

The Authorised Officer (AO)

Of

IDBI Bank Ltd.

TENDER DOCUMENT

For

Sale of Assets (Industrial Land, Shed & Building) of

**M/s Anurag Engineering Work. Partners-Shri Brij Bhushan Pandey and Smt. Amrita
Pandey**

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

and

The Security Interest (Enforcement) Rules, 2002

Date: 22.06.2022

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I. Public Notice for Sale published in the newspapers

 आईडीबीआई बैंक लिमिटेड क्षेत्रीय कार्यालय- भिलाई, पता- 19, प्रियदर्शनी परिसर नेहरू नगर स्ववेयर, भिलाई-490020 CIN:L65190MH2004GOI148838		वेगा ई-नीलामी दिनांक 15.07.2022			
विक्रय हेतु सार्वजनिक सूचना					
यद्यपि, निम्न हस्ताक्षरकर्ता ने आई.डी.बी.आई बैंक लिमिटेड, के अधिकृत अधिकारी के रूप में वित्तीय आगियों का प्रतिभूतिकरण और पुनर्गठन एवं प्रतिभूति वित्त अधिनियम, 2002, प्रबंधनों के तहत नीचे दशांगी गई निम्नलिखित संपत्ति के बिक्री हेतु ई- नीलामी के लिये बोलीवा / प्रस्ताव आमंत्रित करता है। प्राधिकृत अधिकारी, आई.डी.बी.आई बैंक लिमिटेड द्वारा कब्जा ले लिया गया है।					
क्र.	उधारकर्ता का नाम एवं पता	वकालत दायि मांग सूचना के अनुसार	मांग सूचना तिथि कबजे की तिथि	आवृत्तित मूल्य ईएमडी राशि	संपत्ति का विवरण
1)	उधारकर्ता- मेरुस अनुराग इंजीनियरिंग वर्क, पार्टनर: श्री वृज भूषण पाठे एवं श्रीमती अमृता पाठे, ए-28, एच 2 एल डेवेलोप, कोहका, भिलाई, विन्ता-द्वी (छ.ग.) शाखा-नेहरूनगर, भिलाई	₹56,18,776.77/- + स्वामन एवं अन्य शुल्क	04.12.2019 18.02.2020	₹. 39.94 लाख ₹. 3.99 लाख	इण्डस्ट्रीयल प्लॉट एवं पवन- इंजीनियरिंग पार्क, हैवी औद्योगिक क्षेत्र, हथखोज भिलाई (छ.ग.) में प्लॉट नं. 205, कुल क्षेत्र 0.10 हेक्टेयर = 10,764 वर्गफुट पर स्थित अचल स्वीच होल्ड इण्डस्ट्रीयल संपत्ति का साथे धान व अंश। चौड़दूरी- पूर्व- प्लॉट नं. 206, पश्चिम- रोड, दक्षिण - प्रपोज्ड ड्रीम वेल्ड, उत्तर - रोड। (संपत्ति बैंक के कब्जे में है)
ईएमडी जमा करके की अंतिम तिथि- 14.07.2022, रात्रि 2.30 बजे तक		प्रातिभाषील बोली राशि ₹. 10,000/-			
संपत्ति के निरक्षण की तिथि एवं समय दिनांक 23.06.2022 से 14.07.2022, समय सोपहर: 2 से शाम 5 बजे तक कार्य दिवस के अंतर्गत					
इच्छुक पत्र संख्या क्रमांक-1 के लिए संकेत कर सकते हैं - आईडीबीआई बैंक लिमिटेड, 19 प्रियदर्शनी परिसर, नेहरू नगर, भिलाई, बी देवतनु सेक्टर, पो. -8726077146, श्रीमती इजिता विकारिका, पो. - 9989647755 या श्री धर्मेश प्रधान, पो. - 9928012615, । किसी भी सहायता के लिए क्षेत्रीय कार्यालय भिलाई - श्री रानीम कुमारी जैन, पो. 8987620189 या श्री. लक्ष्मीत बेरवाजी, पो.8425005957. बोली दस्तावेज में प्रदर्शित होने वाले चिह्नों एवं शर्तों की सुधि 1. सुरक्षित संपत्तियों की विधि "जहां है जैसे है के आधार पर", "जो है के आधार पर", "जो भी है के आधार पर" एवं "फॉइ पुनरावृत्ति नहीं" के आधार पर है और सुरक्षित सहायता यानि आईडीबीआई बैंक लि. की ओर से है. व्यक्तिगत संपत्ति के लिए भी बोलीकुंमारी स्विकार किया जा सकता है। 2. जमर जलिलखित संपत्ति आश्रित मूल्य से नीचे नहीं बेची जा रही। 3. जमलत रशि (ईएमडी), खाता क्र. 84837900010771, आईएफएस कोड- IBKL0000048, आईडीबीआई लि., नेहरू नगर शाखा, भिलाई के पास में NEFT/RTGS वा जेडी के द्वारा जमा करना होगा। 4. जमलत रशि में व्याज नहीं लगेगा, प्राधिकृत अधिकारी बोली चुनने की तिथि से तीन महीने के भीतर तक तीन बोलीदाताओं की जमलत रशि रख सकते है। 5. प्राधिकृत अधिकारी तीन तीन बोलीदाताओं के बीच अंतर-ले बोली जमाने की अनुमति दे सकते हैं। 6. सफल बोलीकर्ता को बिक्री मूल्य घटाव तथा की गई ईएमडी रशि का 25% बिक्री की मुक्ति होने पर जमा करना होगा। बिक्री मूल्य की बहाल रशि बिक्री की मुक्ति होने पर 15 दिनों के अंदर वार्डों की सहायि द्वारा बहाल कर अवधि के अंदर भुगतान करना होगा। विधि अवधि के अंदर बकाया रशि का भुगतान न करने की दश में जमा की गई रशि संपत्ति अक्षम रशि तथा नती जमा नती जा रही। 7. बैंक को यह अधिकार है कि बिना कोई कारण बताये किसी भी निविदा को स्वीकृत / अस्वीकार कर सकता है। यदि सभी बोलियों अस्वीकार कर दी जाती है, तो बैंक को अन्य सहायमिनी समझौता के माध्यम से परिलक्षणीयों को बेचने का अधिकार है। 8. बोली दस्तावेज (बिड डीक्यूमेंट) में उल्लेखित प्रातिभू आगित्वा उधारकर्ताओं द्वारा प्रातिभूत सहायता के पत्र में बनना पर धार / बंधक पर अंधाधुन होत है, बिना के विरता बोली दस्तावेज (बिड डीक्यूमेंट) में दिए गए हैं। इच्छुक पार्टियों (बोलीकर्ताओं)से अनुरोध किया जाता है कि वे प्रातिभूत अगित्वा के विवरण को सत्यापित कर लें तथा प्राधिकृत अधिकारी (AO) के पास अनुसंध पर जमाबंद बंधक संपत्ति से संबंधित अभिलेखों का निरीक्षण कर लें 9. लेखार सुरक्षित परिसरों में किसी भी नगरिका/विक्रयिका की के लिए वा किसी भी अनुमति आदि की खरीद के लिए एवं वस्तु द्वारा रक्षित किसी भी प्रतिकरण के बहाल के लिए जिम्मेदार नहीं होता है। 10. सुरक्षित संपत्ति केवल सुरक्षित लेनदारों को मुक्त एवं पुनर्करी से मुक्त में बेचे जा रहे है। 11. सफल बोलीदाता को संपत्ति के हस्तांतरण के लिए स्टाम्प ड्यूटी/पंजीकरण/अध्यय / कर देणदारित, राकरी एवं अन्य वैधानिक बहाल जैसे शर्तों का को वहन करण आवश्यक होगा। 12. उक्त विक्रय प्रातिभूत/आगित्वा एवं बोली दस्तावेज (बिड डीक्यूमेंट) में दिए गए नियमों तथा शर्तों के अधीन है। बोलीदस्तावेज हमारे किसी भी कार्यालय में सभी कार्यदिवसों में प्राप्त किए जा सकते हैं अथवा आईडीबीआई की वेबसाइट www.idbiban.in एवं https://www.bankauctions.in से डाउनलोड किए जा सकते हैं। 13. किसी ई-नीलामी प्लेटफॉर्म वेबसाइट www.bankauctionwizard.com में ई नीलामी सेवा सेवा प्रदाता एंटरप्राइस सिस्टम लिमिटेड, किसी भी अन्य जानकारी के लिए श्री मनोहर एच, पो: 9686196755, फोन: 080-40482108, ई-मेल: manohar.s@antaresystems.com पर संपर्क कर सकते हैं। सरकारी अधिनियम (SARFAESI ACT), 2002 के विधन 9 (1) के तहत 15 दिनों की सांघिक विक्रय सूचना की सांघिक विक्रय सूचना (राज्य सरकार/ओ) को सूचित किया जाता है कि नीलामी की प्रातिभूत से पहले उपरोक्त/प्रातिभूत रशि का अदातन भ्रात और बहाल करण के साथ भुगतान को अक्षम संपत्ति को नौलाम। विक्रय कर विधि जारता तथा होय रशि (रशि कोई हो) भ्रात और हस्ता के साथ वस्तु की जा रही					
स्थान- भिलाई, दिनांक- 22.06.2022				प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड	

Terms and conditions of Sale:

1. The sale of Secured Assets is on “**as is where is basis**”, “**as is what is basis**”, “**whatever there is basis**” and “**no recourse basis**” for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. The aforesaid property shall not be sold below the reserve price mentioned above.
3. The sale shall take place on the expiry of thirty days from the date of publication of this notice.
4. The Earnest Money Deposit – (EMD) has to be deposited in Favour of **IDBI Bank Ltd, Account No. 04837000010771**, IFSC Code- IBKL0000048, Branch- Nehru Nagar,Bhilai
5. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids.
6. The AO may permit inter-se bidding among the top three bidders.
7. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
8. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
9. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
10. 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.
11. The Secured Assets are being sold free from charges and encumbrances of Secured Creditors only.
12. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
13. The sale is strictly subject to terms and conditions given in the advertisement and in the “**Bid Documents**”. Bid Documents can be obtained from any of our offices, on all working days or downloaded from IDBI’s website i.e. **www.idbibank.in** also at www.bankeauctionwizard.com

14. The sale would be on e-auction platform at web www.bankeauctionwizard.com through e-auction provider ANTARES SYSTEMS LIMITED. For details, help, procedure and online training in e-auction, prospective bidders may contact the e-auction service provider , **Mr. Manohar S**, help line No- +91- 9686196755 , email id manohar.s@antaressystems.com.
15. Interested parties may contact **IDBI Bank Ltd, Nehru Nagar Square, Bhilai Branch, Bhilai,C.G.,Shri Debtanu Sengupta, M-9735077166, (email) IBKL0000048@IDBI.CO.IN or Smt.Ipsita Tikariha Mob: 9669047755.**

16. Statutory 15 days Sale Notice under Rule 9(1) of the SARFAESI Acts 2002:

The borrower/guarantor/mortgager are hereby notified to pay the sum as mentioned above along with upto date-interest and ancillary expenses before the date of auction, falling which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place: Raipur, Date: 22.06.2022

Sd/- Authorised Officer,
IDBI Bank Limited

The above notice was published in The Pioneer (English) and The Hari Bhoomi (Hindi) on 22.06.2022.

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 400 005 issued a notice dated 04/12/2019 , 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 Brij Bhushan Pandey and Smt. Amrita Pandey Partners of M/s Anurag Engineering Work, having its registered office / address at A-28 Surya Residency, Kohka, Bhilai, Dist-Durg, Chhattisgarh , Pin-490023 (hereinafter referred to as the Borrower) to repay within 60 days from the date of the said notice, the amount mentioned in the said notice being Rs 56,18,776.77 (Rupees fifty six lac eighteen thousand seven hundred seventy six and seventy seven paise only) as on 01.09.2019 together with further interest from 02.09.2019 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 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 was taken on 25.03.2022.

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

2. BRIEF DESCRIPTION OF SECURED ASSETS

Property Description.	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs)
All that part and parcel of industrial leasehold property consisting of Plot No. 205, Engineering Park, Heavy Indutrail Area, Hathkhoj, Bhilai Tehsil & District Bhilai, Chhattisgarh - 490023 admeasuring area 0.10 hectare or 10764 sq ft. together with all shed and building.	39,94,000.00	3,99,000.00

3. Outstanding dues of the secured lenders as on 01.09.2019 is Rs 56,18,776.77 (Rupees fifty six lac eighteen thousand seven hundred seventy six and seventy seven paise only)

4. III. 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. 2 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
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	the Tender Document.								
2	<p>Issue of Tender/ Offer / Bid Document</p> <p>The Bid Document along with Offer Form is available free of cost from June 22, 2022 to July 14, 2022 and can be obtained from IDBI Bank Ltd. Nehru Nagar Branch, Bhilai, C.G. on any working day between 11.00 am and 3.00 pm.</p> <p>The bid document can also be downloaded from IDBI's website (www.idbibank.in) And e-Auction service providers website i.e. www.bankeauctionwizard.com. Interested parties can participate in the e-Auction for only the property.</p>								
3	<p>Reserve Price :</p> <table border="1"> <thead> <tr> <th>Property Description. (Details are provided under Brief Description of secured assets page 7 of this bid document)</th> <th>Reserve Price(Rs.)</th> <th>Earnest Money Deposit (Rs.)</th> </tr> </thead> <tbody> <tr> <td>All that part and parcel of industrial leasehold property consisting of Plot No. 205, Engineering Park, Heavy Indutrail Area, Hathkhaj, Bhilai Tehsil & District Bhilai, Chhattisgarh -490023 admeasuring area 0.10 hectare or 10764 sq ft. together with all and singular shed and building.</td> <td>39,94,000.00</td> <td>3,99,000.00</td> </tr> </tbody> </table>			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 that part and parcel of industrial leasehold property consisting of Plot No. 205, Engineering Park, Heavy Indutrail Area, Hathkhaj, Bhilai Tehsil & District Bhilai, Chhattisgarh -490023 admeasuring area 0.10 hectare or 10764 sq ft. together with all and singular shed and building.	39,94,000.00	3,99,000.00
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4	<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 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.</p>								
5	<p>Inspection of assets</p> <p>The interested parties may inspect the assets at their own cost between 2 p.m. and 5:00 p.m. from June 23, 2022 to July 14, 2022 in the presence of representative of the AO available at the site to facilitate the inspection.</p>								
6	<p>Due Diligence by the Bidders</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. 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>								
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	The Bidder shall not be entitled to receive re-imburement 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.
9	<p>Submission of Tender/Offer</p> <p>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 is given in Chapter IV & V respectively of this Tender Documents.</p> <p>The format Chapter IV is for Individuals and The format Chapter V is for Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
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.
11	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.
12	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.
13	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	<p>Last date for submission of Tender/Offer /Bid Document</p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri Debtanu Sengupta , Deputy General Manger, IDBI Bank Ltd., Nehru Nagar Bhilai , <u>not later than 2.30 pm, July 14, 2022</u> in a <u>sealed cover.</u> Bidders to submit the EMD by way of RTGS in favour of IDBI Bank Ltd, Account No. 04837000010771, IFSC Code: IBKL0000048, Branch : Nehru Nagar Bhilai, CG. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
15	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 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	<p>Procedure for e-Auction (after submission of bid to AO).</p> <ol style="list-style-type: none"> a. IDBI has appointed ANTARES SYSTEMS LIMITED, as e-Auction Support Provider (e-ASP) for said sale. Mr. Manohar S help line email id manohar.s@antaressystems.com is authorized representatives of e-ASP. Cell: +91 9686196755 b. 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. c. Valid bidders are required to be in touch with the e-ASP and submit following documents to e-ASP:- <ol style="list-style-type: none"> 1. Details of EMD i.e. details of RTGS 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) d. After registration and satisfaction of KYC and other norms e-ASP would provide user id and password to the valid bidders. e. After receiving the user-id / password from e-ASP, the bidders may request for training for e-Auction. f. After completion of e-Auction process, e-ASP would submit list of the bidders alongwith its bid amount to AO. g. Thereafter, AO would intimate the bidders accordingly. <p>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.</p>	
17	Date and Time of e-Auction	July 15, 2022
18	<p>The auction would be held with unlimited extensions of 05 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 received would be treated as the successful bid and auction would be treated as closed/terminated.</p> <p>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.</p> <p>In multiples of Rs.10,000/- for the property, increase in bid amount below the aforesaid amounts 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>	
19	<p>Payment of Sale Price</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 after issuance of letter intimating acceptance of his/her bid, that is, confirmation of sale in his favour by way of RTGS in favour of IDBI Bank Ltd, IDBI Bank Ltd, Account No. 04837000010771, IFSC Code- IBKL0000048, Branch- Nehru Nagar ,Bhilai, C.G.</p>	

	The balance amount of the sale price shall have to be paid within 15 days from the sale date by way of RTGS in favour of IDBI Bank Ltd, IDBI Bank Ltd, Account No. 04837000010771 , IFSC Code- IBKL0000048, Branch- Nehru Nagar ,Bhilai, C.G. or such extended period as may be agreed upon in writing between the successful bidder and the AO.
20	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.
22	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.
23	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 favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
24	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 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.
25	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.
26	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.
27	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
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.
29	The entire procedure of e-Auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
30	The AO reserves the right and liberty to accept/reject any or all the Bids/Offeres 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 her sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
31	In the event the said sale in favour of the bidder 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.
32	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
33	Jurisdiction All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Durg shall have jurisdiction to entertain /adjudicate such disputes.
34	On payment of Sale consideration, the payment by 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 Durg only.
35	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: <ul style="list-style-type: none"> A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID ENCLOSED AT ANNEXURE-VI/VII B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM. C. COPY OF THE CERTIFICATE OF INCOPORATION OF THE COMPANY/FIRM. D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORIZING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER. E. THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED. F. 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

For purchase of secured assets / property of M/s Anurag Engineering Work. Partner-Shri Brij Bhushan Pandey and Smt. Amrita Pandey :

All that part and parcel of industrial leasehold property consisting of Plot No. 205, Engineering Park, Heavy Indutrail Area, Hathkhoj, Bhilai Tehsil & District Bhilai, Chhattisgarh -490023 admeasuring area 0.10 hectare or 10764 sq ft. together with all and singular shed and building.

(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	RTGS remitted through i.e. Name of the Bank	:	
	RTGS UTR NO.	:	
	Amount remitted	:	

In case of refund of EMD, it would be refunded to the account from where it was remitted.		
	Date	:
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 duly authorised official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

V. BID FORM FOR COMPANY/ PARTNERSHIP/ PROPRIETORSHIP FIRM

For purchase of secured assets / property of M/s Anurag Engineering Work. Partner-Shri Brij Bhushan Pandey and Smt. Amrita Pandey

All that part and parcel of industrial leasehold property consisting of Plot No. 205, Engineering Park, Heavy Indutrail Area, Hathkhaj, Bhilai Tehsil & District Bhilai, Chhattisgarh -490023 admeasuring area 0.10 hectare or 10764 sq ft. together with all and singular shed and building.

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

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-Auction process)	:
	b) Complete Postal Address of the 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	RTGS remitted through i.e. Name of the Bank	:
	RTGS UTR No.	

	Amount Remitted	
	Date	
In case of refund of EMD, it would be refunded to the account from where it was remitted.		
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 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.,
Nehru Nagar, Bhilai Branch,C.G.

Dear Sir,

For purchase of secured assets / property of M/s Anurag Engineering Work. Partner-Shri Brij Bhushan Pandey and Smt. Amrita Pandey :

All that part and parcel of industrial leasehold property consisting of Plot No. 205,Engineering Park, Heavy Indutrail Area,Hathkhoj,Bhilai **Tehsil & District Bhilai, Chhattisgarh -490023** admeasuring area 0.10 hectare or 10764 sq ft. together with all and singular shed and building.

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.

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 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, of Shri Ravi Kumar Saahu and/or Smt.Bhagwati Sahu 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.

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.

I/We have paid Rs..... (Rupeesonly) towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd." by way of

We understand that the EMD will not carry any interest.

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.

Place :

Dated ...__ day of _____2022

Signature in the capacity of

duly authorised to sign Bid for and on behalf of

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

Place :

Dated ...__ day of _____2022

Signature in the capacity of

duly authorised to sign Bid for and on behalf of

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

WITNESS :

Signature :

Name & Address :

Occupation :