

The Authorized Officer (AO)

Of

IDBI BANK LIMITED
(CIN: L65190MH2004GOI148838)

Nagpur Zonal Office
Ahilyanagar Regional Office

IDBI Bank Ltd, RBG, Regional Office, At First floor, "Aadish Plaza", Plot No. 1,2,3,4, Survey No. 3/1A, Beside Dr. Daule Hospital, Savedi, Ahilyanagar Pin :414003

Tender/ Offer / Bid Document

For

Sale of Secured Assets of

**Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU &
Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU**

Sale Under the provisions of

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

and

The Security Interest (Enforcement) Rules, 2002

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The above notice was published in the following newspapers on **12 January 2025**

- i) **Indian Express (English) – Ahilyanagar edition**
- ii) **Loksatta (Marathi) – Ahilyanagar edition**

 IDBI BANK	IDBI Bank Ltd, Regional Office, Ahilyanagar, First Floor, "Aadish Plaza", Plot No. 1,2,3,4, Survey No. 3/1A, Beside Dr. Daule Hospital, Savedi, Ahilyanagar.	SALE NOTICE
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See provision to Rule 8(6))		
<p>The reserve price and earnest money deposit will be as under: 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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable & movable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dated 15.02.2025 for recovery of Rs. 6,81,730.35 (Rupees in words: Six Lakhs Eighty One Thousand Seven Hundred Thirty and Paise Thirty Five Only)+ interest due to IDBI Bank Ltd., Secured Creditor from from Borrower Shri Vikramjeetsingh Balaramsingh Sandhu and Co Borrower Smt. Harpreetkaur Vikramjeetsingh Sandhu</p> <p>All statutory liabilities/ taxes/ maintenance fee/ electricity/ water charges, other liabilities 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.</p>		
DESCRIPTION OF IMMOVABLE PROPERTIES		
Description of properties mortgaged	Reserve Price (Rs.in Lakh)	EMD (Rs. in Lakh)
All that piece and parcel of land comprised in and forming part of Residential Property situated at Flat No. 4, Plot No. 79, S. No. 204/323, having area of 41 Sq. Mtrs, At Subhash Nagar Kopergaon Tal. Kopergaon Dist. Ahmednagar 423601 in the State of Maharashtra together with undivided share in the land and all the structures and erections thereon both present and future belonging to Shri Vikramjeetsingh Balaramsingh Sandhu and Smt. Harpreetkaur Vikramjeetsingh Sandhu which is bounded as follows: On the East by: Common Passage, On the West by: Niwara Housing Society, On the North by: Flat No. 5, On the South by: Building and Open Space	13.35	1.35
IMPORTANT DATES		
Sale of Bid / Tender Document : 14/01/2025 to 12/02/2025		
Date of Property Inspection : 12/02/2025, 11 am to 4 pm		
Last Date of submission of Bid along with EMD 12/02/2025 up to 4 PM		
Date of E-Auction 15/02/2025 Time of E-Auction 11:00 a.m. to 2:00 p.m.		
<p>For detailed terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbibank.in / www.idbibank.com For any clarification, the interested parties may contact Shri Anup Nair (e-mail) nair.anup@idbi.co.in, Mob – 9112203799 or Shri Manoj Ubale (e-mail) – manoj.ubale@idbi.co.in, phone –Mob. 8983317711, or Shri Nikhil Sawant (e-mail) nikhil.d.sawant@idbi.co.in Mob – 8692079205</p> <p>For E-auction support, please contact Miss. B.M. Sushmitha, Mobile No.8951944383, Landline:- 080-40482100 Email id: sushmitha.b@antaressystems.com and also to Marina Josephine Jacob Mob: 9686196751 Email id: marina.j@antaressystems.com</p> <p>Date: 12/01/2025 Place: Ahilyanagar</p>		
		Sd/- Authorized Officer IDBI Bank



आयडीबीआय बँक लि., आरजीबी प्रादेशिक कार्यालय, अहमदनगर
पहिला मजला, आदिश प्लाझा, प्लॉट नं. १,२,३,४, सर्व्हे क्रमांक
३ / १ए, डॉ. दौले हॉस्पिटलच्या बाजूला, सावेडी, अहमदनगर पिन - ४१४००३

विक्री सूचना

स्थावर मालमत्तेच्या विक्रीसाठी सार्वजनिक सूचना परिशिष्ट IV-A (नियम ८(६) मधील तरतूद पहा)

सुरक्षा व्याज (अंमलबजावणी) नियम, २००२ च्या नियम ८(६) च्या तरतुदीसह वाचण्यात येणाऱ्या सिक््युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनेन्शियल असेट्स अँड इन्फोर्समेंट ऑफ सिक््युरिटी इंटरेस्ट अॅक्ट, २००२ अंतर्गत अचल मालमत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना याद्वारे कर्जदार आणि जामीनदार यांचे कायदेशीर वारस तसेच सर्वसामान्य जनतेस सूचित करण्यात येते की, सुरक्षित धनकोकडे तारण/भारग्रस्त असलेल्या खाली नमूद अचल मालमत्तेचा बँक / सुरक्षित धनकोकच्या प्राधिकृत अधिकऱ्यांनी भौतिक ताबा घेतलेला असून संबंधित कर्जदार व जामीनदारांकडून बँक / सुरक्षित धनकोस घेणक असलेल्या थकबाकी रकमेच्या वसुलीसाठी खाली नमूद केलेल्या दिनांकास त्यांची दि. १५/०२/२०२५ रोजी यांचे ६,८९,७३०.३५ (रु. सहा लाख एवढ्याऐशी हजार सातशे तीस आणि पस्तीस पैसे) त्यावरील खर्च आणि व्याजासह कर्जदार -श्री विक्रमजीतसिंह बलरामसिंह संधू आणि सह-कर्जदार: श्रीमती. हरप्रीतकौर विक्रमजीतसिंह संधू, यांच्याकडे 'जशी आहे जेथे आहे', जशी आहे जे काही आहे आणि 'जे काही आहे तेथेच आहे, या तत्त्वावर विक्री करण्यात येईल. आणि बयाणा रक्कम खाली नमूद करण्यात आलेली आहे.

आजपर्यंत थकीत असलेले आणि अद्याप थकीत नसलेले सर्व वैधानिक दायित्वे/कर/देखभाल शुल्क/वीज/पाणी शुल्क, इतर दायित्वे इत्यादी बोलीदारांकडून निश्चित केल्या जातील आणि यशस्वी बोलीदाराने ते भरावे. **स्थावर मालमत्तेचे वर्णन**

गहाण ठेवलेल्या मालमत्तेचे वर्णन	सर्व्हीय किंमत (रु. लाख)	ईएमडी (रु. लाख)
श्री विक्रमजीतसिंह बलरामसिंह संधू आणि श्रीमती. हरप्रीतकौर विक्रमजीतसिंह संधू (निवासी मालमत्ता) यांच्या मालकीचे आणि गहाण ठेवलेले - स्थावर मालमत्तेचा सर्व भाग आणि पार्लस ज्या मध्ये फ्लॅट क्रमांक ४, प्लॉट क्रमांक ७९, एस. क्रमांक २०४/३२३, क्षेत्रफळ ४९ चौ. मीटर असलेले, सुभाष नगर कोपरगाव ता. कोपरगाव जिल्हा अहमदनगर - ४२३६०९, महाराष्ट्र राज्यातील असलेल्या जमिनीतील अविभाजित हिस्सा आणि त्यावरील सर्व संरचना आणि उभारणी वर्तमान आणि भविष्यातील मालकीची मालमत्ता ज्याच्या चतुःसिमा खालीलप्रमाणे आहे: पूर्वेला: कॉमन पॅसेज, पश्चिमेला: निवारा हाऊसिंग सोसायटी, उत्तरेला: फ्लॅट क्रमांक ५, दक्षिणेला: इमारत आणि खुली जागा.	१३.३५	१.३५

महत्त्वपूर्ण तारख्या
बोली / निविदा दस्तऐवजाची विक्री : १४/०२/२०२४ ते १२/०२/२०२५
मालमत्ता तपासणीची तारीख: १२/०२/२०२५, सकाळी ११ ते दुपारी ४.
ईएमडीसह बोली सादर करण्याची शेवटची तारीख : १२/०२/२०२४ दुपारी ४ वाजेपर्यंत.
ई-लिलावाची तारीख : १५/०२/२०२५ । ई-लिलावाची वेळ: सकाळी ११:०० ते दुपारी २:००

विक्रीच्या तपशीलवार अटी व शर्तीसाठी कृपया www.bankeauctionwizard.com आणि आयडीबीआय बँकच्या वेबसाईटवर दिलेल्या लिंकचा संदर्भ घ्या, म्हणजे www.idbi.com/www.idbibank.com. कोणत्याही स्पष्टीकरणासाठी, इच्छुक पक्ष संपर्क करू शकतात श्री. अनुप नायर (ई-मेल) nair.anup@idbi.co.in मो. नं. ९९१२२०३७९९, श्री मनोज चौध्या उबाळे (ई-मेल) manoj.ubale@idbi.co.in, मो. नं. ८९८३३१७७९१ किंवा श्री निखिल सावंत (ई-मेल) nikhil.sawant@idbi.co.in मो. नं. - ८६९२०७९२०५

ई-लिलावबाबत मदतीसाठी, कृपया मिस बी.एम.सुष्मिता मो. नं. - ८९५१९४४३८३, फोन नं. ०८०-४०४८२९०० ई-मेल sushmitha.b@antaressystems.com यांच्याशी संपर्क साधा, किंवा मरिना जोसेफिन जेकर मो. नं. ९६८६९९६७५९, ई-मेल id:marina.j@antaressystems.com वर देखील संपर्क साधू शकतात.

दिनांक: १२/०२/२०२५
टिकाण : अहमदनगर

* स्वैर अनुवाद तफावत असल्यास इंग्रजी प्राधान्य.

सही/-
प्राधिकृत अधिकारी, आडीबीआय बँक

II. INTRODUCTION

IDBI Bank Ltd. (IDBI) having its Head Office at IDBI Tower, WTC Complex, Cuffe Parade, Colaba, Mumbai 400 005 & also having its one of the office at IDBI Bank, Regional Office, At First floor, "Aadish Plaza", Plot No. 1,2,3,4, Survey No. 3/1A, Beside Dr. Daule Hospital, Savedi, Ahilyanagar Pin :414003 issued a notice dated **February 27, 2023** under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (*hereinafter referred to as "the SARFAESI Act"*) calling upon Borrower/ Mortgagor **Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU** having property address at Flat No. 4, Plot No. 79, S. No. 204/323, having area of 41 Sq. Mtrs, At Subhash Nagar Kopargaon Tal. Kopargaon Dist. Ahmednagar 423601, to repay the amount

mentioned in the said notice being , **Home Loan 1644675100000055** of Rs. **6,81,730.35 (Rupees Six Lakhs Eighty One Thousand Seven Hundred Thirty and Paise Thirty Five Only)** as on 10-01-2023 and interest thereon & other expenses/costs thereon at the contractual rates upon the footing of compound interest until payment/ realization. As the properties of **Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU** have been mortgaged to IDBI Bank as security; dues recoverable from the Borrower constitute and represent 100% value of the outstanding dues having charge on the assets as envisaged under Section 13 (9) of SARFAESI Act. The possession of immovable properties was taken on **17-10-2024**. The Authorised Officer (AO) has also got the assets valued after taking possession as required under the SARFAESI Act.

The secured assets being put on sale is mentioned at serial No. III hereinafter and referred to as “the Secured Assets”.

III. BRIEF DESCRIPTION OF SECURED ASSETS

Residential Property situated at Flat No. 4, Plot No. 79, S. No. 204/323, having area of 41 Sq. Mtrs, At Subhash Nagar Kopargaon Tal. Kopargaon Dist. Ahmednagar 423601 in the State of Maharashtra together with undivided share in the land and all the structures and erections thereon both present and future belonging to **Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU** which is bounded as follows:

On the East by : Common Passage.

On the West by : Niwara Housing Society

On the South by: Building and Open Space

On the North by : Flat No. 5

IV. TERMS AND CONDITIONS

1	<p>The Authorized Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender/ Offer / Bid Document (hereinafter referred to as the 'Secured Assets').</p>								
2	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender/ Offer / Bid Document along with Offer Form is being distributed from January 14 , 2025 to February 14, 2025 on any working day between 10.00 am and 4.00 pm and can be obtained from any of our office/ Branch or from AO Shri. Manoj Ubale (DGM) IDBI Bank, Retail Recovery Department, Renuka Complex H No. 5-6-15, CTS No. 17325, 2nd Floor, Opp. Sant Eknath Rangmandir, New Osmanpura, Sambhajinagar – 431005, Maharashtra.</p> <p>The Tender/ Offer / Bid Document can also be downloaded from IDBI website www.idbibank.in / www.idbi.com / www.idbibank.com and www.bankeauctionswizard.com</p> <p>All payments to IDBI Bank Ltd. by bidders in connection with this auction shall be made by way of RTGS/NEFT only and may remit the amount in favour of IDBI Bank Limited, – Account No. 164434915010026, IFSC Code: IBKL0001644, Branch : Kopargaon, Ahilyanagar.</p>								
3	<p><u>Reserve Price and Earnest Money Deposit (EMD)</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Details</th> <th style="text-align: center;">Reserve Price</th> <th style="text-align: center;">Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <p>All that piece and parcel of land comprised in and forming part of Residential Property situated at Flat No. 4, Plot No. 79, S. No. 204/323, At Subhash Nagar Kopargaon Tal. Kopargaon Dist. Ahmednagar 423601 in the State of Maharashtra together with undivided share in the land and all the structures and erections thereon both present and future belonging to Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt.</p> </td> <td style="text-align: center; vertical-align: top;"> <p>Rs. 13,35,000/-</p> </td> <td style="text-align: center; vertical-align: top;"> <p>Rs. 1,35,000/-</p> </td> </tr> </tbody> </table>			Details	Reserve Price	Earnest Money Deposit	<p>All that piece and parcel of land comprised in and forming part of Residential Property situated at Flat No. 4, Plot No. 79, S. No. 204/323, At Subhash Nagar Kopargaon Tal. Kopargaon Dist. Ahmednagar 423601 in the State of Maharashtra together with undivided share in the land and all the structures and erections thereon both present and future belonging to Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt.</p>	<p>Rs. 13,35,000/-</p>	<p>Rs. 1,35,000/-</p>
Details	Reserve Price	Earnest Money Deposit							
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	<p>HARPREETKAUR VIKRAMJEETSINGH SANDHU</p> <p>Area- 41.00 sq. mtr.</p> <p>Type of Property : Residential Property</p>		
<p>4</p>	<p>The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis. The description of the immovable properties is based on the mortgages created by the Borrowed with the secured creditor. All statutory liabilities / taxes / maintenance fee / electricity / water charges/ property taxes etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. The AO or the secured lender do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. It is expressly made clear that the AO / secured creditor do not take or assume any responsibility for any dues, statutory or otherwise of Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU of the Mortgaged Property 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 solely by the purchaser. Statutory liabilities of the Borrower and encumbrances on the immovable properties known to the AO are Nil. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p>		
<p>4(A)</p>	<p><u>Inspection of asset:</u></p> <p>The interested bidders may inspect the secured asset at their own cost and expense on February 12, 2025 between 11.00 a.m. to 4.00 p.m. in the presence of the representative of the AO available at the site to facilitate the inspection.</p>		
<p>5</p>	<p><u>Due Diligence by the Bidders</u></p> <p>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.</p> <p>A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.</p>		

6	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 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 abuttals 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.
7	The Bidder shall not be entitled to receive re-imbusement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
8	<p><u>Submission of Tender/ Offer / Bid Document /Offer</u></p> <p>The Bidder shall complete in all respects the Offer form(s) annexed to the Tender/ Offer / Bid Document, and furnish the information called for therein and shall sign with date each of the documents in the space provided therein for the purpose. The Bidder shall sign 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 is given in Chapter VI & VII respectively of this Tender/ Offer / Bid Document.</p> <p>The format Chapter VI is for Individuals and</p> <p>The format Chapter VII is Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
9	The Tender/ Offer / Bid Document shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
10	The Tender/ Offer / Bid Document 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.
11	The Tender/ Offer / Bid Document 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.
12	<p><u>Last date for submission of Tender/ Offer / Bid Document</u></p> <p>The interested parties may submit Tender/ Offer / Bid Document duly filled and signed along with the required documents to AO Shri Manoj Ubale (DGM) / Shri Anup Nair</p>

	<p>(AGM) IDBI Bank, Retail Recovery Department, IDBI House, Regional Office, At First floor, "Aadish Plaza", Plot No. 1,2,3,4, Survey No. 3/1A, Beside Dr. Daule Hospital, Savedi, Ahilyanagar Pin :414003 <u>on any working day but not later than 4.00 pm on February 12, 2025</u> in sealed cover containing the Bid Document super scribed “Bid Document – Shri. Vikramjeet B Sandhu and Name and phone number of Bidder to be mentioned on left hand side.</p> <p><u>Remittance of EMD by way of RTGS</u></p> <p>Bidders to remit the EMD by way of RTGS/NEFT only in Favor of IDBI BANK LTD Account No. 164434915010026, IFSC Code: IBKL0001644, Branch : Kopargaon Br, Ahilyanagar not later than at time 4.00 PM. on dated February 12, 2025. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms.</p>
13	<p>The bidder/representative of whose Tender/ Offer / Bid document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated above well before the cut-off time, will be permitted to participate in the e -auction process. Form of Tender /Offer/ Bid document, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order along with the EMD submitted by them, will be informed by e-mail and through mobile.</p>
14	<p><u>Registration with E-Auction Service Provider</u></p> <ol style="list-style-type: none"> 1. IDBI Bank Ltd. has appointed <u>ANTARES SYSTEMS LIMITED.</u>, as e-Auction Support Provider (e-ASP) for said sale. 2. Participants who are not already registered with the e-auction provider ANTARES SYSTEMS LIMITED. should register themselves by following the procedure mentioned at the website: www.bankeauctionwizard.com 3. After scrutiny of bids and confirmation of the receipt of EMD as advised, AO would forward names and other details of valid bidders to the ANTARES SYSTEMS LIMITED., Ltd for initiating further process related to auction. 4. Miss. B M Sushmitha / Marina Josephine Jacob - (M) – 8951944383 / 9686196751 (email) www.bankeauctionwizard.com / sushmitha.b@antaressystems.com / marina.j@antaressystems.com is the authorized representatives of ANTARES SYSTEMS LIMITED

	<p>5. The participants /intending purchasers are necessarily required to submit following documents / papers for registration to ANTARES SYSTEMS LIMITED E-Auction Form duly signed & filled up. Please download from www.bankeauctionwizard.com / sushmitha.b@antaressystems.com / marina.j@antaressystems.com Self attested copy of PAN Card</p> <ol style="list-style-type: none"> a. Self-Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) b. Valid e mail id and mobile no. <p>6. After completion of e-Auction process, ANTARES SYSTEMS LIMITED would submit list of the bidders along with its bid amount to AO/IDBI Bank Ltd.</p> <p>7. Thereafter, AO would intimate the bidders accordingly.</p> <p>The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Documents are complete in every respect and whose EMD is received by way of RTGS/NEFT only, in favour of IDBI Bank Limited, Account No. 164434915010026, IFSC Code: IBKL0001644, Branch : Kopargaon Br, Ahilyanagar before the cut-off time and date 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</u>, such bidders may contact Miss. B M Sushmitha / Marina Josephine Jacob - (M) – 8951944383 / 9686196751 (email) www.bankeauctionwizard.com / sushmitha.b@antaressystems.com / marina.j@antaressystems.com is the authorized representatives of ANTARES SYSTEMS LIMITED. 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>
15	<p>The e- auction day: February 15, 2025</p> <p>The e-auction would be held from 11 am to 2.00 pm</p> <p>The auction would be held with unlimited extensions of 5 minutes each, beyond 2.00 pm, 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 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><u>In multiples of Rs.10,000/-</u></p> <p>Increase in bid amount below 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>
16	<p>In case of default in payment at any stage by the successful bidder/ auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and Authorised Officer reserves the right to resell the property or to conduct the auction again. The EMD of other bidders will be returned within 7 days from the date of e-auction and the amount of EMD will not carry any interest.</p>
17	<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 (which is inclusive of EMD) on the same day of sale or not later than the next working day by way of RTGS/NEFT only in favour of IDBI Bank Limited, Account No. 164434915010026, IFSC Code: IBKL0001644, Branch : Kopargaon Br., Ahilyanagar. The balance 75% amount of the bid amount shall have to be paid within 15 days of confirmation of sale i.e. the date of letter intimating acceptance of his/her bid or by March 03 ,2025 by way of way of RTGS/NEFT only in favour of IDBI Bank Limited, Account No. 164434915010026, IFSC Code: IBKL0001644, Branch : Kopargaon, Ahilyanagar or such extended period as may be agreed upon in writing between the purchaser and the secured creditor</p>
18	<p>In case the successful bidder fails to deposit 25% of the sale price as aforesaid, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the amount received of the sale consideration so deposited including the EMD and the Secured Assets will be resold.</p>
19	<p>In case of default in payment of the remaining 75% of the bid amount or part thereof within the prescribed period, the 25% amount deposited and/or the amount so deposited will be forfeited and Secured Assets will be resold. 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>
20	<p>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.</p>
21	<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 favor of the purchaser as per the format provided in the Security Interest</p>

	(Enforcement) Rules, 2002. The said Certificate of Sale shall be issued in the name of the person who has made the bid and not in the name of any other person.
22	The successful Bidder after making full payment of sale price shall immediately and simultaneously take possession of the Secured Assets. The AO shall not be in any manner responsible for security, safe-keeping and possession of the Secured Assets. In case the successful bidder fails to take possession as stated above, the AO reserves the right to revoke the sale confirmed in his/her favor and forfeit the entire amount paid by the bidder. Further, such bidder shall have no claims on the Secured Assets or to any amount /s for which Secured Assets may be subsequently sold.
23	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lender 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/ property taxes 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. Only Sale Certificate will be issued to the successful purchaser.
24	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
25	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
26	If the entire outstanding dues of IDBI Bank together with all interests, costs, charges and expenses of IDBI Bank are Tender/ Offer / Bid Documented by the borrower/s or co-borrower/s at any time on or before the sale, the sale of Secured Assets may be cancelled by the AO.
27	The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
28	The entire procedure of 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	Notwithstanding anything to the contrary contained in this document, the AO reserves the right and liberty to accept/reject any or all the Bids/Offeres and also reserves the right to postpone the auction at any time or cancel the entire sale process without assigning any reasons and his decision in this regard shall be final. 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 not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be 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	<p><u>Jurisdiction</u></p> <p>All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Pune alone shall have jurisdiction to entertain /adjudicate such disputes.</p>

V. BRIEF DETAILS OF TENDER/ OFFER / BID DOCUMENT

TENDER/ OFFER / BID DOCUMENT FORM FOR PURCHASE OF SECURED ASSETS/PROPERTY OF **Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU**

Property Description.		
Residential Property bearing Flat No. 4, Plot No. 79, S. No. 204/323, having area of 41 Sq. Mtrs, At Subhash Nagar Kopargaon Tal. Kopargaon Dist. Ahmednagar 423601 in Maharashtra		
1	Issue of Bid/ Offer Document	: The Tender/ Offer / Bid Document can be obtained from AO Shri Manoj Ubale (DGM) and Shri Anup Nair (AGM) IDBI Bank, Retail Recovery Department, Renuka Complex H No. 5-6-15, CTS No. 17325, 2nd Floor, Opp. Sant Eknath Rangmandir, New Osmanpura, Sambhajnagar – 431005, Maharashtra from January 14, 2025 To February 12, 2025 on any working day between 10.00 am and 4.00 pm. The Tender/ Offer / Bid document can also be downloaded from IDBI website www.idbibank.in and : www.bankeauctionwizard.com
2	Cost of the Tender/ Offer / Bid Document	: Nil
3	Last Date and time for submission of Tender/ Offer / Bid Document together with EMD	: February 12, 2025 up to 4.00 p.m.
4	Place, Date and time of E-Auction	: Place : e-auction platform at website: : www.bankeauctionwizard.com Date : February 15, 2025 Time : 11.00 am to 2.00 pm with unlimited extension of 5 mins , if required.

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

For purchase of secured assets / property of
Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR
VIKRAMJEETSINGH SANDHU

(To be filled and submitted by the Bidder/Offerer)

1	a) Full Name of the Bidder / Offered <i>(in Block letters)</i>	:	
	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)	:	
	Bidders to submit the EMD by way of RTGS/NEFT only, must indicate RTGS/NEFT UTR No., Amount remitted and date of remittance		
	RTGS UTR NO.	:	
	Amount remitted	:	
	RTGS/NEFT Date	:	
6	<i>Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer</i>	:	

* 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 / bid document 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 Authorized Officer and / or IDBI Bank Limited 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
**Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR
VIKRAMJEETSINGH SANDHU**

(To be filled and submitted by the Bidder/Offerer)

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 (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	:	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	

12	Details of Earnest Money Deposit (EMD)	:	
	Deposit the EMD by way RTGS/NEFT only, must indicate RTGS/NEFT UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	RTGS/NEFT Date		

* 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/bid document 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 Authorized Officer and / or IDBI Bank Limited 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 Tender/Bid/Offer)

To,
IDBI Bank,
Authorised Officer,
Retail Recovery Department,
Renuka Complex H No. 5-6-15,
CTS No. 17325, 2nd Floor,
Opp. Sant Eknath Rangmandir,
New Osmanpura,
Sambhajinagar – 431005,
Maharashtra

Sir,

Sale of Secured Assets / Property of Shri VIKRAMJEETSINGH BALARAMSINGH SANDHU and Smt. HARPREETKAUR VIKRAMJEETSINGH SANDHU

Residential Property situated at Flat No. 4, Plot No. 79, S. No. 204/323, At Subhash Nagar Kopargaon Tal. Kopargaon Dist. Ahmednagar 423601

1 Having fully read examined and understood the terms and conditions of the Tender/ Offer / Bid 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 / Bid Document /Offer Document.

2 I/We understand that if my/our Tender/Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/ Offer / Bid document 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 Bid Document.

4 I/We further understand that if my/our Tender/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/her sole and absolute discretion, I/we shall take possession of the secured assets immediately and simultaneously on payment of entire sale price. I/We understand that once the sale is confirmed by the AO in my / our favour, the AO shall not be held responsible for security, safe-keeping and possession of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our

favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

5 I/We further understand that, 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 and the said Certificate of Sale shall be issued in my / our name/s being the persons having made the bid and not in the name of any other person.

6 I/We clearly understand and accept that the Authorized Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of Shri. PRAKASH NARSANNA DIKONDA and Shri VIJAY PRAKASH DIKONDA 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.

7 I/We understand that you are not bound to accept the highest or any Tender/Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorized Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act.

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 hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender/Offer/Bid Document.

10 I/We also remit the amount towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS/NEFT only amount in favour of IDBI Bank Limited **Account No. 164434915010026, IFSC Code: IBKL0001644, Branch : Kopargaon Br., Ahilyanagar with UTR No _____.**

11 We understand that the EMD will not carry any interest.

12 We understand that the terms and conditions of the Tender/Bid/Offer are unconditional and my /our Bid/Offer having conditions contrary to the terms and conditions of the Tender/ Offer / Bid Document /Offer document shall be summarily rejected.

Place :

Dated : _____ day of _____ 2025

Signature in the capacity of.....

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

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

WITNESS:

Signature

Name & Address: