retain the EMD of top three bidder's upto 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 bidders will be returned within 7 days from the date of e-auction.</p>
18	<p><u>Payment of Sale Price</u></p> <p>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 from the date of letter intimating acceptance of his/her bid to be issued on 26/03/2025, by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 57334915010026, IFSC Code: IBKL0000573, Branch : Dwarka Circle, Nashik</p> <p>The balance amount of the sale price shall have to be paid within 15 days of the date of letter intimating acceptance of his/her bid or by 10/04/2025 by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 57334915010026, IFSC Code: IBKL0000573, Branch: Dwarka Circle, Nashik such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months subject to proper justification.</p>
19	<p>As per Sec 194-I A of Income Tax Act, 1961, TDS 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 Authorised officer.</p>
20	<p>In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall forfeit the EMD and if the successful bidder backs out or does not pay balance 75% of the sale within permitted time after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.</p>
21	<p>The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.</p>
22	<p>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.</p>

23	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. 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 original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
24	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, 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	The submission of the Bid/Offer means and implies that the Bidder/ Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
26	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
27	<p><u>General Terms and Conditions</u></p> <p>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.</p>
28	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.
29	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. 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 his 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 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.
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	<p><u>Jurisdiction</u></p> <p>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.</p>
33	<p>Tenderer (s) must ensure the following while submitting the tender:</p> <p>A. That the tender should be filled in the format of the tender bids enclosed at Annexure-VI/VII.</p> <p>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.</p> <p>C. Copy of certificate of incorporation of the company/firm.</p> <p>D. Board Resolution of the company /firm authorizing the person /partner to file the bid for the assets and copy of the identity proof of the said person/partner.</p> <p>E. That every page of the tender document is duly signed by the tenderer before submitting the tender and document submitted shall be duly attested.</p> <p>F. That all alteration, erasures and over writing, if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.</p>

V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS

1	Issue of Bid/Offer Document	:	The Tender/Offer Document can be obtained from Shri.Naveen Kapoor (M) 9910392276 (e-mail) - Naveen_kapoor@idbi.co.in, Shri Ritesh Kumar Agarwal (M) 9031388506 (e-mail) ritesh.agarwal@idbi.co.in, Shri Sagar Bagade (M) 9822847136 (e-mail)- bagade.sagar@idbi.co.in, IDBI Bank , Retail Recovery Department, D N Road Branch , Bodake Plaza, Shop No. 6 to 8, Dwarka Circle, Nashik-Pune Road Nashik Pin: 422011, Maharashtra from 11/03/2025 to 24/03/2025 on any working day between 11.00 am to 4.00 pm. The Tender/Offer Document can also be downloaded from <i>IDBI</i> website (www.idbibank.in) and www.bankeauctionwizard.com
2	Cost of the Tender/Offer Document	:	Nil
3	Last Date and time for submission of Tender Document together with EMD	:	Monday, 24/03/2025 (up to 4 pm).
4	Place, Date and time of E-Auction	:	Place : e-auction platform at website: www.bankeauctionwizard.com Date: Tuesday, 25/03/2025 (3 pm to 4 pm with unlimited extension of 5 min)

* * *

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

LOT NO. – ()

For purchase of secured assets / property (Name Of Borrower) _____, Property Address. _____

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

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 Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/ property are to be purchased	:	
5.	Details of Earnest Money Deposit (EMD)	:	
	NEFT/RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7.	Bank account details(In case of refund of EMD amount)	:	Account Name: Account Number: IFSC Code: Bank Name & Branch:

* 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 authorised 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 secured assets / property of (Name of Borrower).
Property Address:-*

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

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)
		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 <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 Authorize Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
12.	Details of Earnest Money Deposit (EMD)	
	NEFT/RTGS UTR No.	
	Amount remitted	
	Date	

13.	Income Tax Permanent Account Number(s) (PAN) of Authorised person	
14.	Bank Account details(In case of refund of EMD amount)	Account Name: Account Number: Bank Name & Branch: IFSC Code:

* 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.

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,

Authorised Officer,
IDBI Bank LTD,
Retail Recovery Department,
D N Road Branch , Bodake Plaza, Shop No. 6 to 8,
Dwarka Circle, Nashik-Pune Road.
Nashik Pin: 422011, Maharashtra

Sale of Secured Assets/Property of – (Name of Borrower)

Immovable properties situated at

--

- 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.

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 Bid Document.

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, I/we shall arrange to take possession of the secured assets immediately thereafter. 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.

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of (Name of Borrower) _____, 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.
- 4 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.
- 5 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.
- 6 I/We have remitted Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, Account No. 57334915010026, and IFSC Code: IBKL0000573, Branch: Dwarka Circle, Nashik..
- 7 We understand that the EMD will not carry any interest.
- 8 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 : Nashik

Dated ...__ day of _____20

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 :
