The Authorized Officer (AO)

of

IDBI BANK LIMITED

Retail Recovery Ist Floor, Videocon Tower, E-1, Jhandewalan Extension New Delhi-110055

TENDER DOCUMENT

For

Sale of Assets

All that part and parcel of the Immovable Property situated at Flat No 402, 4th Floor, Block A, Tower Harmony, Sikka Karmic Greens, Plot No GH 01/C, Sec 78. Gautam Budh Nagar, Noida, Uttar Pradesh.

Sale Under the provisions of

<u>The Securitization and Reconstruction of Financial Assets and</u> <u>Enforcement of Security Interest Act, 2002</u> and The Security Interest (Enforcement) Rules, 2002

CONTENTS			
Sr.No	Particulars	Page No.	
Ι	Possession Notice	3	
II	Public Notice for E-auction published in the newspapers	4	
III	Brief Description – Immovable Properties	5	
IV	Outstanding dues of IDBI Bank	6	
V	Terms & Conditions	07-15	
VI	Form - Profile of the Bidder - Individual	16-17	
VII	Form - Profile of the Bidder – Company / Firm /Party	18-19	
VIII	Form - Appendix to the Bid/Offer (declaration by the Bidder)	20-23	

(I) <u>POSSESSION NOTICE</u> <u>Dated 25.08.2021</u>

1	DBI BAN	NV.	Extensio	in, New Delhi- 110055, Ph: 011-	66083056, 65084896
	SYM	BOL	C PO	SSESSION N	OTICE
in e issu nopi the pow of the The	kercise of powers conferred and demand notices to the follow sy the amount within sixty dates and to the public in genera- ters conferred on from under the borrower.	under Sach: lowing borrow ys from the da d that the unit section 13(4) he public is or	in 13(12) read ver/Co-borrow ste of receipt of tensigned isas of the serie Act united are here	ruction of Financial Assets & Enforcem with Rule-9 of the Security Interest (E en Guaranter on the factor mentioned as said notice Since, they failed longuy laken the possession of the property read with Rule 9 of the said Rules on th ity cautioned not to deal with the prope (given against their names with their pro-	Inforcemently Rules, 2002, The Ban almit free name calling upon them's the amount notice is hereby given to lescribed herein below in exercise o e doles mentioned against the name ety. Any dealing with the preperty with
\$1.	Name of Borrower/Co- borrower/Guarantor and owner of the property	Date of Demand Notice	Date of Symbolic Possession	Description of Mortgaged Property	Amount Ors as mentioned in the notice uls 13(2)
1.	Mr. Harjit Singh Bahni (Bonower), Mrs. Purniny Sehri (Co-Bonower), Mrs. SSG initiatech Pvt Lid (Guarantor)	01.06.2021	25.08 2021	Vila No. 4, Type K, A75 Greens Vilage, Sector 33 A. Nokia, Uitar Pradesh-201301	
2	Mr. Scresh Kumar Siani (Borrower) and Mrs. Vandaria Salni (Co- Borrower)	01.06.2021	25.08.2021	Fail No 1803, 18 ⁴ Floor, Tower-N-16 Jayoeo, Greens, Aman, Sector-151, Nolda, Ultar Pradesh-201308	
3.	Mr. Neeraj Nayal (Borrower) and Mrs. Anju Nayal (Co- Bonower)	29.05 2021	25.08 2021	Flat No 302, 3" Floor Block B, Tower- Harmony, Siloa Carmic Grean, Plot No. GH 011C, Socker 75, Greater Nokia, Utas Pradesh - 201306	lakh Seventy Six Thousand Thety
4	Mr. Abhishek Sharma (Borrower) and Ms Anshika Sharma (Co-Borrowar)	29 95 2021	25:08 2021	Flat No.332, Block A, Tower Harmony Sikka Kamso Geens, Plot No. CH- 01/C, Sector-75 Notda, Utlar Pandesh 201301	Four Lacs Teenty Six Thousand
5	Mr. Himanatu Shakhar iBorrowei) and Mr Sultianatu Shekhar (Co- Borrower)	29.05.2021	25.96.2021	Fat No 432, 4" Floor, Block A. Tower Harmony Sikka Kartrik, Greets, Piot No GH 017C, Siecton 78, Gautam Budh Nagar, Nukée, Utter Pristeen- 201301	One Linkh Filly Five Trousand Nine Hundred One Only] as to

The above notice was published as below:

S. No.	Newspapers	Edition	Date on which Published
1	Financial Express (English)	Delhi/NCR	27.08.2021
2	Jansatta (Hindi)	Delhi/NCR	27.08.2021

E-Auction Notice dated 05/07/2022

			युवर्जिमांण तथा प्रतिम्हति हित प्रवर्त 2 (सम्परित कमांक सं. 9 से 27 विद्यात किंग ज्या है कि वीर्व क्रमित बरव स्वति की दिए पर दिवल कुलास करीता, सर्टती, स् वे दिए पर दिवल कुलास करीता, सर्टती स् को देव धनियुत्तित कर्णा को बयुती सार्वजन्त्र ई-तात	दीक के वो / इतिमुखित रनीकर्ताओं (यह इतिमुसित संयो गमी द्वारा की ज	परिस परितय गरिस परितय इतकों कर भी एरगी। ज्ञान ज	ि प्रीत्मुतित प्रितमुतित णितां के कप तक∕सांकैति नता को मावि		ाने हो दी तेनी जाई हैं ज नि राति की बसूज गाहै। बुकि प्रति विधिवत अधिकृत				
	रुपारकर्ता का माम/ सह—तमारकर्ता/मार्थटर	মাঁণ ভূমবাকী হিথি কাঁং ভৱন বিথি মকাষা হঁৰ হাই।	प्रतिभूति संपरितयों का विवरण	कन्जे की विश्वति (गीतिक वा सांकेतिक)	কম্য কা গ্রিমি	वारसित मूल्य	जना करोडन राहित (ईएमडी)	ईरागदी बीर मोती रालानें। जना करने बी बीरिंग सिथि बीर जनव	व नवल व जना किया		र्विगी। बोनी	अधिकारी का नाम
1	ते स्वतः इताः (स्व-क्यास्त्रत्ती) क्रीर वे स्वतः क्षते नोत्त्रका (स्वत्यकर्ता)	17,06,2020 H W, 72,83,841/-	भूमिट गेवर तिएक-कर (1) सीजवी मीजिल (2000 वर्ष युष्ट) सेएमझे सीजेट प्रकार एमजी सेंद पुष्टमंत्र इतियाप 120001	dites	23,12,2020	K. 78,22,1454	R. 7.80,954	Res and	जाना है वाईएकएसई कोड कार संपत्न- रसरावकरणाज का वाईसीवर्ज कि स्थाप बईरकएली सेड - वाईस्टिंग्लाल	संसीत वरीचा नर्ग देव जर स्वर्ध	Ti 1.00.0005-	वीर संघर्क नंबर कृते गीवा कृत- वा-कावज ते प्रया पांत -वा-कावज
ъ	ये हम कान (स्वान्त्रयों) कार तर मयपूर्णन जर्म (मह-कवारस्टरी)	21.05.3020 V W. 1,80,58,490.52	फॉर गेंबर ई-ते । टावर ई. आपूरी स्त्रीरे विजेतन (मेंवचल 200) परं कुर) मेंबर 143 जीएर - 81 में, गेर्ट्स, जाग डोंस, 301587	widths	62,05,2020	T.81,44,000	11, 14, 4004	21 100 21 100 23 100	Ref Par- convenient ne addhaf fo bilta afrened sta - adhirmon	static stars	×	set office peri- an-asso of area dat -an-assos
	ा कुमताव सिंह (क्यारकार) झार नी पुर्वता और कालान तक-क्सारकारी)	11.12.2018 ¥ ¥. 2.00,26,0194	कतेर मेदर सी-नी ३ ३४वीं मीदिल राजर-नी, आइमीर लॉनि फिडेलर (4400 वर्षपुर), संगरन-1438, नेप्रय, प्रांत प्ररेण-201301	widths	62.09.7020	K.	R. 19.00.005	CIRLARK DOL TH BOL TH	An fill- morane-ors on addited to takes adjourned its - additionant	stelle after mi de se mat f	1.00.0004	d tate and -to-search
1	े सहल केन (कारफारी) कीन हुवी स्पेद लाग केन (सक-क्यारफारी)	11.12.2018 H W. 1.80,96,079-	करेट मेका की-दी। 24ी कींग्रेस टावर-सी, आपूरी करेंत निवेदन, अंधकात 4200 करियूट) मंगवा याना करेंत. 201301	widths	62.09.2020	R. 1,81,44,0004	W. 18,14,4054	31.00.3027 101 5.00 102 200	Bir fitt- sustantists or afället in telts afrecel str - affältmass	dette ater net de se and (1.00.0054	के प्रथम करने प्रान्तवास्त्रमा के प्रथम करने नगा-स्वयप्रका
	a age ex (ocued)	11.12.2016 R W. 63,63,7154	B-2103, 218 Witt, aupft mitt federe, (150 urfer) den- erft flute-tast, flute um abr. 20101	widthe	02.09.2020	K. 87,75,0004	¥. 8 ,87, 5054	36.08.3027 1971 1-95 102 103	MY fill- castronester en arfallarf fo Setz arjented str - arfifettiones	dette siter ari de ar est f	R. 10.004	pd ffter pro- on-anner d one ene -or-anner
	या प्राप्त कुमा कॉरीफ (म्स-कराकार्ड) में मनेज कुमा कॉरीफ (म्स-कराकार्ड)	12.12.2018 W W. 54,40,0664	फोट गंबर - ई 1803. आस्ट्रीट सार्टि निकेंडल, (1856 सर्गपुट) सेंबटर-143 से, पीएस, प्रमा प्रदेश, 201391	widths	82,89,2626	10,75,5054	K. 1.17.525-	100 FT	ant dat- sattanentes en arfdiarf in Safes affreted as - affidements	stelle alles set de se suit ()	11.0004	14 Cfbr (m. e-anar
	d toor at an (possail)	21.86.2020 × *. 66.70.292/-	पतित गीवन की-2003, 200ी मंदिल, आपूर्ति स्वति मिलेतन, (1880 कर्मपुर), संसदर 143 औरथ-दन्ती, नीएस, फार प्रदेश, 201201	widthe	62.06.2020	W. 68,75,9054	K. 1,37,300-	MANANTS MP 100 ad pa	an date sectorements we selddiad to boths adjusted da - adjustements	dette atter rei din or sind ()	1.005	14 150 pr
1	af all alles forenat	06.08.2021 W W. 15,86,861.25	राजी मेवा के-14/15 पाला मार 82/7 में ही मांग मेलिपुर आपनी जिसे महावेद एम्प्रसेंद नई दिल्ली1960/5 जे मान से अल्प आपनी है जे क्षेत्र में विकार है।	widthe	21.10.2021	4.00.3004	K. 6,40,805-	NAMARI NY SAN RE SN	an for- serverents en addited in infer adjusted siz - additionesses	अंसतित करीटल जर्म तीय अन जर्कत है।	12,005	90 (Star pro- 11- 48428) A 100 100 -11- 484281
		18.06.2021 ¥ ¥. 80.74,278-	भोट मेना हे- का, पूर्व मते, स्वाईटेस स्ट्रेस, प्रतेर संस- माजिसासा- ११ / ही, सेंडटन- २६, मेहल, एसर इटेस- ३६७४१	widthe	23.11.2021	when	12.46.3804	NATION THE LOSS AND THE	and upon the second second	delts after red do se real fi	1.05,000-	98 18 24 21 21 20 20 20 20 20 20 20 20 20 20 20 20 20
	al un star main (parcast) abi al alte (miter) ab dira inna fancast; abi	296.06.2021 W W. 2,86,278-	अनगरा जगत-देशा एपरांस, जाएक-इ. टांसा इ-१९३७, ११४ म्रिझा, अधिन रिपोरल एपरा-३४, गानियावार, प्राप्त प्रदेश-३०४४०	eriddou	22.09.2021	ж жа.355	K 3,88,1254	NATION STATES	and then constantiate on addition to lotte adjusted on - additionate	skelbe selber rest dra ver vest ()	1,555-	på ut de seusse d'une en seusse
	shat all was (re-moved)	29.05.2021 # #. 66.76.0334 29.05.2021 #	with they and their differ with it also great mean with their with the of the state with the sta	wittine	25.08.3021	แล้วร	N.00.000-	94.07.002 107.508 27.715	an fine anaroses en addition to takes attended at attended	selfs after vel de ur rest fi	talana.	
	al mare an (second) als	19.00.2021 4 %. 84.26,0514	under vereinigen, er und einer aufen er uben ginnen ferbenann aufen bereitigten auf einer Berteitigten aufen bereitigten berei	widdhu	25.04.3121	8.8.55	K.M.Mar	NT 100 et m	en additud in information antipologi all - additionaccere	sector action red dit ac read ().	10000	1-101 - 102- 1-102-00-01-00000 2-102-01-010-0000 2-1020-01-0000-
-	तारात् सातः (प्रदासतः) का ते पुतीत् सेवः (१०-प्रतारक्षतं वोः प्रतारक्षतं ६ स्वेते; बारवः) वि मार्: प्रति (व्यापकर्ता	85.80.5021 8 85.81.55.8014 29.05.2021 8	पतिः स्वतः वातः, गोले मांग्रानः पतिनः (तीतः इतिम प्रित्वनः पतिः इतिम, पतिः सेवः प्रोएष वनः / सी. सेवरः १४. तीतन्तुद्वः वन्तः, सेवृतः, प्राणः इतिम मोतः स्वतः १४४४, १४४४, वर्षे सेवतः स्वतिः १. तीतः इतिमत् प्राध्वनः क्षणिः क्षणिः	widthe	25.56.2021	N.M.FS	1000	BH LOS BH LOS BH THE BH THE	MH HID- Inclassion we applied to takes approved the - applications MH HID- inclassions	stallte unfere- verd die we met di	12000	d oth rela- treases and see d out out or another
15	A alfpre Alfa ubbr (ourseal)	W. 85.48,765-	whe fire sain, and when after a clay beller linear after	eidiba	23.11.2021	B.71.425	7,00,0005	at its	ves applicant in outco- articipation via - artifictoreauxi-	statiles suffere real chin are read (1)	UNITE .	Contraction and and and and and and and and and an
-	10 mil Ant Innent)	R. 64,21,264	Bill, tall: fiel about-or / dl. fieles-in about une une tall: fiel and tall allow allo dl. fiel Bidlig, finan unes	witte	21.11.2021	M.70,425	7,00,000-	- ALWING	ve aphibiat to betto approved vity - aphibic manager	dealte ration real das un road ():		Contract to the second
37	ar some were (partiale) att	8. 62.49,2764 07.06.2021 ¥	aften, sefer eine stellen-en / fil. Anen-op einen gene unter person unter Ann atten alle gene safte fil filler filliger. Mit is fittenen	sidiba	23.11.2621	85,85,785	7,00,000-	N.F.MI	we egifderi fe faitz ettreret eks - egifdermennet wer web- trereteretere	studio: unito: real dos un rant do sincito: unito:		Contractor and a
N		%. 41,80,673- 32,10,3621 ¥	वाणिक प्रोणा, पहिर पंचा जीएक-ता / मी. प्रेसाप-रेड मिछा, प्रभुत प्रतिक्ष प्रतिह स्वतः १३४४, १३मी मीडार, १९४१ १९, मी प्रतिक्ष प्रतित्व प्रजन्तुः वेत्रारा-प्रदान्तं, इत्रिंगणा-राज्यतः ।	widths .	23.11.3021	31,31,753	LILIES N	ut ca	ve additied to beits adread via - additionants we wan or characters	wei die so niek fo	-	E celt tala-
14	at their sectors (second) at	#. 77,15,265- 34,30,3021 #	स्वीट नेवा कहा कुला की प्रान ता दुर्खीन्त, हीवन के र से प्रतिन महीराज संबद ना क्रेसिक क्रेसिक प्रतिन्त प्रायत	webs	41.01.3622 24.12.3621	LISE WATE	N.M. MA	No. of Conce	vn upphing in inits epyword in - apticipasaers MH MMP- propagroup vn upphing in inits	ved det er med åt rindet safter	URINA-	Contractor Contractor
N	et arger fastes (second) de abret van manig (se-canved)	N. 60,80,8634 16,80,5024 N N. 40,30,6654	ufter fast sinte sind feltere trave Rit, all advan villibrate Barta-int, adviser advance- science	webs	06.00.0022	N.31.2504	K. LILEON-	10.00.000	un applicad in infor- appropriet da - applicationeran- Mit Mith- professioneran- un applicad in infor- actioner da - applicationer-	veni din on vani da oscilar antere		d units mate-
21	al an pass (percent) als deal why any con-ment)	N. M. JU21 H	after des uns und effens con to d aben nillfens bact-ra- andras: pfinne- sonne		24.12.2021	4.30.7304	Linder Linder	In of state	egynered un - agdweineser: Wei finn- urtraspierie vie egistene fa fanta egynered un - ajdweineser:	test die te test die sieslie selten sag die es test die	-	d one con-
2	d adr au (parad) de ded de sau (parad)	38,06,3031 # W. 42,76,000-	tall: fan mit all stan mer in di advar saldier dien-ni advan genera- men	-	24.12.3921	antin	N. LILLIGA	An owners of	egrecel da - aphecosant NO THE- nillancilla vs. aphilas fe letta agrecel da - aphictanet	ver die er van fa		d ante conte concentra di ante colla- tri-manana, Ricertoni i cont cont-co-manate
27	al and parameters but role have	21.201.2021 ¥ 16. 2024.0404	alle der ser sel diter, mit die aller wähler Bace-et- aldere giftens- unser	witte	24.12.2021	a	Lake	NULTRA	men time- originamental was exploring to holder	under aders und die en med fit		d auto entre-
2	firte sour (par) (second) de deal year had (se-second)	34.00.0021 # H: 36.91.103-	alle der sus soft eller eine da id aben tillfen Bert-ta abban glimm- tannt	side	45.53.3922	and the	LILES	Sections. Sections.	une there or a hereits the listing of the statement of a sufficiency of the sufficiency of the sufficience o	tesila udus sei du si tesi Zi		d ante mela- tri-assesse, acartese acte con acrimentos d ante mela-
N	d arter to (second)	34.00.3021 # m. 37.23.816+	salle sier van voll ofnin mer alt, al alten vollften dans-ok alten alterne-tanse	-	24.12.2021	actus	Lain	ni ca · · · · · · · · · · · · · · · · · ·	HER HORE OF LITERATIONS IN additional for limits, exponent was addition measure bits that to compare the or addition for limits, adjusted, the adjustments	could appear	uniter a	d auth tella- transma, marcan par est -st-amarca d auth tella-
	d yar yn leerad	N SHADANS N N ADALAN	uft für fler at sober mitten dann in allen, allerne unter	and a	61.05.062		with	teat teat tel teat	the original in addition	unches suffers. real-first me mark \$1.	URBR 4	400 KR -01-000014
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	aff anyt or present) do at any or pre-servered, do proved a fault user. di scarte d'atte any at scarte d'atte any any at scarte d'atte any any a lang and a more d'atte any any a lang any a subsection and any	BLACEDIN N. ALALAZER KINF AN ALALAZER KINF AN ALALAZER ALALAZER ALALAZER KINF ALALAZER ALALAZER N. ALALAZER M. STANA ALALAZER ALALAZER M. STANA ALALAZER M.	and the data model where there after being read-or uniform more thermore the theory participation of a point of the second of a flags on hand us and a spins units of all second of a second of a second of a second of all second of all more of the second second or all second of all second or artification of the second second of all second of the second	witten andre al-R i 1-2 aveit fierde 4 wa (finante vieraam E witten witte 4	23-11-2821 Ringle without effect it autors for anothing of rest autors and	et al land red al land la solitore et al la socie tras	K. A.S.A.Star- I of pit allegit v or liest on main o d fields, where s a shedt di mos	MALINE .	carvend via - opportunition	visible office variable or weat to the or weat to the fitter of the office of the office office of the same fields after office to the office office office to the office office of the office of the office office of the office of the office of the office of the office of the office of the office of the office of the office of the office of the office	Carrier -	A Di umm -an-annesia ana sun -an-annesi a d'ada Thea Redist al' h anonulta Reg us well ankasuctions.com Ve gue all 25 siltere rife met i de 25% silati vite

S. No.	Newspapers	Edition	Date on which Published
1	Financial Express (English)	Delhi/NCR	28.05.2022
2	Jansatta (Hindi)	Delhi/NCR	28.05.2022

III

BRIEF DESCRIPTION OF THE ASSETS

(a) Details of Properties

Sr.	Property Description.
No.	
1.	All those pieces and parcels of immovable properties situated at: Flat
	No 402, 4th Floor, Block A, Tower Harmony, Sikka Karmic
	Greens, Plot No GH 01/C, Sec 78. Gautam Budh Nagar,
	Noida, Uttar Pradesh.

IV. <u>Outstanding dues of IDBI Bank (Sole lender) in the account of</u> <u>Mr. Himanshu Shekhar & Mr. Sudhanshu Shekhar</u> <u>as on 10.03.2021</u>

Particulars	Principal	Interest	Other	Total
			(Expenses)	
Financial	76,64,056/-	4,91,845/-	0/-	81,55,901/-
Assistance				
TOTAL	76,64,056/-	4,91,845/-	0/-	81,55,901/-

Total dues as on **10.03.2021**: **Rs.81,55,901**/-plus further interest and costs w.e.f. **10.03.2021** till date of payment.

V. <u>TERMS AND CONDITIONS</u>

1	The Authorised Officer (AO) exercising the powers	under the Se	ecuritisation and
	Reconstruction of Financial Assets and Enforcement of	Security Interes	st Act, 2002 read
	with Security Interest (Enforcement) Rules, 2002 (h	ereinafter refe	rred to as "the
	SARFAESI Act") is selling the assets/properties mention	ed at item No.	III of the Tender
	Document (hereinafter referred to as the 'Secured Assets').	
2	Issue of Tender/ Offer / Bid Document		
	The Tender Document along with required Forms is	available from	n 01.06.2022 to
	04.07.2022 on any working days between 11.00 am	to 5.00 pm v	vith Mr. Ashish
	Sachdeva, Assistant General Manager, Retail Recovery,	IDBI Bank Li	mited, 1st Floor,
	Videocon Tower, Jhandewalan Extension, and New D	elhi – 110055	or at any other
	Branch of the IDBI Bank Ltd.		
	The Tender Document can also be downloaded from II) RI wahaita (m	www.idhihank.in)
	and <u>https://www.bankeauctions.com</u> , the website of e-		,
	and <u>https://www.bankeaucuons.com</u> , the website of e-		provider.
3	Reserve Price		
	The Reserve price for the sale of the Secured Assets is f	ixed as under:	
	Property Details		Reserve Price
	All that part and parcel of the Immovable property si No 402, 4th Floor, Block A, Tower Harmony S Greens, Plot No GH 01/C, Sec 78. Gautam Budh N Uttar Pradesh.	ikka Karmic	Rs.89,98,875/-
	Earnest Money Deposit (EMD)		
	The EMD to be deposited by the intending bidders is fixed	ed as under:	
	Property Details		oney Deposit MD)
	All that part and parcel of the Immovable property situated at Flat No 402, 4th Floor, Block	Rs. 9,	00,000/-

i.	The sale of Secured Assets is on "As is where is", "As is what is & whatever
	there is" and 'without recourse" basis. The description of the immovable
	properties is based on the mortgages created by the Borrower with the secured
	lenders from time to time and the representations made by them.

4

- ii. AO does not take or assume any responsibility for any shortfall of the movable (Plant & Machineries, Stocks & Spares etc) and 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/or 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 AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Mr Himanshu Shekhar & Mr. Sudhanshu Shekhar 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.
- Details of encumbrances known to the secured creditor are given in the Tender Document. However, the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.

5 Inspection of assets : The interested parties may inspect the assets at their own cost. 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 abuttals of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by

	him/her notwithstanding any discrepancy or variation, by comparison of the description
	in the particulars of the assets/properties and their condition.
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	Submission of Tender/Offer The Bidder shall complete in all respects the Profile of the Bidder and "Declaration by
	the Bidder 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 sign each page of all the documents. Offers received
	for sale and / or accepted are not transferable.
	The Format for submission of "Profile of the Bidder" & "Declaration by the Bidder" are
	given in Chapter VI, VII & VIII of this Tender Documents.
	Bidders may fill in only the form relevant/applicable to them.
10	The Bid Documents shall be signed by a person or persons duly authorized by the
	Bidder with the signature duly attested.
11	The Bid Documents 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	The Bid Documents shall not be detached one from the other and no alteration or
	mutilation (other than filling in all the blank spaces) shall be made in any of the
	documents attached thereto.
13	Last date for submission of Tender/Offer /Bid Document
	The interested parties may submit Tender Document duly filled and signed on each page
	along with EMD and other required documents to the "Authorised Officer, Mr. Ajay
	Bhalla DGM, Retail Recovery, IDBI Bank Limited, 1st Floor, Videocon Tower, E-1,
	Jhandewalan Extn, New Delhi-55", not later than 5.00 PM on 04.07.2022 in a cover,
	which shall be super-scribed as "Tender Document and EMD : A/c Mr Himanshu
	Shekhar & Mr. Sudhanshu Shekhar"
	The DD / PO should be drawn in favour of "IDBI Bank Limited A/c- Mr Himanshu
	Shekhar & Mr. Sudhanshu Shekhar" payable at New Delhi issued by any Scheduled
	commercial Bank as Earnest Money Deposit (EMD).

	Remittance of EMD by way of NEFT/RTGS
	Bidders who prefer to submit the EMD by way of NEFT/RTGS, may remit the respective EMD amount in favour of IDBI Bank Limited, Account No. 01137000010793, IFSC Code: IBKL0000011, Branch:K G Marg, New Delhi- 110001. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.
14	Only those bidders will be permitted to participate in the e -auction who's Tender/ Offer
	Document is complete in every respect and who's Demand Draft/Pay Order for EMD is
	found to be in order and /or remittance by way of NEFT/RTGS proceeds is credited into
	the account, indicated above, 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, 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.
15	Registration with E-Auction Service Provider
	Destinizante esta esta de activada activada está de activada está de activada está de activada está de activad
	a. Participants, who are not already registered with the e-auction provider C1 India
	Pvt. Ltd . should register themselves by following the procedure mentioned at the
	website: https://www.bankeauctions.com. The participants/intending purchasers
	are necessarily required to submit following documents/papers for registration to
	provider C1 India:
	b. Self attested copy of Pan Card.
	 c. Self Attested valid residential proof (Aadhar Card, Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)
	d. Self attested valid e-mail id and mobile no.
	The user id and password will be then sent directly to the registered participants /
	intending purchasers whose Tender Document is complete in all respect and whose
	Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of
	NEFT/RTGS proceeds is credited into the account indicated well before the cut-off time
	and whose documents are complete in all the respects, with further directions by the e-
1	auction provider company, if any, for log in and participating in the auction through
	online process. After receiving the user-id / password, in case any bidder feels the need
1	for training / e - auction support, may contact Sh Vinod Chouhan, Cell: +91
	9813887931 Phone: +91-124-4302020 <u>E-mail id:</u> <u>Delhi@clindia.com</u> and

	support@bankauctions.com							
	For queries during the live auction contact: Sh Vinod Chouhan, Cell: +91 9813887931							
	Phone: +91-124-4302020 <u>E-mail-id:</u> <u>Delhi@c1india.com</u> and							
	support@bankauctions.com.							
	Biding in the last minutes/seconds should be avoided by the bidders in their own							
	interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses							
	(Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to							
	ward of such contingent situation, bidders are requested to make all the							
	necessary/alternative arrangements such as backup power supply and whatever else							
	required so that they are able to circumvent such situation and are able to participate in							
	the auction successfully.							
16	The E- auction day: 05.07.2022 from 11.00 am to 12.00 Noon							
	The auction would be held with unlimited extensions of 5 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.							
	Increase in Bid Amount :							
	It may be noted that increase in bid amount, if any, during the e-auction period shall be							
	made as under.							
	In multiples of Rs. 1,00,000/- (Rupees One Lakhs Only).							
	Increase in bid amount below the above amount will not be accepted.							
	First bid should be of at least equal to or above the Reserve Price or increment(s) in							
	multiples as mentioned above.							
17	Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto two							
	months from the date of 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 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 auction.							
18	To improve the amount, inter say bidding between 3 Highest bidders may be conducted							
	at the venue at the sole discretion of the Authorized Officer.							

19 Payment of Sale Price

The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately on acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "**IDBI Bank Limited.-** A/c "Mr **Himanshu Shekhar & Mr. Sudhanshu Shekhar**" payable at Delhi issued by any Scheduled Commercial Bank or by way of **NEFT/RTGS** in favour of IDBI Bank Limited, Account No. 01137000010793, IFSC Code: IBKL0000011, Branch: K G Marg, New Delhi-110001.

The balance amount of the sale price shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "**IDBI Bank Limited – Mr Himanshu Shekhar & Mr. Sudhanshu Shekhar**" payable at New Delhi issued by any Scheduled Commercial Bank or by way of **NEFT/RTGS** in favour of IDBI Bank Limited, Account No. 01137000010793, IFSC Code: IBKL0000011, Branch: K G Marg, New Delhi- 110001or 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 the above stipulated time, 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 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.

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 re - sell the assets to the second/third highest bidder 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, the AO, exercising the power of sale, shall issue Certificate of Sale for the movable and immovable properties 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 acceptance of bid/offer or such extended period, as may be granted by the AO at his sole

	unforeseen reason, the bids shall be opened on the next working day of IDBI Bank Ltd. at 11:00 am in the presence of such bidders who wish to attend.
28	In the event of IDBI's office remaining closed on the day of opening the bid for any
20	to be of the essence.
	the obligations to be observed by him/her under these conditions is and shall be deemed
27	The time hereinabove fixed for the observance and performance by the bidder of any of
25	conditions of the Bid/Offer laid down herein.
	unconditionally and irrevocably agreed to and accepted all the above terms and
26	The submission of the Bid/Offer means and implies that the Bidder/Offerer has
	name. Bank does not take any responsibility to provide information on the same.
	would be borne by the successful bidder to get the assets transferred in his /her/their
	etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and
	statutory liabilities / housing society tax / maintenance fee / electricity / water charges
	things and deeds whatsoever for the completion of the sale including payment of all
	lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts,
	stipulated that there are no implied obligations on the part of the AO or the secured
	registration expenses, sale tax etc. for transfer of assets in his/her name. It is expressly
25	The purchaser will be required to bear all the necessary expenses like stamp duty,
	amount /s for which it may be subsequently sold.
	event, the original successful bidder shall have no claims on the secured assets or to any
	by negotiation with any of the bidders and/or other parties by private treaty. In such an
	secured assets by any of the modes as prescribed in the SARFAESI Act including sale
	forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the
	stated above, the AO reserves the right to revoke the sale confirmed in his/her favour,
	Assets. In case the successful bidder fails to take possession of the secured assets as
	maximum of 10 days. 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
	and absolute discretion, arrange to take possession of the Secured Asset within a maximum of 10 days. It is explicitly stated that once the Sale Certificate is issued by the

	whatsoever to object to the same.					
31	The AO reserves the right and liberty to accept/reject any (including the highest bid) or					
	all the Bids/Offers 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 sells 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 favour of the bidder not being confirmed by AO, otherwise					
	than on account of the willful default of the bidder or if the sale is set aside by an order					
	of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in					
	that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or					
	purchase money as the case may be, but without interest, and the bidder shall not be					
	entitled to payment of 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 to call off the sale process at any point of time without assigning any reasons.					
34	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.					
35	Tenderer(s) must ensure the following while submitting the tender:					
	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 CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM.					
	D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.					
	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.				
36	5 Jurisdiction				
	All disputes arising amongst the parties shall be adjudicated according to Indian Law				
	and the Courts in New Delhi/Delhi shall have the exclusive jurisdiction to entertain				
	adjudicate such disputes.				

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

For purchase as described in "Public Notice for Sale" owned by **IDBI BANK LTD** situated at **Flat No 402, 4th Floor, Block A, Tower Harmony Sikka Karmic Greens, Plot No GH 01/C, Sec 78. Gautam Budh Nagar, Noida, Uttar Pradesh** for loan availed by **Mr Himanshu Shekhar & Mr. Sudhanshu Shekhar** (*To be filled and submitted by the Bidder/Offerer*)

4		1	
1	<i>a</i>) 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.		
	<i>d</i>) E-mail ID		
2	Brief particulars of business (if	:	
	any)		
3	Relationship, if any, the	:	
	Bidder/Offerer has with any		
	employee of IDBI Bank		
	Limited.		
4	Relationship, if any, the		
-	Bidder/Offerer has with		
	Borrower/Promoters/		
	Guarantors/Mortgagors as mentioned in the Bid Document.		
_			
5	Name and particulars of the	:	
	Company/Firm/Person in whose		
	name the Secured		
	Assets/property are to be		
	purchased		
6	Details of Earnest Money	:	
	Deposit (EMD).		
	<i>i</i>) Demand Draft No. /	:	
	Pay Order No.		
	<i>ii</i>) Date of Demand Draft /	:	
	Pay Order		
	<i>iiii</i>) Name of the Issuing	:	
	Bank and Branch		
		ן ופ	EMD by way of NEFT/RTGS, must indicate
	NEFT/RTGS UTR No., Amount		
	NEFT/RTGS UTR NO.		
	$\mathbf{M} = \mathbf{M} \mathbf{M} \mathbf{M} \mathbf{M} \mathbf{M} \mathbf{M} \mathbf{M} \mathbf{M}$	•	

	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account	:	
	Number(s) (PAN) of Bidder		
	/Offerer		

* 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 of the duly Authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase as described in "Public Notice for Sale" owned by IDBI BANK LTD situated at Flat No 402, 4th Floor, Block A, Tower Harmony Sikka Karmic Greens, Plot No GH 01/C, Sec 78. Gautam Budh Nagar, Noida, Uttar Pradesh for loan availed by Mr Himanshu Shekhar & Mr. Sudhanshu Shekhar (*To be filled and submitted by the Bidder/Offerer*)

1.	<i>a</i>) Name of the Company/ Firm/	
1.	Party	
	(in Block letters)	
	b) Complete Registered Address	
	<i>c</i>) 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	<i>d</i>) Full Name of the	:
	Authorised Person to carry	
	out e- auction on behalf of	
	the company/firm /party (<i>in</i>	
	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.	
	· ·	
10	d) E-mail ID	
10	Designation of the Authorised	:
	Person	
11	Relationship, if any, the	:
	Bidder/Offerer has with any	
	employee of IDBI Bank Limited.	
12	Relationship, if any, the	
	Bidder/Offerer has with	
	Borrower/Promoters/	
	Guarantors/Mortgagors as	
	mentioned in the Bid Document.	
13	Details of Earnest Money	:
	Deposit (EMD).	
	<i>i</i>) Demand Draft No. /	:
	Pay Order No.	
	<i>ii</i>) Date of Demand Draft /	:
	Pay Order	
	<i>iiii</i>) Name of the Issuing	:
	Bank and Branch	
	Bidders, who prefer to submit th	e EMD by way of NEFT/RTGS, must
	indicate NEFT/RTGS UTR No., Ar	nount remitted and date.
	NEFT/RTGS UTR No.	
	Amount Remitted	
	Date	
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.

Place:

Date:

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

(ON STAMP PAPER OF RS.100/-)

<u>FORM OF BID/OFFER</u> (Note: This Appendix forms part of the Bid/Offer)

To,

Mr. Ajay Bhalla Authorised Officer, IDBI Bank Limited., Retail Recovery Videocon Tower, E-1, Jhandewala Extn, New Delhi-55

Sir,

Sale of Secured Assets / Properties

Flat No 402, 4th Floor, Block A, Tower Harmony Sikka Karmic Greens, Plot No GH 01/C, Sec 78. Gautam Budh Nagar, Noida, Uttar Prades

- 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 sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 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. I/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.

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of Mr Himanshu Shekhar & Mr. Sudhanshu Shekhar 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 Authorised Officer goes for re-bidding or sells 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 hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.
- 7 I/We also enclose a Demand Draft/Pay Order of value Rs._____/- towards
 Earnest Money Deposit (EMD) in the name of "IDBI Bank Limited-A/c Mr
 Himanshu Shekhar & Mr. Sudhanshu Shekhar a" payable at New Delhi 110055

Or

I/ We have remitted Rs._____/- towards Earnest Money Deposit (EMD) to

IDBI Bank Limited by way of NEFT/RTGS amount in favour of IDBI Bank Limited, Account No. 01137000010793, IFSC Code: IBKL0000011, Branch:K G Marg, New Delhi- 110001

- 8 We understand that the EMD will not carry any interest.
- **9** 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 authorised to sign Bid/Offer for and on behalf of

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

WITNESS:

Signature :

Name & Address :

Occupation :
