

The Authorised Officer (AO)

Of

IDBI Bank Ltd.

TENDER DOCUMENT

For

Sale of Assets (Immovable-Residential Flat) of

Late Shri Chandrasekhar Vishwakarma,

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

and

The Security Interest (Enforcement) Rules, 2002

Date: 01.12.2023

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I. Public Notice for Sale published in the newspapers

 IDBI BANK CIN:L65190MH2004GOI148838		IDBI BANK LTD. Regional Office- 1st Floor Civil Lines, Dev Tower, Sant Kabir Chowk, Near Holy Heart School, Raipur (C.G.)		E-AUCTION 01.01.2024 Time-12 PM. To 2 P.M.	
PUBLIC NOTICE FOR SALE					
The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer for E-Auction for sale of the following property mentioned below of under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002, Possession whereof has been taken by the AO, IDBI Bank Ltd.					
S. No.	Name of Borrower & Address	Outstanding amount as per Demand Notice	Demand Notice Date	Reserve Price EMD	
1.	Borrowers:- 1. Shri Ravi Kumar Sahu S/o Gajadhar Prasad Sahu 2. Smt. Bhagwati Sahu W/o Gajadhar Prasad Sahu, H. NO.-06, Block-01, Sector-02, Near PWD Office, Kashiram Nagar, Raipur, Branch-Sunder Nagar Description of Property- Residential Plot:- All that part and parcel of the property consisting of Khasra No.59/32, PH. No. 52/73, Street-D, Krishnapuri Colony,Amalidih, Devpuri Road,Raipur, Tehsil & District Raipur, Chhattisgarh-492001. Bounded: North By:Boundary of Solous Homes, South by:Road, East by:Plot of Ahuja, West by:Other's land. together with all building and structures thereon. Physical Possession.	Rs.15,03,888/- + further interest & other charges	10.09.2021 04.12.2021	Rs.16,00,000/- Rs.1,60,000/-	
2.	Borrowers:- 1. Shri Navratn Jain S/o Shri Subhash Chandra Jain & 2. Smt. Disha Jain W/o Shri Navratn Jain Flat No. 502, 5th floor, Block-B, Raj Tower, Mahamaya Mandir Ward, Raipur (C.G.), Branch- Sunder Nagar. Description of Property- Residential Flat:- All that part and parcel of the property consisting of Flat No-B-502, 5th Floor, Block No-B, Raj Tower,Khasra No-1912/10, 13, PH. No-106 (A), Mahamaya Mandir ward, Tehsil & District-Raipur, Chhattisgarh-492001. Bounded: North by Flat No. 503, South by Lobby, East by Passage & Lift, West by Flat No. 501, Physical possession.	Rs.25,40,070/- + further interest & other charges	15.06.2020 01.09.2020	Rs.18,00,000/- Rs.1,80,000/-	
3.	Borrowers:- 1. Late Shri Chandrasekhar Vishwakarma S/o Shri Ramji Vishwakarma, Legal Heirs of Chandrasekhar Vishwakarma are Smt. Shobhabati Devi, Kum. Punam Vishwakarma, Kum. Sonam Vishwakarma, Shri Alok Vishwakarma At-MIG-98,Kabir Nagar, Near Tiranga Chowk, Raipur, Chhattisgarh, Pin-492009 and At-D-102, D Block, Ram Niketan, Near Bhavan School, Saddu, Raipur, Chhattisgarh, Pin-492014, Branch - Samta Colony Description of Property- Residential Flat- All that part and parcel of the property consisting of Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baroda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh. Bounded: On the North by: Open space, On the South by: Lobby, On the East by: Flat No-D102, On the West by: Open Space. Symbolic Possession.	Rs.17,12,610/- + further interest & other charges	07.01.2023 15.04.2023	Rs.39,04,000/- Rs. 3,90,400/-	
4.	Borrowers:- 1. Smt Shweta Thakur W/o Shri Abhishek Thakur 2. Shri Abhishek Thakur S/o Shri Balkrishna Thakur At-H .No-31/605,Near Bal Samaj Library, Brahmanpara, Raipur, Chhattisgarh, Branch - Pachpedi Naka Description of Property- Residential Plot:- All that part and parcel of the Land consisting in Survey No. 150/72, admeasuring 1080 sq.ft. or thereabouts, situate within the village limits of Changorabhata, Dr Khubchand Baghel Ward, Ward No-67,PH No-105/59,RIC-Raipur-1,Taluka and Registration Sub District-Raipur, Dist and Registration District-Raipur in the state of Chhattisgarh. Bounded: On the North by: Land of Rasik Parmar, On the South by: Land of Shri Dharam Patel, On the East by: Land of Shri Purba, On the West by: Road, together with all buildings and structures thereon. Physical Possession	Rs.7,34,790/- + further interest & other charges	07.12.2022 16.03.2023	Rs.12,96,000/- Rs.1,29,600/-	
5.	Borrowers:- 1. Shri Sandip Agarwal S/o- Shiv Bhagwan Agarwal 2.Smt. Saraswati Agrawal W/o-Sandip Agarwal 3. Shri Sunil Agarwal S/o- Shiv Bhagwan Agarwal At:17A, Sura, Third Lane, Blegghata,Kolkata-700010, West Bengal. Branch : Fafadih Description of Property- Residential Flat- All that piece and parcel of land comprised in and forming part of Flat No-A 403, 4th Floor, admeasuring 1804.50 Sq ft., Kh.No.15001/3, PH 51, Ward No.-2, Maruti Lifestyle and situated on Mahoba Bazar, Raipur, Chhattisgarh- Bounded: On the North by: Corridor, On the South by: Open Area, On the East by : Open Area, On the West by : Flat No-A 401. Physical Possession	Rs.1,31,39,383.81 + further interest & other charges	24.07.2023 26.09.2023	Rs.1,53,38,250/- Rs.15,33,825/-	
6.	Borrowers:- 1. Mr. Kamal Matta S/o - Shri Vishan Das Matta, 2. Mrs Sakshi Matta W/o Kamal Matta, At:E-09 A, sector-7, new Rajendra Nagar,Raipur (C.G.)-492001, Branch : Amlidih Description of Property- Residential Plot:- All that part and parcel of the property consisting of Residential Plot No-E-9A/7, Part of Kh No-4, PH No-114, RNM Raipur, Ward No-46, Dr. Rajendra Prasad Ward, RDA Katora Talab, Yojana No-16,Tikrapara, New Rajendra Nagar, Sector-7, Raipur-492099, Bounded by- North- Road, South- Plot No-D-9, East- Plot No-E-10, West- Plot No-E -9 together with all building and structures thereon. Physical Possession.	Rs.29,55,921.90 + further interest & other charges	04.03.2020 01.09.2020	Rs.39,50,000/- Rs.3,95,000/-	
Last Date of EMD Deposit - 30.12.2023 Bids incremental amount - For Serial No. 1 to 6 - Rs. 10,000/- Date & Time of Inspection of Property - From 01.12.2023 To 30.12.2023, Time: 2pm to 5pm on working days. Contact person for Sr. No. 1 & 2 Sri Dilip Keshari (Mobile -8777324516 and for Sr. No. 3, 4 & 5 Smt. Lissa Sahoo (Mobile No.-8895242184) and for Sr. No. 6. Smt. Sudeshna Rout (Mobile No-7978441539)					
List of the terms & conditions appearing in Bid Document: 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 Earnest Money Deposit - (EMD) has to be deposited in Favor of IDBI Bank Ltd, through DD/Transfer to Account No. 04937000010771, IFSC Code-IBKL0000049, Branch - Civil Lines Raipur. 4. The Earnest Money Deposit-(EMD) will not carry interest. AO may retain EMD of top three bidder's upto 3 months from the date of opening of the bids. 5. The AO may permit inter-se bidding among the top three bidders. 6. 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. 7. 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. 8. 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. 9. 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. 10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditors only. 11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration expenses, tax liabilities, government & any other Statutory dues for transfer of secured asset. 12. 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.bankeauctions.com. 13. E-Auction Service Provider The sale would be on e-auction platform & at website www.bankeauctions.com. through e-auction provider C1 India (P) Ltd. Contact - Mr. Mithalesh Kumar (Mobile-7080804466, Email-mithalesh.kumar@c1india.com)/ for Sr. No. 1 to 4 Statutory 15 days Sale Notice under Rule 9(1) of the SARFAESI Act 2002. for Sr. No. 5 & 6 Statutory 30 days sale notice under rule 8(6) 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: 01.12.2023			Sd/- Authorised Officer, IDBI Bank Limited		

24x12

विक्रय हेतु आम सूचना

अधोहस्ताक्षरी द्वारा आईडीबीआई बैंक लिमिटेड (आईडीबीआई) के प्राधिकृत अधिकारी (एओ) होने के नाते वित्तीय आस्तियों के प्रतिभूतिकरण तथा पुनर्गठन, संपादित प्रतिभूति हित प्रवर्तन अधिनियम 2002 के प्रावधानों के अंतर्गत निम्नलिखित संपत्तियों की ई-नीलामी के लिए बिड/प्रस्ताव आमंत्रित करता है, जिनका कब्जा प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड द्वारा ले लिया गया है।

क्र.सं.	देनदार का नाम तथा पता	डिमांड नोटिस के अनुसार बकाया राशि	डिमांड नोटिस तिथि कब्जा लेने की तिथि	आरक्षित मूल्य धरोहर जमा राशि
1.	देनदार : 1. श्री रवि कुमार साहू पिता गजाधर प्रसाद साहू, 2. श्रीमती भगवती साहू पति गजाधर प्रसाद साहू, म.क्र. 06, ब्लॉक-01, सेक्टर-02, पीडब्ल्यूडी ऑफिस के पास, काशीराम नगर, रायपुर, शाखा - सुंदरनगर संपत्ति का विवरण: आवासीय भूखंड: खसरा क्र. 59/32, प.ह.न. 52/73, गली-डी, कृष्णपुरी कॉलोनी, अमलीडीह, देवपुरी मार्ग, रायपुर, तहसील व जिला - रायपुर (छ.ग.) 492001 पर स्थित संपत्ति का समस्त भाग तथा अंश। बाऊंड्री: उत्तर में - सोलस होम्स की बाऊंड्री, दक्षिण में - सड़क, पूर्व में - आहूजा का भूखंड, पश्चिम में - अन्य की भूमि, साथ ही उस पर स्थायी रूप से जुड़े सभी भवन एवं संरचनाएं। भौतिक कब्जा	₹.15,03,888/- + अन्य ब्याज तथा शुल्क	10.09.2021 04.12.2021	₹. 16,00,000/- ₹. 1,60,000/-
2.	देनदार : 1. श्री नवरतन जैन पिता श्री सुभाष चंद्र जैन तथा 2. श्रीमति दिशा जैन पति श्री नवरतन जैन, फ्लैट क्र. 502, पांचवा तल, ब्लॉक-बी राज टावर, महामाया मंदिर बाई, रायपुर (छ.ग.) शाखा-सुंदर नगर संपत्ति का विवरण: आवासीय फ्लैट : फ्लैट क्र. 502, पांचवा तल, ब्लॉक-बी राज टावर, खसरा क्र. 19/12/10, 13, प.ह.न. 106(ए), महामाया मंदिर बाई, तहसील व जिला- रायपुर (छ.ग.) 492001 पर स्थित संपत्ति का समस्त भाग तथा अंश। बाऊंड्री: उत्तर में - फ्लैट क्र. 503, दक्षिण में- लॉबी, पूर्व में- गलियारा तथा लिफ्ट, पश्चिम में- फ्लैट क्र. 501, भौतिक कब्जा	₹.25,40,070/- + अन्य ब्याज तथा शुल्क	15.06.2020 01.09.2020	₹. 18,00,000/- ₹. 1,80,000/-
3.	देनदार : 1. स्व. श्री चंद्रशेखर विश्वकर्मा पिता श्री रामजी विश्वकर्मा, चंद्रशेखर विश्वकर्मा के वैधानिक उत्तराधिकारी श्रीमती शोभाबती देवी, कु. पुनम विश्वकर्मा, कु. सोनम विश्वकर्मा, श्री आलोक विश्वकर्मा, एमआईजी -98, कबीर नगर, तिरंगा चौक के पास, रायपुर (छ.ग.) 492009 तथा डी-102, डी ब्लॉक, रामनिकेतन, भवन स्कूल के पास, सड़क, रायपुर (छ.ग.) 492014, शाखा - समता कालोनी। संपत्ति का विवरण: आवासीय फ्लैट : फ्लैट क्र. 101, प्रथम तल, ब्लॉक-डी, रामनिकेतन सहस्रामित्व, ग्राम-बरौडा, प.ह.न. 23/96, रा.नि.म.भरसीवा-1, तहसील व जिला- रायपुर (छ.ग.) पर स्थित संपत्ति का समस्त भाग तथा अंश। बाऊंड्री: उत्तर में - खुला स्थान, दक्षिण में- लॉबी, पूर्व में- फ्लैट क्र. डी-102, पश्चिम में- खुला स्थान, सांकेतिक कब्जा।	₹.17,12,610/- + अन्य ब्याज तथा शुल्क	07.01.2023 15.04.2023	₹. 39,04,000/- ₹. 3,90,400/-
4.	देनदार : 1. श्रीमती श्वेता ठाकुर पति श्री अभिषेक ठाकुर 2. श्री अभिषेक ठाकुर पिता श्री बालकृष्ण ठाकुर मकान क्र. 31/605, बाल समाज ग्रंथालय के पास, ब्राम्हणपारा, रायपुर (छ.ग.)। शाखा - पंचपेड़ी नाका। संपत्ति का विवरण: आवासीय भूखंड : सर्वे क्र. 150/72, क्षेत्रफल- 1080 वर्गफीट या लगभग, ग्राम- चंगोराभाटा के सीमा अंतर्गत स्थित, डॉ. खूबचंद बघेल बाई, क्र. 67, प.ह.न. 105/59, रा.नि.म. रायपुर-1, तालुका तथा पंजीयन उप जिला -रायपुर, जिला व पंजीयन जिला- रायपुर (छ.ग.) में स्थित आवासीय भूखंड का समस्त भाग तथा अंश। बाऊंड्री :- उत्तर में - रसिक परमार की भूमि। दक्षिण में - श्री धरम पटेल की भूमि, पूर्व में - श्री पुरवा की भूमि, पश्चिम में - सड़क, साथ ही उस पर स्थायी रूप से जुड़े सभी भवन एवं संरचनाएं। भौतिक कब्जा।	₹.7,34,790/- + अन्य ब्याज तथा शुल्क	07.12.2022 16.03.2023	₹.12,96,000/- ₹. 1,29,600/-
5.	देनदार : 1. श्री संदीप अग्रवाल पिता श्री शिव भगवान अग्रवाल, 2. श्रीमती सरस्वती अग्रवाल पति श्री संदीप अग्रवाल, 3. श्री सुनील अग्रवाल पिता श्री शिव भगवान अग्रवाल, 17ए, सुरा, तीसरी गली, ब्लेघटा, कोलकाता-700010, पश्चिम बंगाल। में सम्मिलित है तथा उसका हिस्सा है। शाखा - फाफाडीह संपत्ति का विवरण: आवासीय फ्लैट: भूमि का वह संपूर्ण भाग तथा अंश जो फ्लैट क्र.-ए, फ्लैट क्र. 403, चतुर्थ तल, क्षेत्रफल 1804.50 वर्गफीट, खसरा क्र. 15001/3, प.ह.न. 51, बाई क्र. 2, मारुति लाईफस्टाइल महोबाबाजार में स्थित, रायपुर (छ.ग.) में सम्मिलित है तथा उसका हिस्सा है। बाऊंड्री :- उत्तर में - गलियारा, दक्षिण में - खुला क्षेत्र, पश्चिम में - फ्लैट क्र. ए-401, भौतिक कब्जा।	₹.1,31,39,383.81 + अन्य ब्याज तथा शुल्क	24.07.2023 26.09.2023	₹.1,53,38,250/- ₹. 15,33,825/-
6.	देनदार : 1. श्री कमल मट्टा पिता श्री विशन दास मट्टा, 2. श्रीमती साक्षी मट्टा पति कमल मट्टा, ई-09ए, सेक्टर-7, न्यू राजेन्द्र नगर, रायपुर (छ.ग.) 492001, शाखा : अमलीडीह संपत्ति का विवरण: आवासीय भूखण्ड: भूखण्ड क्र. ई-9/ए/7, खसरा क्र. 4 का भाग, खसरा क्र. 114, रा.नि.म. - रायपुर, बाई क्र. 46, डॉ. राजेन्द्र प्रसाद बाई, आरडीए कटोरातालाब, योजना क्र. 16, टिकरापारा, न्यू राजेन्द्र नगर, सेक्टर-7, रायपुर (छ.ग.) 492099 पर स्थित संपत्ति का समस्त भाग तथा अंश। बाऊंड्री :- उत्तर में - सड़क, दक्षिण में - भूखण्ड क्र. डी-9, पूर्व में - भूखण्ड क्र. ई-10, पश्चिम में - भूखण्ड क्र. ई-9, साथ ही उस पर स्थायी रूप से जुड़े सभी भवन एवं संरचनाएं। भौतिक कब्जा।	₹.29,55,921.90 + अन्य ब्याज तथा शुल्क	04.03.2020 01.09.2020	₹.39,50,000/- ₹. 3,95,000/-

धरोहर राशि जमा करने की अंतिम तिथि - 30.12.2023 बिड वृद्धि राशि - स. क्र. 1 से 6 - ₹. 10,000/-

संपत्ति के निरीक्षण की तिथि एवं समय - दिनांक 01.12.2023 से दिनांक 30.12.2023, समय : दोपहर 2 बजे से शाम 5 बजे तक कार्य दिवसों पर।

संपर्क सूत्र : स. क्र. 1 तथा 2 हेतु श्री दिलीप केशरी (मो. 8777324516) तथा स. क्र. 3, 4 तथा 5 हेतु श्रीमती लिस्सा साहू (मो. 8895242184) तथा स.क्र. 6 हेतु श्रीमती सुदेशना राऊत (मो. 7978441539)

बोली दस्तावेज में शामिल होने वाले नियमों एवं शर्तों की सूची: 1. रक्षित संपत्तियों की बिक्री रक्षित लेनदारों की ओर से: आईडीबीआई बैंक लिमिटेड द्वारा 'जैसा है जहां है', 'जैसा है जो है', 'जो कुछ भी है' और 'कोई सहारा नहीं' के आधार पर है। 2. उपरोक्त संपत्ति ऊपर उल्लेखित आरक्षित मूल्य से नीचे नहीं बेची जाएगी। 3. धरोहर जमा राशि (ईएमडी) को आईडीबीआई बैंक लिमिटेड के पक्ष में डीडी/ट्रांसफर के माध्यम से खाता संख्या 04937000010771, आईएफएससी कोड- IBKL0000049, शाखा सिविल लाइन्स रायपुर में जमा करना होगा। 4. धरोहर जमा राशि (ईएमडी) पर ब्याज नहीं लगेगा। प्राधिकृत अधिकारी बोली खुलने की तारीख से 3 महीने तक शीर्ष तीन बोलीदाताओं की धरोहर जमा राशि अपने पास रख सकता है। 5. प्राधिकृत अधिकारी शीर्ष तीन बोलीदाताओं के बीच परस्पर बोली लगाने की अनुमति दे सकता है। 6. सफल बोलीदाता को बिक्री की पुष्टि के समय बिक्री मूल्य का 25% (जमा की गई धरोहर जमा राशि की राशि घटाकर) जमा करना होगा। बिक्री मूल्य की शेष राशि का भुगतान बिक्री की पुष्टि के 15 दिनों के भीतर या प्राधिकृत अधिकारी द्वारा सहमत विस्तारित अवधि के भीतर किया जाना है। निर्धारित अवधि के भीतर शेष राशि जमा न करने की स्थिति में जमा की गई राशि धरोहर जमा राशि सहित जब्त कर ली जाएगी। 7. प्राधिकृत अधिकारी बिना कोई कारण बताए किसी या सभी बोलियों को स्वीकार या अस्वीकार करने का अधिकार सुरक्षित रखता है। यदि सभी बोलियां खारिज कर दी जाती हैं, तो प्राधिकृत अधिकारी के पास सरफेसी अधिनियम में निर्धारित किसी भी तरीके से संपत्ति बेचने का अधिकार सुरक्षित है। 8. बोली दस्तावेज में उल्लेखित रक्षित संपत्तियां उधारकर्ता द्वारा रक्षित लेनदारों के पक्ष में बनाए गए शुल्क/बंधक पर आधारित हैं, जिसका विवरण बोली दस्तावेज में दिया गया है। इच्छुक पार्टियों से अनुरोध किया जाता है कि वे रक्षित संपत्तियों के विवरण को सत्यापित करें और अनुरोध पर प्राधिकृत अधिकारी के पास उपलब्ध गिरवी संपत्तियों से संबंधित रिकॉर्ड का निरीक्षण करें। 9. रक्षित ऋणदाता रक्षित संपत्तियों में किसी त्रुटि/चूक/विसंगति/कमी आदि के लिए या किसी अनुमति आदि की खरीद के लिए या कानून द्वारा स्थापित किसी प्राधिकरण के बकाए के लिए जिम्मेदारी नहीं लेते हैं। 10. रक्षित संपत्तियां केवल रक्षित लेनदारों के शुल्कों और बाधाओं से मुक्त बेची जा रही हैं। 11. सफल बोली लगाने वाले को रक्षित संपत्ति के हस्तांतरण के लिए सभी आवश्यक खर्च जैसे स्टाम्प शुल्क, पंजीकरण व्यय, कर देनदारियां, सरकार और कोई अन्य वैधानिक बकाया वहन करना होगा। 12. बिक्री सख्ती से विज्ञापन और 'बोली दस्तावेज' में दिए गए नियमों और शर्तों के अधीन है। बोली दस्तावेज हमारे किसी भी कार्यालय से, सभी कार्य दिवसों पर प्राप्त किए जा सकते हैं या आईडीबीआई की वेबसाइट यथा www.idbibank.in से और www.bankeauctions.com से डाउनलोड किए जा सकते हैं। 13. ई-नीलामी सेवा प्रदाता बिक्री ई-नीलामी प्लेटफॉर्म पर होगी और ई-नीलामी प्रदाता C1India (P) Ltd. के माध्यम से वेबसाइट www.bankeauctions.com पर, संपर्क - श्री मिथालेश कुमार (मो. 7080804466, Email: mithalesh.kumar@c1india.com) से संपर्क करें। क्र. सं. 1 से 4 हेतु सरफेसी अधिनियम 2002 के नियम 9(1) के तहत 15 दिनों की वैधानिक विक्रय सूचना, क्र. सं. 5 तथा 6 हेतु सरफेसी अधिनियम 2002 के नियम 8(6) के तहत 30 दिनों की वैधानिक विक्रय सूचना: उधारकर्ता/गारंटर/बंधककर्ता को उपरोक्त उल्लिखित राशि का भुगतान करने के लिए सूचित किया जाता है। नीलामी की तारीख से पहले अद्यतन ब्याज और सहायक खर्चों के साथ, जिसके बाद संपत्ति की नीलामी / बिक्री की जाएगी और शेष बकाया, यदि कोई हो, ब्याज और लागत के साथ वसूल किया जाएगा।

स्थान : रायपुर, दिनांक : 01.12.2023 हस्ता/- 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. 04937000010771, IFSC Code- IBKL0000049, Branch- Civil Lines, Raipur.**
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 <https://www.bankeauctions.com>

14. The sale would be on e-auction platform at web <https://www.bankeauctions.com> through e-auction provider **C1India (P) Ltd** , For details, help, procedure and online training in e-auction, prospective bidders may contact the e-auction service provider , **Mr. Mithalesh Kumar**, help line No- 7080804466 ,email id-mpcg@c1india.com and mithalesh.kumar@c1india.com .
15. Interested parties may contact **IDBI Bank Ltd, Recovery Department, Civil Line, Dev tower, 1st floor, Kabir Chowk, near Holy Heart School, Raipur, CG, Shri Shubhranshu Sekhar Sahoo, M-9560523180, email id- shubhranshu.sahoo@idbi.co.in , Shri Dilip Kumar Keshari, M-8777324516, email id - dilip.keshari@idbi.co.in, Smt. Lissa Sahoo, M-8895242184, email ld-sahoo.lissa@idbi.co.in and Smt Sudeshna Rout, M-7978441539, email id – sudeshna.rout@idbi.co.in**
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: 01.12.2023

Sd/-
Authorised Officer,
IDBI Bank Limited

The above notice was published in **The Times of India (English) and The Dainik Bhaskar (Hindi) on 01.12.2023.**

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 **07/01/2023**, 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 **Legal Heirs of Late Shri Chandrasekhar Vishwakarma- Smt. Shobhabati Devi, Kum. Punam Vishwakarma, Kum. Sonam Vishwakarma & Shri Alok Vishwakarma**, having their address at **At-MIG-98, Kabir Nagar, Near Tiranga Chowk, Raipur, Chhattisgarh, Pin-492009 and At-D-102, D Block, Ram Niketan, Near Bhavan School, Saddu, Raipur, Chhattisgarh, Pin-492014** (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.17,12,610/- (Rupees Seventeen Lakh Twelve Thousand Six hundred Ten Only) as on 10.10.2022 together with further interest from 10.01.2022** 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 Primary 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 **15.04.2023**. 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 (Rs.)	Earnest Money Deposit (EMD) (Rs)
All that part and parcel of the property in the name of Late Shri Chandrasekhar Vishwakarma consisting of Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baronda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh, together with all and singular the structures and erections thereon, both present and future.	Rs.39,04,000/-	Rs.3,90,400/-

3. Outstanding dues of the secured lenders as on 10.10.2022 is **Rs.17,12,610/- (Rupees Seventeen Lakh Twelve Thousand Six hundred Ten Only)**

III. TERMS AND CONDITIONS

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 the Tender Document.								
2	Issue of Tender/ Offer / Bid Document The Bid Document along with Offer Form is available free of cost from December 01, 2023 to December 30, 2023 and can be obtained from IDBI Bank Ltd. Samta Colony Branch, 104, R B Towers, Samta Colony, Raipur CG 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 providers website i.e. https://www.bankeauctions.com . Interested parties can participate in the e-Auction for only the property.								
3	Reserve Price : <table><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><tr><td>All that part and parcel of the property in the name of Late Shri Chandrasekhar Vishwakarma consisting of Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baronda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh.</td><td>Rs.39,04,000/-</td><td>Rs.3,90,400/-</td></tr></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 the property in the name of Late Shri Chandrasekhar Vishwakarma consisting of Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baronda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh.	Rs.39,04,000/-	Rs.3,90,400/-
Property Description. (Details are provided under Brief Description of secured assets page 7 of this bid document)	Reserve Price(Rs.)	Earnest Money Deposit (Rs.)							
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4	The sale of Secured Assets is on <i>"As is where is", "As is what is & whatever there is" and "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.								
5	Inspection of assets The interested parties may inspect the assets at their own cost between 02:00 p.m. and 5:00 p.m. from December 01, 2023 to December 30, 2023 in the presence of representative of the AO available at the site to facilitate the inspection.								
6	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.								
7	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.
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 put sign and date in each of the documents in the space provided therein for the purpose. The Bidder shall put initial in 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.</p> <p>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.</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 Shubhranshu Sekhar Sahoo, Deputy General Manager, IDBI Bank Ltd., Civil Lines Raipur, <u>not later than 4.00 pm, December 30, 2023</u> in a <u>sealed cover</u>. Bidders to submit the EMD by way of RTGS/NEFT in favour of IDBI Bank Ltd, Account No. 04937000010771, IFSC Code: IBKL0000049, Branch : Civil Lines, Raipur, CG. Such bidders must indicate RTGS/NEF 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"> IDBI has appointed C1India (P) Ltd, as e-Auction Support Provider (e-ASP) for said sale. Mr. Mithalesh Kumar, contact- 7080804466, email id mpcg@c1india.com # 1, # mithalesh.kumar@c1india.com is authorized representatives of e-ASP. 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. 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"> Details of EMD i.e. details of RTGS/NEFT sent to AO. Self attested copy of PAN Card Self attested valid Residential Proof (any one of the-Voter-id, Passport, Driving License, Aadhar Card, Electricity Bill, Telephone Bill) Valid e-mail id and contact details (with alternate mobile/ land line phone numbers) After registration and satisfaction of KYC and other norms e-ASP would provide user id and password to the valid bidders. After receiving the user-id / password from e-ASP, the bidders may request for training for e-Auction. After completion of e-Auction process, e-ASP would submit list of the bidders alongwith its bid amount to AO. 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	<table border="1" data-bbox="264 974 1398 1024"> <tr> <td data-bbox="264 974 708 1024">Date and Time of e-Auction</td><td data-bbox="708 974 1398 1024">January 01, 2024, 12.00 P.M. to 2.00 P.M.</td></tr> </table> <p>The auction would be held with unlimited extensions of 05 minutes each, if required, on e-Auction platform at website: https://www.bankeauctions.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 :</p> <p>It may be noted that increase in bid amount, if any, during the e-Auction period shall be made as under.</p> <p>In multiples of Rs.10,000/- 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>	Date and Time of e-Auction	January 01, 2024, 12.00 P.M. to 2.00 P.M.
Date and Time of e-Auction	January 01, 2024, 12.00 P.M. to 2.00 P.M.		
18	<p>AO reserves the right to retain the EMD of top three bidder's upto three months from the date of e-Auction and the amount of 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.</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 on the same day or not later than next working day by way of RTGS/NEFT in favour of IDBI Bank Ltd, Account No. 04937000010771, IFSC Code- IBKL0000049, Branch- Civil Lines, Raipur .The sale confirmation letter will be issued in favor of the successful bidder only after receipt of the said 25% of the sale Price.</p> <p>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. 04937000010771, IFSC</p>		

	Code- IBKL0000049 , Branch- Civil Lines, Raipur 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 Raipur 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 INCORPORATION 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 Late Shri Chandrasekhar Vishwakarma

All that part and parcel of the property in the name of **Late Shri Chandrasekhar Vishwakarma** consisting of **Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baronda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh.**

(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	:	
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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 Late Shri Chandrasekhar Vishwakarma

All that part and parcel of the property in the name of **Late Shri Chandrasekhar Vishwakarma** consisting of **Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baronda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh.**

(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.,
Samta Colony Branch, Raipur

Dear Sir,

For purchase of secured assets / property of Late Shri Chandrasekhar Vishwakarma

All that part and parcel of the property in the name of Late Shri Chandrasekhar Vishwakarma consisting of Flat No-101, 1st Floor, Block-D, Ram Niketan Condominium, Vill-Baronda, PH No-23/96, RIC-Dharsiva-1, Tehsil-Raipur, District-Raipur, in the State of Chhattisgarh.

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 **Late Shri Chandrasekhar Vishwakarma** 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 _____ 2023

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 _____ 2023

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 :