

The Authorized Officer (AO)

Of

IDBI BANK LIMITED

(CIN: L65190MH2004GOI148838)

IDBI Bank

**Retail Recovery, 1st Floor, Salasar Prestige,
Plot No.-1/A, Off WHC Road, Dharampeth,
Nagpur – 440010, Maharashtra**

BID/TENDER DOCUMENT

For

Sale of Secured Assets of

Mrs. Anita Ashok Gore (Borrower and Mortgagor)


Under

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

And

The Security Interest (Enforcement) Rules, 2002

CONTENTS		
Sr. No	Particulars	Page No.
I	Public Notice for Sale published in the newspapers**	3-4
II	Introduction	5
III	Brief Description of Secured Assets	6
IV	Terms and Conditions	7-15
V	Brief details of Bid / Offer document	16-17
VI	Form of Profile of the Bidder – Individual	18-19
VII	Form of Profile of the Bidder – Company / Firm / Party	20-21
VIII	Form of Appendix to the Bid / Offer (declaration by the Bidder)	22-23

		IDBI Bank, Zonal Office, Dharampeth, Nagpur, Salasar prestige, WHC road, Dharampeth, Nagpur - 440010		SALE NOTICE											
CIN : L65190MH2004G01148838		PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6))													
<p>E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 21.12.2023 for recovery of mentioned below due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower / Guarantor. The reserve price and earnest money deposit will be as under:</p>															
Sr. No.	Name of the Borrower/ Guarantor & Address	Description of Property	Recovery Amount	Reserve Price	EMD (RS)										
1	Mrs. Anita Ashok Gore, Qtr. P-4/5 EP BARACK, Double Story, Pulgaon Camp Dist. Wardha - 442302 Also At - Central Ammunition Depot Pulgaon Camp, c/o. APCD Dist. Wardha 440203	All that piece and parcel of Immovable property as Flat No 301 having Super built up area about 76.051 sq mtr on the Third Floor of the building known as "Vijaya Regency-6" along with 16.362 % in Plot No 49 & 50 of Mauza Bidipeth, P.H.no 39 in Kh No. 11/2, Sheet No. 28, City Survey No. 1438 total admeasuring area about 255.00 sq mtrs in the layout of The Process Servers Co-op Housing Society Ltd Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Taluka and Dist-Nagpur in the state of Maharashtra, which is bounded as- On the East by: Plot No 41 & 42, On the West by: Road, On the North by: Plot No 51, On the South by: Plot No 48. Together with undivided share in land.	Rs. 28,85,446/- + Interest from 09.11.2019	Rs. 31,26,000/-	Rs. 3,13,000 /-										
<p>Important Dates -</p> <table border="1"> <tr> <td>Sale of Bid / Tender Document</td> <td>11-12-2023 to 12-12-2023</td> </tr> <tr> <td>Date of Property Inspection</td> <td>05-12-2023</td> </tr> <tr> <td>Last Date Of Submission of Bid along with EMD</td> <td>15-12-2023</td> </tr> <tr> <td>Date of e-Auction</td> <td>21-12-2023</td> </tr> <tr> <td>Time e-Auction</td> <td>11:00 AM to 1:00 PM</td> </tr> </table>						Sale of Bid / Tender Document	11-12-2023 to 12-12-2023	Date of Property Inspection	05-12-2023	Last Date Of Submission of Bid along with EMD	15-12-2023	Date of e-Auction	21-12-2023	Time e-Auction	11:00 AM to 1:00 PM
Sale of Bid / Tender Document	11-12-2023 to 12-12-2023														
Date of Property Inspection	05-12-2023														
Last Date Of Submission of Bid along with EMD	15-12-2023														
Date of e-Auction	21-12-2023														
Time e-Auction	11:00 AM to 1:00 PM														
<ol style="list-style-type: none"> The sale would be on e-auction platform at website: www.bankeauctionwizard.com through e-auction service provider M/s ANTARES SYSTEMS LIMITED. Minimum bid increment in multiple of Rs. 50,000/-. The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider, M/s ANTARES SYSTEMS LIMITED, Contact person: Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. - 8951944383 / 9686196751 Land line 080-40482100. The amount of EMD and other payment made by the interested bidders shall carry no interest. The properties are proposed to be sold on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis". All statutory liabilities/GST/taxes/maintenance fee/electricity/water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidders and would be borne by the successful bidder. Bank does not take any responsibility to provide information on the same. Physical possession is obtained for the above mentioned property. For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid / Tender Document from www.bankeauctionwizard.com or from Shri Vipin Chiwande, IDBI Bank Ltd., Retail Recovery Department, Salasar Prestige, 1st, Floor, Plot No.-/A Off WHC Road, Dharampeth Nagpur Pin :440010 Maharashtra on any working day (except on bank Holidays) between 10 am to 4 pm. The bid/tender document can also be downloaded from IDBI website (www.idbi.com) and www.bankeauctionwizard.com For detailed information on the procedure of e-auction please refer to the Bid / Tender Document and for formalities / registration to be completed before e-auction please refer to registration procedure at website www.bankeauctionwizard.com Issued Statutory 30 day's sale notice for properties under Rule 8(6) of the SARFAESI Act, 2002. For detailed terms and conditions of the sale, please refer to the link provided in https://www.bankeauctions.com and IDBI Bank's website i.e. www.idbi.com/ www.idbibank.com. For any clarification, the interested parties may contact Shri Hemant Amrute (e-mail) - hemant.amrute@idbi.co.in, phone - 0712-6659111, Mob. 8889911454 or Shri Vipin Chiwande (e-mail) vipin.chiwande@idbi.co.in, Mob - 9834086151, or Shri Siddhartha Chhadidar, Ph. No. 9893682863, E-mail : Siddhartha.chhadidar@idbi.co.in, Shri Rajaram Kaushik, Ph. no. 9090957750, Email : raja.kaushik@idbi.co.in, Dilip Jain, Ph. No. 9860796875, Email : dilip-j@idbi.co.in, For E-auction support, please contact Mr. Bhavik, Mobile No. - 8866682937, Email id : maharashtra@ctindia.com and also on Mob: 7291981124, 7291981125 and 7291981126, e-mail - support@bankeauctions.com For e-auction support, you may contact Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. - 8951944383 / 9686196751 Landline- 080-40482100, e-mail-sushmitha.b@antaressystems.com 															
<p>Date: 21.11.2023 Place: Nagpur</p> <p style="text-align: right;">Sd/- AUTHORIZED OFFICER</p>															



आयडीबीआई बँक, झोनल ऑफिस, धरमपेट, नागपूर
सालासार प्रेस्टिज, वेस्ट हाई कोर्ट रोड, धरमपेट, नागपूर ४४००१०

विक्री सूचना

CIN: L65190MH2004GO148838

अचल मालमत्तेच्या विक्रीसाठी जाहीर सूचना

परिशिष्ट खत-ए (नियम ८(६) ची तरतूद पहा)

सिक्युरिटीयझेशन् अँड रिकन्स्ट्रक्शन ऑफ फायनान्सियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अँक्ट, २००२ मधील नियम ८(६) च्या तरतुदीसह याचण्यात येणाऱ्या सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ अंतर्गत ई-लिलाव विक्री सूचना, याद्वारे सामान्य जनतेस आणि विशेषकरून कर्जदार आणि जामीनदारांना सूचित करण्यात येते की सुरक्षित धनकोठे तारण/भास्त्रास असलेल्या खाली वर्णन केलेल्या अचल मालमत्तांचा प्रत्यक्ष ताबा आयडीबीआय बँक लि., सुरक्षित धनकोठ्या प्राधिकृत अधिकाऱ्यांनी घेतला असून, आयडीबीआय बँक लि., यांना खाली नमूद कर्जदार/जामीनदार यांच्याकडून खाली नमूद रकमेच्या वसूलीसाठी जसे आहे जेथे आहे, जसे आहे जे आहे, आणि तेथे जे काही आहे या तत्वावर २१.१२.२०२३ ला विक्री करण्यात येईल, आरक्षित किंमत व बयाणा रक्कम खालील प्रमाणे:

अ. क्र.	कर्जदार/जामीनदारांचे नाव आणि पत्ता	मालमत्तेचे वर्णन	वसूली रक्कम	आरक्षित किंमत	बयाणा रक्कम
१	श्रीमती अनीता अशोक मोरे व्हाटर्स सी-४/५, इरी बार्बेक, डबल स्टोरी, पूनबाय कॅम्प नि.राई - ४४२३०२ इथे पर - सेन्ट्रल एग्युनिशन डेपो पूनबाय कॅम्प, ८/०, APCD जि. वर्धा - ४४०२०३	नागपुर मनपा व नासुप्र हद्दीतील बौजा बिडीपेट, प्लॉट नं. ३९, तह. जि. नागपुर येथील खसरा नं. ११/२, सिटी सॅप नं. १४३८, शिट नं. २८, येथील प्लॉट नं. ४९ व ५०, यावर बांधलेली इमारत 'विजया रेसीडेंसी-६' मधील तीसऱ्या माळ्यावरील फ्लॅट नं. ३०१, बिल्ट अप क्षेत्र ७६,०५१ चौ.मी. जमिनीत १६.३६२% अविभक्त हिस्सासह. वसुतिर्णिग : पूर्व प्लॉट ४१ व ४२, पश्चिमेस रोड, उत्तरेस प्लॉट नं. ५१, दक्षिमेस प्लॉट नं. ४८. जमिनीत अविभक्त हिस्सासह.	रु.२८,८५,४४६/- + दिवांड ०९.११.२०१९ नासुन व्यावर्तित व्याज	रु.३१,२६,०००/-	रु.३,१३,०००/-

महत्वाची तारीख

बोली/टेन्डर दस्तऐवजाची विक्री	११.१२.२०२३ ते १२.१२.२०२३
मालमत्तेची पाहणीची तारीख	०५.१२.२०२३
राखीव रकमेसह बोली सादर करण्याची शेवटची तारीख	१५.१२.२०२३
ई-लिलावाची तारीख	२१.१२.२०२३
ई-लिलावाची वेळ	सकाळी ११.०० ते दुपारी १.०० वा.पर्यंत

१) विक्री ही वेबसाइट www.bankeauctionwizard.com वर ई-लिलाव प्लॅटफॉर्मवर ई-लिलाव सेवा प्रदाता M/s ANTRES SYSTEMS LIMITED मार्फत होईल. रु.च्या पटीत किमान बोली वाढ, ५०,०००/-२) इच्छुक बोलीदारांनी त्यांची बोली EMD आणि KYC कागदपत्रांसह (पॅन कार्ड / पत्ता पुरावा) सादर करावी. ईएमडी मिळाल्यावर, बोलीदारांना त्यांच्या वैध ईमेल आयडीवर (ई-लिलावासाठी अनिवार्य) वापरकर्ता आयडी/संकेतशब्द प्राप्त होईल. ई-लिलाव सेवा प्रदात्याकडून, मेसर्स अंटरप्राइस सिस्टीम्स लिमिटेड, संपर्क व्यक्ती: मिस बीएम सुष्मिथा/मरिना जोसेफिन जेकब फोन नंबर - ८९५९९४४३८३ / ९६८६९९६७५९ लॅंड लाईन ०८०-४०४८२१००. इच्छुक बोलीदारांनी केलेल्या ईएमडीची रक्कम आणि इतर पेमेंट वर कोणतेही व्याज नाही.३) मालमत्ता जसे आहे तेथे आधारवर, जसे आहे ते आधारवर, जे काही आहे तेथे आधार आणि आश्रय न घेता या आधारवर विक्री करण्याचे प्रस्तावित आहे. सर्व वैधानिक दायित्वे/जीएसटी/कर/देखभाल शुल्क/वीज/पाणी शुल्क इ., तारखेपर्यंत धकबाकीदार आणि अद्याप देय रक्कम बोलीदारांद्वारे निश्चित केली जाईल) आणि यशस्वी बोलीदाराने ते बहून केले जाईल. बँक त्यावर माहिती देण्याची कोणतीही जबाबदारी घेत नाही.४) वर नमूद केलेल्या मालमत्तेचा भौतिक ताबा मिळाला आहे.५) लिलाव प्रक्रियेच्या तपशीलवार प्रक्रियेसाठी, अटी आणि शर्तीसाठी, इच्छुक बोलीदार www.bankeauctionwizard.com वरून किंवा श्री विपिन चिवंडे, IDBI बँक लि., किरकोळ वसुली विभाग, सालासर प्रेस्टिज, १ ला, कडून बोली / निविदा दस्तऐवज प्राप्त करण्याची व्यवस्था करू शकतात. मजला, प्लॉट क्रमांक-ख/ ऑफ WHC रोड, धरमपेट नागपूर पिन : ४४००१० महाराष्ट्र कोणत्याही कामकाजाच्या दिवशी (बँकेच्या सुट्टीच्या दिवशी) सकाळी १० ते दुपारी ४ दरम्यान.३) मालमत्ता जसे आहे तेथे आधारवर, जसे आहे ते आधारवर, जे काही आहे तेथे आधार आणि आश्रय न घेता या आधारवर विक्री करण्याचे प्रस्तावित आहे. सर्व वैधानिक दायित्वे/जीएसटी/कर/देखभाल शुल्क/वीज/पाणी शुल्क इ., तारखेपर्यंत धकबाकीदार आणि अद्याप देय रक्कम बोलीदारांद्वारे निश्चित केली जाईल) आणि यशस्वी बोलीदाराने ते बहून केले जाईल. बँक त्यावर माहिती देण्याची कोणतीही जबाबदारी घेत नाही.४) वर नमूद केलेल्या मालमत्तेचा भौतिक ताबा मिळाला आहे.५) लिलाव प्रक्रियेच्या तपशीलवार प्रक्रियेसाठी, अटी आणि शर्तीसाठी, इच्छुक बोलीदार www.bankeauctionwizard.com वरून किंवा श्री विपिन चिवंडे, IDBI बँक लि., किरकोळ वसुली विभाग, सालासर प्रेस्टिज, १ ला, मजला, प्लॉट क्रमांक-१/ए ऑफ WHC रोड, धरमपेट नागपूर पिन : ४४००१० महाराष्ट्र कोणत्याही कामकाजाच्या दिवशी (बँकेच्या सुट्टीच्या दिवशी) सकाळी १० ते दुपारी ४ च्या दरम्यान कडून बोली / निविदा दस्तऐवज प्राप्त करण्याची व्यवस्था करू शकतात. ६) बोली/निविदा दस्तऐवज IDBI वेबसाइट (www.idbi.com) आणि www.bankeauctionwizard.com वरून देखील डाउनलोड केले जाऊ शकतात.७) ई-लिलावाच्या प्रक्रियेबद्दची तपशीलवार माहितीसाठी कृपया बोली/निविदा दस्तऐवज पहा आणि ई-लिलावापूर्वी पूर्ण करावयाच्या औपचारिकता/नोंदणीसाठी कृपया वेबसाइट www.bankeauctionwizard.com वर नोंदणी प्रक्रिया पहा.कृपया वेबसाइट www.bankeauctionwizard.com वर नोंदणी प्रक्रिया पहा.८) SARFAESI कायदा, २००२ च्या नियम ८(६) अंतर्गत मालमत्तेसाठी वैधानिक ३० दिवसांची विक्री नोटीस जारी केली. ९) विक्रीच्या तपशीलवार अटी व शर्तीसाठी, कृपया <https://www.bankeauctions.com> आणि IDBI बँकेच्या वेबसाइट म्हणजे www.idbi.com/ www.idbibank.com वर दिलेल्या लिंकचा संदर्भ घ्या. कोणत्याही स्पष्टीकरणासाठी, इच्छुक पक्ष श्री हेमंत अमृते (ई-मेल) - hemanth.amruteltd@idbi.co.in, फोन - ०७९२-६६५९१९९९, यांच्याशी संपर्क साधू शकतात. ८८८९९९४५४ किंवा श्री विपिन चिवंडे (ई-मेल) vipin.chivande@idbi.co.in, Mob ९८३४०८६९५९, किंवा श्री सिद्धार्थ छडीदार, फोन नंबर ९८९३६८२८६३, ई-मेल: Sidhartha.chhadar@idbi.co.in. राजाराम कौशिक, फोन क्र. ९०९०९५७७५०, ईमेल: raja.kaushid@idbi.co.in, दिलीप जैन, फोन नंबर ९८६०७९६८७५, ईमेल: Dilip.jain@idbi.co.in. ई-लिलाव समर्थनासाठी, कृपया श्री भाविक, मोबाईल एन यांच्याशी संपर्क साधा.१०) ई-लिलाव समर्थनासाठी, आपण मिस बी एम सुष्मिता / मरिना जोसेफिन जेकब फोन नंबर - ८९५९९४४३८३ / ९६८६९९६७५९ लॅंडलाइन- ०८०-४०४८२१००, ई-मेल - sushmita.bantaressystems@idbi.co.in यांच्याशी संपर्क साधू शकता.

दिनांक: २१/११/२०२३

ठिकाण: नागपूर

स्वा/-

प्राधिकृत अधिकारी

II. INTRODUCTION

IDBI Bank Ltd. (IDBI) having its Head Office at IDBI Tower, Cuffe Parade, Mumbai - 400005 and Zonal Office at IDBI Bank, Nagpur issued a notice dated 13.08.2021 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (*hereinafter referred to as "the SARFAESI Act"*) calling upon Mrs. Anita Ashok Gore , Borrower & Mortgagor, to repay the amount mentioned in the said notice being Rs 28,85,446/-, together with further interest & other expenses/cost thereon from 09/11/2019, at the contractual rates upon the footing of compound interest until payment/ realization. Though the Borrower has been called upon to pay the aforesaid amount, they failed to discharge the liability.

As the properties of **Mrs. Anita Ashok Gore (Borrower and Mortgagor)** have been mortgaged to IDBI Bank as security, dues recoverable from the Borrowers 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 12/07/2023. The Authorized officer 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.

III. BRIEF DESCRIPTION OF SECURED ASSETS

Sr. No.	Property Owner Name	Brief Description of Properties
1	Mrs Anita Ashok Gore. (Borrower and Mortgagor)	Property 1 - Unit Property All the piece and parcel of immovable property as Flat No. 301, having super built-up area about 76.51 sq. mtr on the third floor of the building known as “ Vijaya Regency -6 “ along with 16.362 % in the Plot No. 49 & 50 of Mauza Bidipeth , P.H.No -39 in KH No. 11/2, sheet No. 28, city survey no. 1438, total admeasuring area about 255.00 Sq. Mtrs, in the layout of The Process Servers Co-op Housing Society Ltd, Nagpur , within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust , Taluka & District Nagpur in the state of Maharashtra , which is bounded as - On East by – Plot No. 41 & 42, On West by – Road, On North – Plot No. 51, On South by – Plot No. 48 Together with all buildings & structures thereon & all plant & machinery attached to earth or permanently fastened to anything attached to earth.

IV. TERMS AND CONDITIONS

1.	The Authorized Officer (AO) exercising the powers under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets / properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets'), after taking Physical possession of the assets under the provisions of the SARFAESI Act, 2002, and the same are being sold <i>“As is where is”, “As is what is and whatever there is” and “without recourse”</i> basis.		
2.	<p>Issue of Tender / Offer / Bid Document</p> <p>The Tender Document along with Offer Form is distributed from 11.12.2023 to 12.12.2023 for the property mentioned at Sr. No 01 on any working day (except Bank Holiday) between 10.00 am and 4.00 pm and can be obtained from Shri Vipin Chiwande, IDBI Bank Ltd., Retail Recovery Zonal office, 1st Floor, Salasar Prestige, Plot No.-1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra. The bid document can also be downloaded from IDBI website www.idbi.com or www.bankeauctionwizard.com</p>		
3.	<u>Reserve Price and Earnest Money Deposit (EMD)</u>		
	Description of Property.	Reserve Price	Earnest Money Deposit
	<p><i>Property 1 - Unit Property</i></p> <p>All the piece and parcel of immovable property as Flat No. 301, having super built-up area about 76.51 sq. mtr on the third floor of the building known as “ Vijaya Regency -6 “ along with 16.362 % in the Plot No. 49 & 50 of Mauza Bidipeth , P.H.No -39 in KH No. 11/2, sheet No. 28, city survey no. 1438, total admeasuring area about 255.00 Sq. Mtrs, in the layout of The Process Servers Co-op Housing Society Ltd, Nagpur , within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust , Taluka & District Nagpur in the state of Maharashtra , which is bounded as -</p> <p>On East by – Plot No. 41 & 42, On West by – Road, On North – Plot No. 51, On South by – Plot No. 48</p> <p>Together with all buildings & structures thereon & all plant & machinery attached to earth or permanently fastened to anything attached to earth.</p>	Rs 31.26 Lakh	Rs. 3.13 Lakh

4.	<p>The sale of Secured Asset is on “<i>As is where is</i>”, “<i>As is what is and whatever there is</i>” and “<i>without recourse</i>” basis. The description of the immovable property is based on the mortgage created by the Borrower with the secured creditor 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 asset 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, other liabilities etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO/ Bank does not take any responsibility to provide information on the same. It is expressly made clear that the AO / secured creditor does not take or assume any responsibility for any dues, statutory or otherwise of Mrs. Anita Ashok Gore 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><u>Inspection of Assets: -</u></p> <p>The interested parties may inspect the assets at their own cost on the inspection date only i.e. 05/12/2023, in presence of representative of AO.</p>

6.	<p><u>Due Diligence by the Bidders</u></p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually verifies or not.</p>
7.	<p>The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and other details of immovable 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 abutments of the assets / properties and that the bidder concurs or otherwise admits the identity of the assets / properties purchased by him / her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.</p>
8.	<p>The Bidder shall not be entitled to receive re-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.</p>
9.	<p><u>Submission of Tender / Offer</u></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 Formats for submission of Profile of the bidder are given in Chapter VI and VII respectively of this Tender Documents.</p> <p>The format Chapter VI is for Individuals and</p> <p>The format Chapter VII is Company / Proprietorship / Partnership firms.</p>
10.	<p>The Tender / Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
11.	<p>The Tender / Offer shall contain the full address, Telephone No., Fax No., e-mail-id, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.</p>
12.	<p>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 VIII.</p>

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><u>Last date for submission of Tender / Offer / Bid Document</u></p> <p>Interested parties may obtain the Tender / Offer / Bid Document (separately for each property) duly filled and signed along with the required documents to the AO, Shri Hemant Amrute, Deputy General Manager, Retail Recovery, 1st Floor, Salasar Prestige, Plot No.1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra from 15/12/2023 for the properties mentioned at Sr. No 01, on any working day (except Bank Holiday) between 10.00 am and 4.00 pm. in two sealed covers with one sealed cover containing a crossed A/c Payee Demand Draft /</p> <p style="text-align: center;">Pay Order drawn in favour of</p> <p style="text-align: center;">"IDBI Bank Ltd. - A/c-Anita Ashok Gore</p> <p style="text-align: center;">payable at Par issued by any Nationalized Bank / Scheduled Bank</p> <p style="text-align: center;">as Earnest Money Deposit (EMD), which shall be super scribed</p> <p style="text-align: center;">“EMD For - A/c-Anita Ashok Gore</p> <p style="text-align: center;">and the other sealed cover containing the Bid Document subscribed</p> <p style="text-align: center;">“Bid Document – A/c-Anita Ashok Gore”</p> <p>Alternately, the EMD amount may be paid by RTGS/NEFT in favour of IDBI Bank Ltd., SADAR Branch , Nagpur Branch (IFSC Code : IBKL0000648) to</p> <p style="text-align: center;">Account No. 64834915010026.</p> <p>The duly filled tender form should be submitted on or before 08.11.2023 upto 4.00 pm on the above address.</p>
15.	The bidder / representative of <u>only those bidders</u> whose Tender / Offer / Bid Document is complete in every respect <u>and</u> who's Demand Draft / Pay Order for EMD is found to be in order before the cut-off time will be permitted to participate in the E-auction process. Form of Tender / Offer / Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD submitted by them, will be intimated by e-mail and through mobile.

16.	<p><u>Registration with E-auction Service Provider</u></p> <ol style="list-style-type: none"> Participants who are not already registered with the E-auction provider M/s. ANTARES SYSTEMS LIMITED should register themselves by following the procedure mentioned at the website: www.bankeauctionwizard.com The participants / intending purchasers are necessarily required to submit following documents / papers for registration to M/s. ANTARES SYSTEMS LIMITED. <ol style="list-style-type: none"> Duly signed and filled Bid Document. Payment details towards obtaining Tender Documents and towards deposit of EMD to be provided. Self-attested copy of PAN Card. Self-Attested valid residential proof (Voter Id card, Aadhar Card, Passport copy, telephone bill, electric bill - any one) Self-attested valid e mail id and mobile no (to be neatly written/ typed on a paper and signed). <p>After registration and satisfaction of KYC and other norms the user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft / Pay Order for EMD is found to be in order before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process.</p> <p><u>After receiving the user id / password, in case any bidders feel the need for training / e-auction support,</u> such bidders may contact Shri Hemant Vilas Amrute (e-mail) – hemant.amrute@idbi.co.in phone – 0712-6659111, Mob. 8889911454 or Shri Vipin Chiwande (e-mail) vipin.chiwande@idbi.co.in, Mob – 9834086151, or Shri Raja Ram Kaushik (email) – raja.kaushik@idbi.co.in, Mob. 9090957750 or Shri Siddhartha R Chhadidar (e-mail) siddhartha.chhadidar@idbi.co.in, Mob – 8956085039. For E-auction support, you may contact Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. – 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antaressystems.com</p> <p>For queries during the live auction: Auction Room : Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. – 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antaressystems.com</p> <p>The Bank / AO / E-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of E-auction.</p>
17.	<p>The e- auction day: 21/12/2023 for property mentioned at Sr. No. 01 . The E-auction would be held from 11.00 am to 1.00 pm</p> <p>The auction would be held with unlimited extensions, of 10 minutes each, beyond 1.00 pm, if required, on E-auction platform at website: www.bankeauctionwizard.com. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed / terminated.</p>

	<p><u>Increase in Bid Amount:</u></p> <p>It may be noted that increase in bid amount, if any, during the E-auction period shall be made as under.</p> <p>In multiples of Rs.50,000/- (<u>Rupees Fifty Thousand Only</u>)</p> <p>Increase in bid amount below Rs. 50,000 /- will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
18.	<p>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 EMD will not carry any interest. The Bids so retained will be valid for two months from the date of E-auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 10 working days from the date of E-auction and the amount of EMD will not carry any interest.</p>
19.	<p><u>Payment of Sale Price</u></p> <p>The successful bidder would be informed in writing about the acceptance of his / her bid / offer by the AO and will be required to deposit 25 % of the sale price (less the amount of EMD) within 3 days from the date of letter intimating acceptance of his / her bid by crossed A/c Payee Demand Draft / Pay Order drawn in favour of</p> <p>"IDBI Bank Ltd. – A/c-Anita Ashok Gore"</p> <p>Payable at Par issued by any Nationalized Bank / Scheduled Bank.</p> <p>The balance amount of the sale price will have to be paid within 15 days of the date of letter intimating acceptance of his / her bid or by bidder by way of crossed A/c Payee Demand Draft / Pay Order drawn in favour of</p> <p>"IDBI Bank Ltd. - A/c-Anita Ashok Gore."</p> <p>Payable at Par issued by any Nationalized Bank / Scheduled Bank</p> <p>Or such extended period as may be agreed upon in writing between the successful bidder and the AO.</p> <p>The balance 75% amount of the sale price will have to be paid on or before 15 days from date from issuance of sale confirmation letter intimating acceptance of bid by way of crossed A/c Payee Demand Draft / Pay Order drawn in favor of "IDBI Bank Ltd. –A/c-Anita Ashok Gore."payable at Par issued by any Scheduled Bank or by way of NEFT/RTGS in favor of Account No. 64834915010026. IFSC Code: IBKL0000648, Bank Name: IDBI Bank Ltd. Sadar Branch, Nagpur, or such extended period as may be agreed upon in writing between the successful bidder and the AO.</p>
20.	<p>In case the successful bidder fails to deposit 25% of the sale price, 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.</p>
21.	<p>The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.</p>

22.	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second / third highest bidder in the above manner, which shall also be treated as the successful bidder in terms of this Bid Document. All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
23.	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favor of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002. It is to be noted that sale certificate will be issued only after receipt of entire sale consideration.
24.	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. The sale certificate issued shall be stamped and registered as per local laws, if necessary, cost of which shall be borne by the purchaser.
25.	The successful bidder to submit the applicable GST to the Bank/AO within the specified timeline of 15 days from the date of e-Auction.
26.	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, 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 creditor 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.
27.	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.
28.	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.
29.	<u>General Terms and Conditions</u> 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.

30.	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.
31.	Notwithstanding anything to the contrary contained in this document, the AO reserves the right and liberty to accept/reject any or all the Bids/Offer and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
32.	In the event the said sale in favor of the bidder not being confirmed by AO, for any reason including on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his / her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him / her.
33.	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right not to accept the highest bid. Further, notwithstanding anything stated elsewhere in this Tender Document, the AO also reserves the right to call off the sale process at any point of time without assigning any reasons.
34.	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Nagpur alone shall have jurisdiction to entertain / adjudicate such disputes.
35.	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 Nagpur only.
36.	Particular specified in schedule above has been stated to the best of the information of the Authorized Officer/ Bank. Authorized Officer and/or Bank will not be answerable for any error, Mis-statement or omission in this Public Notice.
37.	Bidder (s) must ensure the following while submitting the tender: <ul style="list-style-type: none"> • That the tender should be filled in the format of the tender bid enclosed at Annexure-VI (Item No 06)/ VII (Item No 06).

- | | |
|--|--|
| | <ul style="list-style-type: none">• Self-attested copy of the pan card of the person bidding and if it is a company/firm then self-attested copy of the PAN card of company/firm is submitted along with the bid documents.• Self-attested copy of certificate of incorporation of the company/firm is submitted along with the bid documents.• Board resolution of the company or LLP /authority letter in-case of partnership firm / any other applicable authorization document for any other entity authorizing the person/partners to file bid for the asset along with the self-certified copy of the identity proof of the said person/partner is submitted along with the bid documents.• Every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted therewith are duly attested.• All alterations, erasures and over writing, if any, in the schedule or rate(s) are duly authenticated by the tenderer's signature. |
|--|--|

V. BRIEF DETAILS OF TENDER / OFFER DOCUMENT**TENDER / OFFER FORM FOR PURCHASE OF SECURED ASSETS / PROPERTY OF
M/s Arihant Food Products.**

Property Description		
Sr	Borrower details	Brief Description of Properties
1	A/c-Anita Ashok Gore.”	<p><u>Property 1 - Unit Property</u></p> <p>All the piece and parcel of immovable property as Flat No. 301, having super built-up area about 76.51 sq. mtr on the third floor of the building known as “ Vijaya Regency -6 “ along with 16.362 % in the Plot No. 49 & 50 of Mauza Bidipeth , P.H.No -39 in KH No. 11/2, sheet No. 28, city survey no. 1438, total admeasuring area about 255.00 Sq. Mtrs, in the layout of The Process Servers Co-op Housing Society Ltd, Nagpur , within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust , Taluka & District Nagpur in the state of Maharashtra , which is bounded as -</p> <p>On East by – Plot No. 41 & 42, On West by – Road, On North – Plot No. 51, On South by – Plot No. 48</p> <p>Together with all buildings & structures thereon & all plant & machinery attached to earth or permanently fastened to anything attached to earth</p>
2	Issue of Bid / Offer Document	: The Tender / Offer Document can be obtained from Shri Vipin Chiwande, AGM, IDBI Bank Ltd., Retail Recovery, 1 st Floor, Salasar Prestige, Plot No.1/A, Off WHC Road, Dharampeth, Nagpur - 440010 , Maharashtra from 11/12/2023 to 12/12/2023 on any working day (except Bank Holidays) between 10 am and 4 pm. The Tender / Offer Document can also be downloaded from IDBI website. (www.idbibank.com) and www.bankeauctionwizard.com
3	Cost of the Tender / Offer Document	: Rs.100/- + GST Total – Rs 118/- (Rupees One Hundred Eighteen Only)
4	Last Date and time for submission of Tender Document together with EMD	: 15/12/2023 For the properties mentioned at Sr. No. 1 up to 4.00 pm
5	Place, Date and time of E-auction	: Place : E-auction platform at Website: www.bankeauctionwizard.com

		Date: 21/12/2023 for property mentioned at Sr. No. 01 . Time: 11.00 am to 1.00 pm with unlimited extensions of 10 minutes each beyond 1 pm, if required.
6	Increase in Bid Amount	In multiples of Rs. 50,000/- (Rs. Fifty Thousand Only) Increase in bid amount below the said Rs.50,000/- will be rejected.
7	Date of Inspection	The interested parties may inspect the assets at their own cost between 11:00 a.m. and 4:00 p.m. on 05/12/2023 in the presence of a representative of the AO available at the site to facilitate the inspection.

IMPORTANT DATES:

Sale of Bid / Tender document	11/12/2023 to 12/12/2023
Date of Property Inspection	05/12/2023, 10 am to 4 pm
Last Date of submission of Bid along with EMD	15/12/2023 up to 4 am
Date of E –auction	21/12/2023
Time of E-auction	11:00 am to 1:00 am

* * *

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

For purchase of secured assets / property of
A/c-Anita Ashok Gore.”

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

1	a) Full Name of the Bidder / Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder / Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company / Firm / Person in whose name the Secured Assets / property are to be purchased	:	
5	Details of Purchase of Tender Document of Rs.118/-		
	i) Form No.		
	ii) Demand Draft / Pay Order No.		
	iii) Date of Demand Draft / Pay Order		
	iv) Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid/ Tender Document from IDBI website www.idbibank.in and prefers to remit Rs.118/- separately by way of NEFT/RTGS must indicate UTR No., Amount and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		
6	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No. / Pay Order No/ Txn No	:	
	ii) Date of Demand Draft / Pay Order/ NEFT/ RTGS	:	
	iii) Name of the issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way NEFT / RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		
7	Income Tax Permanent Account Number(s) (PAN) of Bidder / Offerer	:	
8	Bank account details(In case of refund)		Account Name: Account Number: IFSC Code: Bank Name & Branch:

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

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

Signature of the duly Authorized Official of the Bidder / Offerer

Name and Designation of the Authorized Signatory

Place :

Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER**COMPANY / PARTNERSHIP / PROPRIETORSHIP**

For purchase of secured assets / property of
A/c-Anita Ashok Gore.”

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

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 Authorized Person to carry out e-auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:	
	b) Complete Postal Address of the Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
10	Designation of the Authorized Person	:	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
12	Details of Purchase of Tender Document of Rs.118/-		
	i) Form No.		
	ii) Demand Draft / Pay Order No.		
	iii) Date of Demand Draft / Pay Order		
	iv) Name of the issuing		

	Bank and Branch		
	Bidders who have downloaded the Bid/ Tender Document from IDBI website www.idbibank.in and prefers to remit Rs.118/- separately by way of NEFT/RTGS must indicate UTR No., Amount and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		
6	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No. / Pay Order No/ Txn No	:	
	ii) Date of Demand Draft / Pay Order/ NEFT/ RTGS	:	
	iii) Name of the issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way NEFT / RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		

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

I/We have read and understood the detailed terms and conditions of the sale 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 lender responsible for the same and shall not have any claim whatsoever against either of them.

Signature :

Name of the Authorized Person:

Designation :

Company Seal :

All authorizations should be annexed to this form.

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,
Shri _____,
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,
1st Floor, Salasar Prestige,
Plot No.-1/A, Off WHC Road,
Dharampeth, Nagpur-440010
Maharashtra

Sir,

Sale of Secured Assets / Property of A/c-Anita Ashok Gore.”

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

2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his/her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 days. 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.

3. I/We clearly understand and accept that the Authorized Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of **A/c-Anita Ashok Gore.”** including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne / paid by me/us in case my/our Bid / offer is accepted.

4. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorized Officer goes for re-bidding

Tender/Offer/Bid- document

or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.

5. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.

6. I/We also enclose a Demand Draft/Pay Order of value Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd. - A/c-Anita Ashok Gore.". Payable at Nagpur

Or

We have remitted the amount of EMD Rs. _____ (Rupees _____) wide UTR Number _____ dated _____ from _____ Bank, in favour of IDBI Bank Ltd.

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

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

Place :

Dated : _____ day of _____ 2022

Signature _____ in the capacity of _____

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

(Name and address of the Bidder/Offerer)

(IN BLOCK CAPITALS)

WITNESS:

Signature : _____

Name and Address : _____

Occupation : _____