The Authorised Officer (AO)

 \mathbf{of}

IDBI Bank Ltd. (CIN: L65190MH2004GOI148838)

IDBI Bank
Retail Recovery, Bhubaneswar,
IDBI House, 1st floor,
Janpath, Unit – IX,
Bhubaneswar – 751022, Odisha

TENDER DOCUMENT For

Sale of Secured Assets of Shri Umankshree Behera & Smt Leena Behera

Under

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

and

The Security Interest (Enforcement) Rules, 2002

Date: 06.02.2025

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I. Public Notice for Sale published in the newspapers

	FINANCIAL ASSETS AND ENFO	RCEMENT OF SECU and with provise to Rul	BLE ASSETS AND MOVABLE ASSE URITY INTEREST ACT(SARFAESI), I e 6(2), Rule 8(6) and Rule 9(1) of the	Security Interest	D ON 06.03.2025 FR (Enforcement) Rules	OM 11:00 AM - 12:00 NOON
o the public state nour	a secured creditor (IDSI Bank Ltd.). Who antor(so/mortgagor(s) as per details given its. Whemas asis of secured aspets is to red by the bank thereon, less recoveries.	reus under section 13 (2) below against borrower(s be made through Public i if any, thereafter. The gen	formwerful), Morpagor (s) and Guarantocks to of the SARFAESA Act. 2002, the Authorised I) Further, in exercise of powers contained in IE. Auction for recovery of the secured debts of easility to a middle to be other personally or and Bid Increase. Amount are mentioned bet SCHEDILLE OF SALE OF SECURED.	Officers (AOs) have the SARFAESI Act, us to IDBI SANK U through duly author se-	issued Demand Notice for 2002, the AO has taken po d, as per the demand not	or recovery of sume from the borrower(x) essession of the under mentioned secured on plus future interest, costs and charges
Lot No.	Name & Address of the Borrower(s)/Guaranter(s)/ Mortusper(s)	a) Date of 13(2) Notice b) Date of Possession c) Amount of Demand	Description of Immovable Properties / Status of Possession	Reservo Price / EMD / Bid Increment	Details of account in which EMD is to be deposited through WTGS-NEFT is IFSC Code	Name & Contact No. otAuthorised Officer/ Nodal Officer
	Dist.: Khurda, together with undivided	b) 22.01.2025 c) 73,06.01,689- 6 interest thereon or DSR Shubancows, Kir I share of land area in a ing Flat No. 206, 202, 2	All the piece and patrol of Immovable properly statistical African No. 16, Area Ac. 0.182 Doc., corresponding to Sanak Settlement Khata No. 140, Plot seam Ghandarn (II). Tahasat Shubannewar, coarment named as "AMRITA SHOPPING Of a 205 having super built up area of 300 (Flat No. 201 & 206) Physical	₹2,41,90,000/- ₹24,19,000/-		Shri Sariit Karnar Pandny (NETRRO7276)
	Smt. Leena Behera, Address: Phot No. ti. Road-1, Lane-9, Jagannath Vihar, Baramunda, Shubaneswar - 751003. Bhubaneswar Dist. Khurda, togother	2758. Plot No.: 16. Are Settlement Khata No.: Under DSR Bhubane with undivided short of a r flats bearing Flat No.: 25	of immovable property situated at Khista No- ia; Ac. D.182 Dec., corresponding to Sabak 140, Plot No. 1294 under Mouza: Neyspeat, sawar, Kisalam, Gharabari (III), Tahasiff ged area in apartment namod as "AMRITA" De. 202, 201 & 205 having super but ip area Lub-2 (Flat No.: 202) / Physical	Lot-2 ₹76,97,000/- ₹7,69,700/- ₹50,000/-	A/c. No.: 129534915010026 IFSC Code: IBKL0001295	DGM-Retail Recovery & Authorised Officer. Shi Sobrat Kumar Das (9437079910) AGM-Retail Recovery. Shri Akabya Komar Petra (9900577707 Manager-Retail Recovery
2.	Set. Leena Behera, Address: Plot No. 6, Road-1, Lane-9, Jagannath Vihar.	2758. Plot No.: 16, Are Settlement Khata No.:	of knerovable property altuated at Khata No. se: Ac. 0.182 Dec., corresponding to Sabak 140, Ptot No. 1294 under Mouza, Nayapali, sawar, Kiasam: Gharabari (II), Tahaail			
	Bhubereswar, Dist., Khurda, logether	with undivided shere of the falls bearing Flat No. 20, 1000 Sq. Ft. respectively	and area in apartment named as "AMRITA 56, 202, 201 & 205 having super built up area r. Lot-3 (Plat No.: 205) / Physical	₹75,000/-	-1	*
			Last date of Deposit of EMD	0: 05.03.2025		
to t	EF TERMS AND CONCOTTORS OF E-AUT 2 as to where is basis. "Se is what is to term 6. conditions given in the above (abbother is also all https://downleaut- terns Limited, Contact Mice 8 M Sush black acceptable or in purspore / case of the sain price, which is exclusive of E in 15 days of the confirmation of the sain the Contact Mice Mice and Contact in 15 days of the confirmation of the 10 to border of 10 to border	CTION SALE: The sale of leasts, whatever their ritisement and in the "Sk chicavitizand com (3). The midths (censil- sushmith the suction of anytims with MD, at the time of confirm or such extended period to cause of default in day.	by: on 03.03.2025 and 04.03.202 vall be upbased to the terms & Conditions prime is a basis, and if no recourse beats. To an did Decument*. Bid document can be obtain as also would be on e-auction platform at the bid extraorage and an extraorage of the sub-distributions and an extraorage of the value of sale immediately is, on the same de the may be agreed to by the AO. In case of the boosting the 25% bid amount immediately or by a statement throughout the contraction.	pribod in the Securit of on behalf of the Si of horn any of our obsite. https://bonk \$1944383. (4) The is decision in this reg by or not late than in alliers to deposit the stance 75% of the bi-	y interest (Enforcement). File ecured Creations viz.: 108 offices, on all working dis- eauction-wizard.com this subtoinced officer reserves and shall be films. (5) The a- sed working day. The ball balance amount within the presc- tamen shall. Lesso sets of	uleo 2002; (1) The sake of Secured Assett 8 Bank Ltd. (2) The sake is stirtly suppo- is or downloaded from IDB/s wears is a pough E-auction service provider Antane the right to accept any or reject all bids, uccessful bidder will be required to deposi- nice amount of the sale porce at the pre- prescribed period, the disposabled amount when period. The amount alwayd deposition

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	THE WAY TO THE PARTY OF THE PAR	ବିଦ୍ୟକ ଅପ ସିହୁଲିତି ଜୟବେ ଅକ୍, ୬ ୦୦ ୬ । ଏକ ଅନୁବଳ ବ୍ୟକ୍ତିକ ବିଦ୍ୟ ନିର୍ଦ୍ଦେଶ କଳିକ	u gén coga.	(88) #1.45-150 (840A)	କୁ ମଧ୍ୟକୁ ୧୬.୦୦ଶଟିକା ମଧ୍ୟର ପ୍ରବର ସମ
	ବିଦ୍ୱାରିଟି ଜଣତେ	ଷ (ଏନସେସିମେଷ) ପୁଲ୍ଲର ପୁଲ୍ ନ(୬), ପୁଲ୍ ୮	(P) 40° QQ, 0(1)	ପ୍ରକଥନ ବହିତ	
ତ ଉପ୍ରଥମତମାନଙ୍କ ଠାଣୁ ଉଦ୍ବରଣ ଉତ୍ତରଣ ଓ ୮ପୁଳ ଖମତାପ୍ରୀୟ ଅଧିକାରୀ ନିମ୍ବତର୍ଶିତ ସ୍ୱରଣିତ ଓ ଅଂଶ ତାତା ଅତାୟ କରିବାରଙ୍କ ସ୍ୱରଣିତ ସମ	୨୦୦୦ ବର୍ତିବାରର୍ଥ ବରେଥାନ ଅନ୍ତ୍ର ୨ ବ୍ୟନ୍ତିପୁତିକୁ ୧୯ବର୍କୁ ମେରଥନ୍ତି । ଜିକୁ ବର୍ତ୍ତମନ୍ତର ଓ-ଦିବମ ମଧ୍ୟ ମନ୍ତିବେୟ ଫରଣିଡ ମୁଜା । ଓ-ଦି	ମରେ ବିଶ୍ୱୟ ବଦିବାକୁ ଯାଇନ୍ତି । ବର୍ତ୍ତଥାରଣ ବଂକ୍ରି ଜଣ ଚାର୍ଚ୍ଚିତ୍ତ ବଦଂ ସମୟ, ଅମନ୍ଦର ଜନା ରାଜି ଏହ	800 000 000 000 000 000 000 000 000 000	ରେହିସ କରି କରିଥିଲେ । ପୁରସ ସ ଦିବାତ ପୁଧ, ଅଭାବରତ ବର୍ତ ଏହ ହସ୍ତ ପ୍ରତିଧିକ ମଧ୍ୟନରେ ପ୍ରକାତ ।	nache (19, 1 × ×) topaco eno gaz • capido dels cos ligge (10s cape) res (15 tense dostros (10spe) (1
ବଣକ୍ରମତା / ସାରେକ୍ଟିମତା / ବଣକ୍ରମତାନ ଜାମ ଏବଂ ଦିବଣ	ତ) ଦିନାକ ସୋହିସ୍ ପାରିଷ, ଖ) ଦବଳ ବାରିଷ, ଖ) ବାଦିକରାଇନ୍ଦ୍ରମତା ରାଖି	'ସ୍ଥାବର ସମ୍ପରିପୁତିକର ସମୂର୍ଣ ବିବରଣୀ / ବଞ୍ଚଳର ପ୍ରକାର	ସଂଗଣିତ ମୃତ୍ୟ / ଅମାନତ ଭାଷି / ବିତ୍ୟୁଷ୍ଟି ଭାଶ	RTGS/NEFT (NUMBER STORE) STORE SHOWS STORE STORE STORES ST	ଖମନାପ୍ରୀୟ ଅଧିକାତ/ମୋନାର ଅଧିକରକ ନାମ ଏବଂ ଯୋଗଯୋଗ ନଂ,
ଦିହର, ବରମୁଣ, କୁତନେଶ୍ୱର - ୭୫ ୧୦ ୬୩	ଏବଂ ଶେହାରତ ପୁଧ 👟	୩୭୫୮, ପୁଟଟଂ: ୧୬, ଓଷଣ୍ଡ ଏହର ୦ ୧୮୨ ଓଷ୍ଟର, ଅନୁକୃତ ବାହକ ବରମତ୍ୟ ଖଣ ଟଂ: ୧୪୦, ପୁଟ୍ଟ: ୧୨୯୪, ସୈଖା ହଣ୍ଡଗୁଣ୍ଡ	83%4'co'oool. 86-4		Surface Control
ମନତ ଅପର୍ବମେଶର ଜମିତ ଅଧିକଳ୍କ ଅଂଶ ସହି ବୁରତ ବିଲୁ ଅପ୍ତ ବହିଆ: ଅଥାନ୍ତ୍ରମେ ୮୦ ଜନ୍ମ-୧ (ପୁମ୍ନ ଜନ୍ମ: ୨୦୧ ଏକଂ ୨୦୬) /	0 කොදය සුග හරි ඇද සමග 0 වස්තුව, +5 ගම මස්තුර / සේවීම	क्षेत्र १००, १०१, १०१ वर्ष १०६, १, १०० वर्षेत्र वर्ष १००० वर्षेत्र,	6:38,60,000/- 6:38,60,000/-	A/c. No.: 129534915010026	ଶ୍ରୀ ସୁଦିତ କୁମାର ପାବେ (୯୮୧୮୮୦ ୭୩୭.୬) ଉପମହାପୁବନ୍ଧତ - ସିହେଇ ବିତ୍ୟର ବର୍ଷ ଜମନପୁର୍ବ ଅଧିକାରୀ, ଶ୍ରୀ ସୁହିତ କୁମାର ଦାବ (୯୪୩୭୦ ୭୧୯୧୦)
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	ව වාර සහ සහගු පරිභාගේ අදම්ව හැ හැරදාගව (පාසෙම් මහලා (අදම්ව අ ඉක්කරපාතික හැර අප විශේෂ වෙතුන්ව : මු හොමල් වෙතුන් අප (කෙතුන්ව : මු හෙමල් වෙතුන් අත වෙතුන්ව : මු හැර අත්ව හැර අත වෙතුන්ව : මු හොමල් වෙතුන් මෙ (කට අතුන්ව සහමුන් අප මෙ වෙතුන්ව : මු හොමල් පෙන්නේ අප (කු හැ අවිසි වෙතුන් වෙතුන් (කු හැර අවසි : නම් අප නම් හැර (කු හැර අවසි : නම් අප නම් අත (කු හැර අවසි : නම් අප නම් අප (කු හැර අවසි : නම් අප නම් අප (කු හැර අවසි : නම් (කු හැර අප (කු හැර අවසි : නම් (කු හැර අප ක්ෂාන්ගෙන් වෙතුන් විසි හැර ක්ෂාන්ගෙන් වෙතුන් විසි හැර ක්ෂාන්ගෙන් වෙතුන් විසි හැර කර අප අප මේ කිස වෙතුන් විසි හැර කර සමුත්ව සම්බා විසික් අප (කු හැර අවසි සම්බාවය විසික් (කු හැර අවසි සම්බාවය විසික් කර සම්බාවය අවසි මෙන්වය විසික් වෙතුන් අප මේ කිස්මාවය දිනි මේ ද වෙතුන් අප මේ කිස්මාවය දින හැර සම්බාවය විසික් විසික්ස් විසික් විසික් අත කර සම්බාවය අවසි මෙන්වයේ විසික් වෙතුන් සම්බාවය අවසි මෙන්වයේ විසික් වෙතුන් සම්බාවය අවසි මෙන්වයේ විසික් සම්බාවය අවසි මෙන්වයේ විසික් වෙතුන්ව සම්බාවය අවසි මෙන්වයෙන් විසික් වෙතුන්වන් අවසින් අවසි අවසින් විසික් වෙතුන්වන් සම්බාවය අවසින් මෙන්වයින් විසික් වෙතුන්වන් සම්බාවය සම	ව විස හෝ විසිය පරිසියේ දැන්ව සම්වූ අත්කාශය මේ විසියේ සහ (18) ද පරිසියේ දැන්ව දැන්ව අත්වෙසයේ පරිසියේ දැන්ව අත්වෙසයේ පරිසියේ දැන්ව අත්වෙසයේ පරිසියේ දැන්ව දැන්ව අත්වෙසයේ පරිසියේ දැන්ව දැන්ව අත්වෙසයේ අත් අත්ව අත්වසයේ අත් අත් අත්වසයේ අත් අත්වසයේ අත් අත්වසයේ අත් අත් අත්වසයේ අත් අත් අත් අත් අත්වසයේ අත්	ව විසි හෝ විසිය පරිස්තරේ අවස්ථා අත්ව අත්වාසය විසිය සහ විසිය පරිස්තර අත්ව අත්ව අත්ව අත්ව අත්ව අත්ව අත්ව අත්ව	ව සහ පත් සහය පරිසරේ අවේග අත්වෙය අවේග සහ පිට පරිසර සහ පත් සහ පත් පත් පත් පත් පත් සහ අවේග අත් පරිසර අත් සහ පත් අත් සහ පත් අත් සහ අත් සහ පත් අත් සහ අත්	### ### ### ### ### ### ### ### ### #



The above notice was published in The New Indian Express (English) and Samaja (Odia) on February 05, 2025 and Corrigendum Published on February 06, 2025 in The New Indian Express (English) and Samaja (Odia)

II. Introduction, Brief Description of secured assets and outstanding dues.

1. INTRODUCTION

IDBI Bank Ltd (IDBI) having its Head Office at IDBI Tower, Cuffe Parade, Mumbai 400005 issued a notice dated April 04, 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 Shri Umankshree Behera & Smt Leena Behera to repay within 60 days from the date of the said notice, the amount mentioned in the said notice being Rs 3,66,81,689 /- (Rupees Three Crore Sixty Six Lakh Eighty One Thousand Six Hundred Eighty Nine) together with further interest, costs and charges from January 10, 2023 at the contractual rates upon the footing of compound interest until payment/ realization. Though the Borrower duly acknowledged receipt of the said notice, it failed to discharge the liability.

As the mortgagor(s) has mortgaged the property to IDBI Bank Ltd as collateral 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 Physical Possession of immovable properties were taken on January 22, 2025. The AO has also got the assets valued after taking possession as required under the SARFAESI Act.

The list of secured assets being put on sale is mentioned hereinafter.

2. BRIEF DESCRIPTION OF SECURED ASSETS

Property Description.	Reserve Price	Earnest Money
	(Rs.)	Deposit (EMD)
		(Rs.)
	Lot 1-	Lot 1-
All the piece and parcel of Immovable property situated	Rs.2,41,90,000/-	Rs.24,19,000/-,
at Khata no-2758,Plot No-16 Area 0.182 dec	, Lot 2-	Lot 2-
corresponding to Sabak Settlement Khata No-140,Plot	Rs.76,97,000/-	Rs.7,69,700/-
No-1294 under Mouza-Nayapali, Under DSR	& Lot 3-	& Lot 3-
,Bhubaneswar, Kisam- Gharabari(II), Tehsil -	Rs.99,00,000/-	Rs.9,90,000/-
Bhubaneswar, District Khurda together with undivided		
share of land area in apartment named as "AMRITA		
SHOPPING ARCADE" consisting of four flats bearing		
Flat No-201, 206, 202 and 205 having super built up		
area of 1200 Sq.Ft, 1000 Sq.Ft, 700 Sq.Ft and 900 Sq.Ft		
respectively. Lot -1 (Flat No-201 & 206, Total Area-		
2200 Sq.Ft), Lot-2 (Flat No-202, Total Area-700 Sq.Ft)		
and Lot-3 (Flat No-205, Total Area-900 Sq.Ft).		
together with all and singular the structres and erections		
there on, both present and future		

3. Outstanding dues of the secured lenders is Rs 3,66,81,689 /- (Rupees Three Crore Sixty Six Lakh Eighty One Thousand Six Hundred Eighty Nine) together with further interest, costs and charges from January 10, 2023

III.TERMS AND CONDITIONS

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 secured assets mentioned at item No. II of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lenders mentioned at item No.III of the Tender Document.

2

Issue of Tender/ Offer / Bid Document: The Bid Document along with Offer Form is available free of cost from February 06, 2025 to March 05, 2025 and can be obtained from Shri Subrat Kumar Das, Assistant General Manager, IDBI Bank Ltd., 1St Floor, Janpath, Unit – IX, Bhubaneswar - 751022 on any working day between 11.00 am and 4.00 pm. The bid document can also be downloaded from IDBI's website (www.idbibank.in) And e-Auction service provider's website i.e. https://www.bankeauctionwizard.com. Interested parties can participate in the e-Auction for the property, as they desire.

3 Reserve Price :

Property Description. (Details are provided under Brief Description of secured assets page 7 of this bid document)	Reserve Price (Rs)	Earnest Money Deposit (Rs)
All the piece and parcel of Immovable property situated at Khata no-2758,Plot No-16 Area 0.182 dec corresponding to Sabak Settlement Khata No-140,Plot No-1294 under Mouza-Nayapali, Under DSR ,Bhubaneswar, Kisam-Gharabari(II), Tehsil - Bhubaneswar, District Khurda together with undivided share of land area in apartment named as "AMRITA"	Lot 1- Rs.2,41,90,000/- , Lot 2- Rs.76,97,000/- & Lot 3- Rs.99,00,000/-	Lot 1- Rs.24,19,000/ -, Lot 2- Rs.7,69,700/- & Lot 3- Rs.9,90,000/-

SHOPPING ARCADE" consisting of four flats bearing Flat No-201, 206, 202 and 205 having super built up area of 1200 Sq.Ft, 1000 Sq.Ft, 700 Sq.Ft and 900 Sq.Ft respectively. Lot -1 (Flat No-201 & 206, Total Area-2200 Sq.Ft), Lot-2 (Flat No-202, Total Area-700 Sq.Ft) and Lot-3 (Flat No-205, Total Area-900 Sq.Ft). together with all and singular the structres and erections there on, both present and future

4

The sale of Secured Assets is on "As is where is", "As is what is & whatever there is" and "no recourse basis" basis. The description of the immovable properties is based on the mortgages created by the Borrower/Mortgagor with the secured lenders 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 assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, 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.

- Inspection of assets: The interested parties may inspect the assets at their own cost between 11:00 a.m. and 4:00 p.m. from 03.03.2025 to 04.03.2025 in the presence of a representative of the AO available at the site to facilitate the inspection.
- **Due Diligence by the Bidders:** The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.
- 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.
- 8 The Bidder 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 assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
- **Submission of Tender/Offer:** 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.

The Format for submission of Profile of the bidder is given in Chapter IV & V respectively of this Tender Documents.

The format Chapter IV is for Individuals and

The format Chapter V is for Company / Proprietorship / Partnership firms.

Bidders may fill in only the form relevant to them.

- 10 The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature which should be duly attested.
- 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.
- Bidders are also required to submit declaration executed on general stamp paper of Rs 100/- along with the Bid form as per the format given at Chapter VI.
- The Tender/Offer form, declaration etc. shall not be detached from the Bid Documents i.e. 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 i.e. entire set of Bid Document along with duly filled relevant forms be submitted to AO.
- 14 Last date for submission of Tender/Offer /Bid Document: The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Deputy General Manager, IDBI Bank Ltd.at Nayasarak Branch Cuttack not later than 4.00 pm on February 05, 2025, in a sealed cover Bidders to submit the EMD by way of NEFT/RTGS in favour of IDBI Bank Ltd, Account No. 129534915010026, IFSC Code: IBKL0001295 Branch-Khandagiri, Bhubaneswar or DD/PO drawn in favour of "IDBI Bank Ltd. Such bidders must indicate RTGS UTR No./NEFT Ref No., Amount remitted and date in the appropriate space in the Profile of the Bidder.
- Only those bidders will be permitted to participate in the e-Auction whose Tender/Offer /Bid Document is complete in every respect and remittance by way of RTGS/NEFT proceeds is credited into the account indicated well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Tender /Offer/ Bid document, if found incomplete in any respect, shall be liable for outright rejection.
- 16 Procedure for e-Auction (after submission of bid to AO).
 - a. IDBI has appointed Antares Systems Limited as e-Auction Support Provider (e-ASP) for said sale.
 - b. **Ms. B.M Sushmitha** (Mobile no. 8951944383, mail id: sushmitha.b@antaressystems.com), **Website Name**: www.bankeauctionwizard.com authorized representative of e-ASP.

- c. After scrutinisation of bids and confirmation of the receipt of EMD as advised, AO would forward names and other details of valid bidders to the e-ASP for initiating further process related to auction.
- d. Valid bidders are required to be in touch with the e-ASP and submit following documents to e-ASP:-
 - 1. Details of EMD i.e. details of RTGS/NEFT sent to AO.
 - 2. Self attested copy of PAN Card.
 - 3. Self attested valid Residential Proof (any one of the-Voter-id, Passport, Driving License, Aadhar Card, Electricity Bill, Telephone Bill)
 - 4. Valid e-mail id and contact details (with alternate mobile/ land line phone numbers)
- e. After registration and satisfaction of KYC and other norms e-ASP would provide user id and password to the valid bidders.
- f. After receiving the user-id / password from e-ASP, the bidders may request for training for e-Auction.
- g. After completion of e-Auction process, e-ASP would submit list of the bidders along with its bid amount to AO.
- h. Thereafter, AO would intimate the bidders accordingly.

Bank / AO / e-ASP provider will not be held responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-Auction.

17 Date and Time of e-Auction

06.03.2025 11.00 am to 12:00 Noon

The auction would be held with **unlimited** extensions of 05 minutes each, **if** required, on **e-Auction** platform at website: https://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.

Increase in Bid Amount:

It may be noted that increase in bid amount, if any, during the e-Auction period shall be made as under.

In multiples of Lot 1- Rs.2,00,000/-, Lot 2-Rs.50,000 and Lot 3-Rs.75,000/-increase in bid amount below Lot 1- Rs.2,00,000/-, Lot 2-Rs.50,000 and Lot 3-Rs.75,000/- 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.

AO reserves the right to retain the EMD of top three bidder's up to three months from the date of e-Auction and **the amount of such EMD will not carry any interest**. The Bids so retained will be valid for three 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.

19 | Payment of Sale Price

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 after intimating acceptance of his/her bid, that is, confirmation of sale in his favour by way of **RTGS/NEFT** in favour of IDBI Bank Ltd, Account No.129534915010026, IFSC Code: **IBKL0001295**, Branch: Khandagiri, Bhubaneswar.

The balance amount of the sale price shall have to be paid within 15 days from the

- sale date by way of **RTGS/NEFT** in favour of IDBI Bank Ltd, Account No. **129534915010026**, IFSC Code: **IBKL0001295**, Branch: Khandagiri, Bhubaneswar or such extended period as may be agreed upon in writing between the successful bidder and the AO.
- In case the successful bidder fails to deposit 25% of the sale price within stipulated period, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
- 21 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.
- In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the amount paid by such bidder would be forfeited and also the AO reserves the right to re-sell the assets to the second/third highest bidder or re-auction the property in the above manner, who shall also be treated as the successful bidder mentioned in clauses 9 to 16 above and further in terms of this Bid Document.
- On confirmation of sale and if the terms of payment have been complied with and the successful bidder pays entire sale consideration, 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 (Enforcement) Rules, 2002.
- The Successful Bidder shall, after making full payment of sale price within 15 days of sale 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 / IDBI Bank Ltd or its any official 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 rebidding 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.
- After issuance of Certificate of Sale by AO, the Successful Bidder (purchaser) is required to get the same registered with the competent authority (if required) within four months or as per norms guidelines of government authorities issued from time to time at his cost. The purchaser will be required to bear all the necessary expenses like stamp duty, registration, conveyance 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.
- 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.

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.

28 General Terms and Conditions

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.

- 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.
- 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/ e-Auction 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.
- In the event the said sale in favour of the bidder not being 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.
- 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 Jurisdiction

All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Bhubaneswar alone shall have jurisdiction to entertain /adjudicate such disputes.

- On payment of Sale consideration, the successful bidder to the bank will be subject to TDS under section 194 -1A of the Income Tax Act 1961 and TDS is to be deducted by the successful bidder only at the time of deposit of remaining 75% of the Bid amount. Any dispute regarding the matter would be under jurisdiction of courts in Bhubaneswar only.
- Particular specified in schedule above has been stated to the best of the information of the Authorised Officer/ Bank. Authorised Officer and/or Bank will not be answerable for any error, Mis-statement or omission in this Public Notice.
- **36** Tenderer (s) must ensure the following while submitting the tender:
 - 1. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID ENCLOSED AT ANNEXURE-IV/V.
 - 2. 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.
 - 3. COPY OF THE CERTIFICATE OF INCOPORATION OF THE COMPANY/FIRM.

- 4. 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.
- 5. THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED.
- 6. THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

IV. BID FORM FOR INDIVIDUAL

All the piece and parcel of Immovable property situated at Khata no-2758,Plot No-16 Area 0.182 dec corresponding to Sabak Settlement Khata No-140,Plot No-1294 under Mouza-Nayapali, Under DSR ,Bhubaneswar, Kisam- Gharabari(II), Tehsil - Bhubaneswar, District Khurda together with undivided share of land area in apartment named as "AMRITA SHOPPING ARCADE" consisting of four flats bearing Flat No-201, 206, 202 and 205 having super built up area of 1200 Sq.Ft, 1000 Sq.Ft, 700 Sq.Ft and 900 Sq.Ft respectively. Lot -1 (Flat No-201 & 206, Total Area-2200 Sq.Ft), Lot-2 (Flat No-202, Total Area-700 Sq.Ft) and Lot-3 (Flat No-205, Total Area-900 Sq.Ft). together with all and singular the structres and erections there on,both present and future

(To be submitted by the Bidder/Offerer separately 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/Offeror 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).	• •	
i)	RTGS / NEFT UTR No. OR DD/PO No		
ii)	Amount Remitted		
iii)	Date		
iv)	Name of the Bank & Branch		
In corremi		be	refunded to the account from where it was
6	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	••	

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 Bidder/Officer or duly authorised official of the Bidder/Offerer

Name and Designation of the Bidder/Officer or authorised Signatory

Place : Date :

V. BID FORM FOR COMPANY/ PARTNERSHIP/ PROPRIETORSHIP FIRM

All the piece and parcel of Immovable property situated at Khata no-2758,Plot No-16 Area 0.182 dec corresponding to Sabak Settlement Khata No-140,Plot No-1294 under Mouza-Nayapali, Under DSR ,Bhubaneswar, Kisam- Gharabari(II), Tehsil - Bhubaneswar, District Khurda together with undivided share of land area in apartment named as "AMRITA SHOPPING ARCADE" consisting of four flats bearing Flat No-201, 206, 202 and 205 having super built up area of 1200 Sq.Ft, 1000 Sq.Ft, 700 Sq.Ft and 900 Sq.Ft respectively. Lot -1 (Flat No-201 & 206, Total Area-2200 Sq.Ft), Lot-2 (Flat No-202, Total Area-700 Sq.Ft) and Lot-3 (Flat No-205, Total Area-900 Sq.Ft). together with all and singular the structres and erections there on,both present and future

(To be submitted by the Bidder/Offerer separately for each property)

1.	<i>a</i>) 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)
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	:
	Authorise person with	
	PIN Code, Telephone Nos.;	
	Fax Nos.; Website, etc.	
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer	:
	has with any employee of IDBI Bank	
	Ltd.	
13	Details of Earnest Money Deposit of Rs	:
	lakh.	
i)	Name of the Bank & Branch	
	RTGS/NEFT remitted OR	
	DD/PO issuing Bank	
ii)	RTGS/NEFT UTR No. OR DD/PO No	
iii)	Amount Remitted	
iv)	Date	
In c	ase of refund of EMD, it would be refund	led to the account from where it was
remi	tted.	
14	Income Tax Permanent Account	:
	Number(s) (PAN) of the Authorised	
	person	

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

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

Signature:

Name of the Authorised Person:

Designation:

Company /Firm/Party Seal

All authorizations should be annexed to this form.\

VI. DECLARATION BY THE BIDDER

(ON GENERAL STAMP PAPER OF Rs 100/-)

(Note: This Appendix forms part of the Bid/Offer)
To,
The Authorised Officer,
IDBI Bank Ltd.,
At Khandagiri Branch

Dear Sir,

<u>Sale of Secured Assets/Properties on account of Shri Umankshree Behera & Smt</u> <u>Leena Behera</u>

- 1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets/properties, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender/Offer Document.
- 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/properties. 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 of entire sale

consideration. 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.

- 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 in respect of mortgaged property(ies) on account of **Shri Umankshree Behera & Smt Leena Behera** 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 is accepted.
- I/We understand that you are not bound to accept the highest or any Bid as you may consider deem fit. 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.

Partici	, oj pr.	race creaty.										
5	I/We	understand	that 1	time is	the	essence	for	comple	eting	the	acquis	sition
forma	lities o	f the Secured	l Asset	ts/prope	erty ar	nd I/we ag	gree	and und	dertak	e to a	bide b	y it.
6	I/We	have	e	ren	nitted		Rs				(Rı	apees
			01	nly) tov	wards	Earnest	Mon	ey Dep	osit (EMD) to	IDB]
Bank	Ltd.	by way of	RTG	S/NEF	T ir	n favour	of	IDBI	Bank	Ltd	A/c	No-
12953	49150	10026, IFSC	Code	: IBKI	L0001	295 Bran	ch:	Khanda	agiri C	uttac	k	

7 I/We understand that the EMD will not carry any interest.

Place : Dated:

Occupation

8 I/We understand that the Bid should be unconditional and Bid having conditions contrary to the terms and conditions of the Bid Document can be summarily rejected.

Signature, Name & Designation of the duly authorized official of the Bidder/Offerer
(Name and address of the Bidder)
(IN BLOCK CAPITALS)
Place:
Dated:
WITNESS:
Signature :
Name & Address:

•