

THE AUTHORIZED OFFICER (AO)

of

**IDBI BANK LIMITED,
7th Floor, NMG, IDBI Tower,
WTC Complex, Cuffe Parade,
Mumbai - 400 005**

BID DOCUMENT

For

**Sale of Secured Assets in the name of
Late Shri Ganesh Gadre, now represented by Legal Heirs;
secured for the credit facilities availed by
M/s MEP Infrastructure Developers Limited**

Under

**THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS
AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

and

THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

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IDBI BANK

CIN:U51909MH2000AGC148038

**7th Floor, NPA Management Group,
IDBI Tower, WTC Complex,
Cuffe Parade, Mumbai - 400 005**

**E-AUCTION
SALE NOTICE**

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 9(1))

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 proviso to Rule 9(1) 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 constructive/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", "Whatever there is" and "Without Recourse basis" on June 25, 2025 for recovery of Rs. 104,15,73,341.30 (Rupees One Hundred and Four Crore Fifteen Lakh Seventy Three Thousand One Hundred Forty One and paise Thirty Only) as on December 25, 2022 together with further interest and costs thereon due to IDBI Bank Ltd., consortium Secured Creditor from 1. M/s MEP Infrastructure Developers Ltd 2. Smt. Sunita Ganesh Gadre W/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre) 3. Shri. Pranav Ganesh Gadre S/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre) 4. Smt. Tanmayi Rajadhyaksha W/o Rohan Rajadhyaksha (Being Legal Heir of Late Shri Ganesh Gadre) 5. Ideal Toll and Infrastructure Pvt. Ltd. The reserve price and earnest money deposit will be as under:

Description of Immovable Properties	Reserve Price (Rs.)	EMD (Rs.)
<p>Description of Property</p> <p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hectar 77 Aar + Pot Kharaba 00 Hectar 67 Aar Totally admeasuring 8 Hectar 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(a) on or towards East by :- Gat No. 85.</p> <p>(b) on or towards South by :- Ddha.</p> <p>(c) on or towards West by :- Gat No. 83 & 79.</p> <p>(d) on or towards North by :- Karhawaga/ Shv.</p> <p>All the piece and parcels of Immovable property i.e. Agricultural land admeasuring 1 Hectar 79Aar + Pot Kharaba 00 Hectar 20 Aar Totally admeasuring 1 Hectar 99Aar comprised in the Gat No. 85 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(a) on or towards East by :- Gat No. 86.</p> <p>(b) on or towards South by :- Gat No. 84 & Ddha.</p> <p>(c) on or towards West by :- Gat No. 84.</p> <p>(d) on or towards North by :- Karhawaga/ Shv.</p> <p>together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.</p>	<p>4,04,16,300</p>	<p>40,41,630</p>

Sale of Bid/ Tender Document - June 09, 2025

Date & Time of Inspection Properties - June 18, 2025 from 11:00 am to 04:00 pm

Bid/ Tender Increase Amount for Properties:- by Rs. 2,00,000/-

Last Date of Submission of Bid along with EMD - June 23, 2025 upto 04:00 Pm

Date & Time of E-Auction - June 25, 2025 from 11:00am to 12:00 pm

With unlimited extension of 5 minutes

For detailed terms and conditions of the sale, please refer to the link provided in [https:// www.bankauctionsonline.co.in](https://www.bankauctionsonline.co.in) and IDBI Bank's website <https://www.idbibank.com>. For any clarification the interested parties may contact Imran Khan (Mob. No.9958356464) Email – imran.khan@idbi.co.in or Shri Anchal Mehra (Mob. No: 9412084521) Email – anchal_mehra@idbi.co.in.

For E-auction support, please contact support.banknet@psblfinance.com; 8291220220

Date: 09 June 2025 **Sd/-**

Place: Mumbai **Authorised Officer**

Free Press Journal, Mumbai and Financial Express, Pune dated June 09, 2025

II. BRIEF DESCRIPTION OF SECURED ASSETS

(Details of immovable properties)

Description of Property	Reserve Price (Rs.)	EMD (Rs.)
<p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hectar 77 Aar + Pot Kharaba 00 Hectar 67 Aar Totally admeasuring 8 Hectar 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(a) on or towards East by :- Gat No. 85.</p> <p>(b) on or towards South by :- Odha.</p> <p>(c) on or towards West by :- Gat No. 83 & 79.</p> <p>(d) on or towards North by :- Karhawagaj Shiv.</p> <p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 1Hectar 79Aar + Pot Kharaba 00 Hectar 20 Aar Totally admeasuring 1Hectar 99Aar comprised in the Gat No. 85 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(a) on or towards East by :- Gat No. 86.</p> <p>(b) on or towards South by :- Gat No. 84 & Odha.</p> <p>(c) on or towards West by :- Gat No. 84.</p> <p>(d) on or towards North by :- Karhawagaj Shiv.</p> <p>together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.</p>	4,04,16,300	40,41,630

III. OUTSTANDING DUES OF THE SECURED LENDER
AND KNOWN ENCUMBRANCES

(M/s MEP Infrastructure Developers Limited)

Sr. No.	Account Number	Type of account	Outstanding dues as on 8 th June 2025 (Rs.)
1.	0701673200000806	RTL	108,80,56,370.72
2	0004103000076474	BG devolved dues	22,55,96,092.00
		Grand Total	131,36,52,462.72

Known Encumbrances: Not Known

IV. TERMS AND CONDITIONS

1	The Authorised 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. II of this BID Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lenders mentioned at Item No. III of this BID Document.								
2	<p>Issue of Bid Document:</p> <p>This BID Document and the Offer Form can be obtained from Shri Imran Khan, Deputy General Manager, IDBI Bank Ltd., 7th floor , C Wing, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005 from June 09, 2025 to June 23, 2025 from 11.00 am to 4.00 pm (on all working days) by making payment of non-refundable fee of Rs.100/- (Rupees One Hundred only) by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Ltd. – A/c MEP Infrastructure Developers Limited" payable at Mumbai issued by any Nationalized Bank/ Scheduled Bank.</p> <p>The BID document can also be downloaded from IDBI website https://www.idbibank.in and e-auction service provider’s website https://baanknet.com. Those bidders preferring to download the BID Document shall have to furnish the non-refundable fee of Rs.100/- as mentioned above, at the time of submission of the offer/bid along with EMD.</p>								
3	<p>Reserve Price</p> <p>The Reserve price for the sale of the Secured Assets is fixed as under:</p> <table><tr><td>Description of Property</td><td>Reserve Price (Rs.)</td><td>EMD (Rs.)</td></tr><tr><td><p><u>Description of the Mortgaged Assets</u></p><p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hector 77 Aar + Pot Kharaba 00 Hector 67 Aar Totally admeasuring 8 Hector 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p><p>(e) on or towards East by:- Gat No. 85.</p><p>(f) on or towards South by :- Odha.</p><p>(g) on or towards West by :- Gat No. 83 & 79.</p></td><td>4,04,16,300</td><td>40,41,630</td></tr></table>			Description of Property	Reserve Price (Rs.)	EMD (Rs.)	<p><u>Description of the Mortgaged Assets</u></p> <p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hector 77 Aar + Pot Kharaba 00 Hector 67 Aar Totally admeasuring 8 Hector 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(e) on or towards East by:- Gat No. 85.</p> <p>(f) on or towards South by :- Odha.</p> <p>(g) on or towards West by :- Gat No. 83 & 79.</p>	4,04,16,300	40,41,630
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4	<p>The sale of Secured Asset is on “<i>As is where is</i>”, “<i>As is what is</i>”, “<i>whatever there is</i>” and “<i>without recourse basis</i>” basis. The description of the immovable asset is based on the mortgage created by M/s MEP Infrastructure Developers Limited, with the secured lenders from time to time and the representations made by them. The AO does not take or assume any responsibility for any shortfall of the immovable 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 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. The AO/ Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/s MEP Infrastructure Developers Limited 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 asset at their own cost on the assigned date viz. June 18, 2025 between 11:00 am and 4:00 pm in the presence of a representative of the AO available at the site to facilitate the inspection.</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 Asset. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.</p>
7	<p>The bidders shall be deemed to have inspected and approved the Secured Asset to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the condition of the asset and 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 asset/property and that the bidder concurs or otherwise admits the identity of the asset/property purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset/property and its 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 asset and matters incidental thereto or for any other purpose in connection with purchase of the asset under reference including the inspection of the asset.</p>
9	<p><u>Submission of Offer</u></p> <p>The Bidder shall complete in all respects the Offer form(s), 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 on each page of the Offer. Offers received for sale and/or accepted are not transferable.</p> <p>The Format for submission of Profile of the bidder is given in Chapter VI & VII respectively of this BID Document.</p> <p>The format Chapter VI is for Individuals and The format Chapter VII is Company/ Proprietorship /Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
10	<p>The Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
11	<p>The Offer shall contain the full address, Telephone No., Fax No., Mob 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	The Offer form shall not be detached from the other documents submitted and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	<p><u>Last date for submission of Offer:</u></p> <p>The interested parties may submit Offer duly filled and signed along with the required documents to the AO, Shri Imran Khan, Deputy General Manager, IDBI Bank Ltd., 7th Floor, B-Wing, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400005, not later than 4.00 pm on June 23, 2025, in a sealed cover along with EMD by way of a crossed A/c Payee Demand Draft/ Pay Order (DD/PO) in favor of “IDBI Bank Ltd.” payable at Mumbai or NEFT/RTGS/IMPS proof.</p> <p>The DD/PO should be drawn in favour of "IDBI Bank Ltd. - A/c MEP Infrastructure Developers Limited" payable at Mumbai issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD), which shall be super scribed “EMD for M/s MEP Infrastructure Developers Limited” and the other sealed cover containing the Bid Document super scribed “Bid Document - M/s MEP Infrastructure Developers Limited.”</p> <p><u>Remittance of EMD by way of NEFT/RTGS/IMPS:</u></p> <p>Bidders who prefers to submit the EMD by way of NEFT/RTGS/IMPS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai. Such bidders must indicate UTR/Ref. No., Amount remitted and date in the Bid Form.</p> <p>Bidders who have downloaded the Bid Document from IDBI website https://www.idbibank.in or from the website of the e-auction service provider M/s PSB Alliance Pvt. Limited, https://baanknet.com must pay Rs.100/- (Rupees One Hundred Only) towards the cost of the same, by way of DD/ PO or by way of NEFT/RTGS/IMPS. In case, the amount is remitted by way of RTGS, bidders must indicate RTGS UTR/ Ref. No., amount remitted and date in the Bid Form.</p>
14	Only those bidders will be permitted to participate in the e-auction, whose Offer is complete in every respect <u>and</u> whose Demand Draft/ Pay Order for EMD is found to be in order and/ or remittance by way of NEFT/RTGS/IMPS proceeds is credited into the account indicated well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidder(s) whose forms are found to be in order together with the EMD/ Cost of Bid Document submitted by them, will be intimated by e-mail and through mobile.

15	<p>Registration with E-Auction Service Provider:</p> <ol style="list-style-type: none"> Participants, who are not registered with the e-auction provider M/s PSB Alliance Pvt Ltd., should register themselves by following the procedure mentioned at the website of e-auction service provider @ https://baanknet.com. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s PSB Alliance Pvt Ltd., <ol style="list-style-type: none"> SOI Form duly signed & filled up. Please download from https://baanknet.com Self-attested copy of PAN Card Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) Self-attested valid e mail id and mobile no. <p>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 and/ or remittance by way of NEFT/RTGS/IMPS proceeds is credited into the account indicated well 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>After receiving the user id/ password, in case any bidders feel the need for training / e – auction support, such bidders may contact at E-Mail: support.baanknet@psballiance.com; Ph: 8291220220.</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>
16	<p><u>The e- auction day:</u> June 25, 2025 from 11.00 am to 12.00 pm.</p> <p>The initial 10 minutes of each auction will be kept open for all the intending bidders to bid. The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website of e-auction service provider @ https://baanknet.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 style="text-align: center;">In multiples of Rs. 2,00,000/-</p> <p style="text-align: center;">Increase in bid amount below the said Rs. 2,00,000/- 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>
17	<p>AO reserves the right to retain the EMD of top three bids 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 bids will be returned within 7 days from the date of e-auction.</p>

18	<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) immediately i.e. on the same day or not later than next working day, as the case may be, from the date of letter intimating acceptance of his/ her bid, by crossed A/c Payee Demand Draft/ Pay Order dawn in favour of “IDBI Bank Ltd-A/c MEP Infrastructure Developers Limited” payable at Mumbai issued by any Nationalized Bank/ Scheduled Bank or by way of NEFT/RTGS/IMPS in favour of IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai.</p> <p>The balance amount of the sale price shall have to be paid within 15 days of the date of letter intimating acceptance of his/ her bid/ offer by crossed A/c Payee Demand Draft/Pay Order dawn in favour of “IDBI Bank Ltd-A/c MEP Infrastructure Developers Limited” payable at Mumbai issued by any Nationalized Bank/ Scheduled Bank or by way of NEFT/RTGS/IMPS in favour of IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai. or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not extended more than three months.</p>
19	In case the successful bidder fails to deposit 25% of the sale price, the AO shall forfeit the EMD, and also if the successful bidder backs out after paying 25% of the sale price, the AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
20	The defaulting successful bidder shall not have any claims to the assets or to any part of the sum for which it may be subsequently sold.
21	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.
22	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 favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23	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/ her 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. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/ her favour, forfeit the entire amount paid by the successful bidder and sell the secured assets by any of the modes as prescribed

	in the SARFAESI Act including sale by negotiation with any of the bidders and/ or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
24	<p>The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/ her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/ her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities/ housing society tax/ maintenance fee/ electricity/ water charges etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his/ her/ their name. Bank does not take any responsibility to provide information on the same.</p> <p>As per Section 194-IA of Income Tax Act, 1961, TDS has to be deducted by the Successful Purchaser of any immovable property sold under the provisions of the Act subject to other terms and conditions. In this regard, copy of TDS payment challan shall be handed over by the Successful Purchaser to the AO.</p>
25	The submission of the Bid/ Offer means and implies that the Bidder/ Offeror has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/ Offer laid down herein.
26	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.
27	<p><u>General Terms and Conditions</u></p> <p>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.</p>
28	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.
29	The AO reserves the right and liberty to accept/reject any or all the Bids/ Offers and also reserves the right to cancel the entire sale process 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/ her sole and absolute discretion, reserves the right to 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.

30	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/ Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/ her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/ her.
31	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
32	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain/ adjudicate such disputes.

V. BRIEF DETAILS OF BID DOCUMENT

1	Issue of Bid Document	:	<p>The Bid Document can be obtained from Shri Imran Khan, Deputy General Manager, IDBI Bank Ltd., 7th Floor, B Wing, IDBI Tower, WTC Complex, Cuffe Parade Mumbai – 400005 from June 09, 2025 to June 25, 2025 on any working day between 11:00 am to 4:00 pm on payment of non-refundable fees of Rs.100/- (Rupees One Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd- A/c MEP Infrastructure Developers Limited” payable at Mumbai issued by any Nationalized bank / Scheduled Bank.</p> <p>The Bid Document can also be downloaded from IDBI website https://www.idbibank.in and the website of auction service provider https://baanknet.com. Those bidders preferring to download the Bid Document from the website shall have to furnish the non-refundable fee of Rs.100/- (Rupees One Hundred only) as mentioned above at the time of submission of the tender document.</p>
2	Cost of the Bid Document	:	Rs. 100/- (Rupees One hundred Only)
3	Last Date and time for submission of Offer together with EMD	:	June 23, 2025 up to 4:00 pm
4	Place, Date and time of E-Auction	:	<p>Place : e-auction platform at website: https://baanknet.com/</p> <p>Date: June 25, 2025 from 11.00 am to 12.00 pm with extensions of 5 minutes each, if required.</p> <p>The initial 10 minutes of each auction will be kept open for all the intending bidders to bid.</p>

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

For purchase of secured asset in case of M/s MEP Infrastructure Developers Limited- Third Party Securities.

Property Address	Owned by
<p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hector 77 Aar + Pot Kharaba 00 Hector 67 Aar Totally admeasuring 8 Hector 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(i) on or towards East by:- Gat No. 85.</p> <p>(j) on or towards South by :- Odha.</p> <p>(k) on or towards West by :- Gat No. 83 & 79.</p> <p>(l) on or towards North by :- Karhawagaj Shiv.</p> <p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 1Hector 79Aar + Pot Kharaba 00 Hector 20 Aar Totally admeasuring 1Hector 99Aar comprised in the Gat No. 85 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(i) on or towards East by:- Gat No. 86.</p> <p>(j) on or towards South by :- Gat No. 84 & Odha.</p> <p>(k) on or towards West by :- Gat No. 84.</p> <p>(l) on or towards North by :- Karhawagaj Shiv.</p> <p>together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or</p>	<p>1. Smt. Sunita Ganesh Gadre W/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre)</p> <p>2. Shri. Pranav Ganesh Gadre S/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre)</p> <p>3. Smt. Tanmayi Rajadhyaksha W/o Rohan Rajadhyaksha (Being Legal Heir of Late Shri Ganesh Gadre)</p>

permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.	
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(To be filled and submitted by the Bidder individually for property)

1	a) Full Name of the Bidder/ Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/ Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company/ Firm/ Person in whose name the Secured Asset/ property is to be purchased	:	
5	Details of Purchase of Bid Document of Rs.100/-		
	i) Form No.		
	ii) Demand Draft No. / Pay Order No.		
	iii) Date of Demand Draft / Pay Order		
	iv) Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in and prefers to remit Rs.100/- separately by way RTGS must indicate RTGS UTR No., Amount and date.		
	RTGS UTR NO.	:	

	Amount remitted	:	
	Date	:	
6	Details of Earnest Money Deposit (EMD) of Rs. _____	:	
	i) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	
	iii) Name of the issuing Bank and Branch	:	
Bidders who prefers to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.			
	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 Authorised Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly Authorised Official of the Bidder/ Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

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

For purchase of secured asset in case of M/s MEP Infrastructure Developers Limited- Third Party Securities.

Property Address	Owned by
<p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hector 77 Aar + Pot Kharaba 00 Hector 67 Aar Totally admeasuring 8 Hector 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(m) on or towards East by:- Gat No. 85.</p> <p>(n) on or towards South by :- Odha.</p> <p>(o) on or towards West by :- Gat No. 83 & 79.</p> <p>(p) on or towards North by :- Karhawagaj Shiv.</p> <p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 1Hector 79Aar + Pot Kharaba 00 Hector 20 Aar Totally admeasuring 1Hector 99Aar comprised in the Gat No. 85 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(m) on or towards East by:- Gat No. 86.</p> <p>(n) on or towards South by :- Gat No. 84 & Odha.</p> <p>(o) on or towards West by :- Gat No. 84.</p> <p>(p) on or towards North by :- Karhawagaj Shiv.</p> <p>together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently</p>	<p>1. Smt. Sunita Ganesh Gadre W/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre)</p> <p>2. Shri. Pranav Ganesh Gadre S/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre)</p> <p>3. Smt. Tanmayi Rajadhyaksha W/o Rohan Rajadhyaksha (Being Legal Heir of Late Shri Ganesh Gadre)</p>

fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.	
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(To be filled and submitted by the Bidder individually for property with Lot number)

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)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:

11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
12	Details of Purchase of Bid Document of Rs.100/-	
	i) Form No.	
	ii) Demand Draft No. / Pay Order No.	
	iii) Date of Demand Draft / Pay Order	
	iv) Name of the issuing Bank and Branch	
	Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in and prefers to remit Rs.100/- separately by way RTGS must indicate RTGS UTR No., Amount and date.	
	RTGS UTR No.	
	Amount remitted	
	Date	
13	Details of Earnest Money Deposit (EMD) of Rs. _____	:
	i) Demand Draft No. / Pay Order No.	:
	ii) Date of Demand Draft / Pay Order	:
	iii) Name of the issuing Bank and Branch	:
	Bidders who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:
15	Bank Account details(In case of refund)	Account Name: Account Number: Bank Name & Branch: IFSC Code:

* 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 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 Imran Khan,
 Authorised Officer,
 IDBI Bank Ltd.,
 NPA Management Group,
 IDBI Tower, 7th Floor, B Wing,
 WTC Complex,
 Cuffe Parade,
Mumbai 400 005.

Sir,

Sale of Secured Assets / Property in the case of
M/s MEP Infrastructure Developers Limited

Immovable property situated at

Property Address	Owned by
All the piece and parcels of immovable property i.e. Agricultural land admeasuring 7 Hector 77 Aar + Pot Kharaba 00 Hector 67 Aar Totally admeasuring 8 Hector 44 Aar comprised in the Gat No. 84 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under: (q) on or towards East by:- Gat No. 85. (r) on or towards South by :- Odha. (s) on or towards West by :- Gat No. 83 & 79. (t) on or towards North by :- Karhawagaj Shiv.	1. Smt. Sunita Ganesh Gadre W/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre) 2. Shri. Pranav Ganesh Gadre S/o Late Shri Ganesh Gadre (Being Legal Heir of Late Shri Ganesh Gadre) 3. Smt. Tanmayi Rajadhyaksha W/o Rohan Rajadhyaksha (Being Legal Heir of Late Shri Ganesh Gadre)

<p>All the piece and parcels of immovable property i.e. Agricultural land admeasuring 1Hector 79Aar + Pot Kharaba 00 Hector 20 Aar Totally admeasuring 1Hector 99Aar comprised in the Gat No. 85 which is lying and situate at Village - Dhakale, Taluka - Baramati, District - Pune which is within the limits of Zillha Parishad Pune, Taluka Panchayat Samiti Baramati, Grampanchayat Dhakale, and within the Jurisdiction of Joint Sub-Registrar Baramati, District - Pune in the State of Maharashtra and bounded as under:</p> <p>(q) on or towards East by:- Gat No. 86.</p> <p>(r) on or towards South by :- Gat No. 84 & Odha.</p> <p>(s) on or towards West by :- Gat No. 84.</p> <p>(t) on or towards North by :- Karhawagaj Shiv.</p> <p>together with all the buildings, structures and sheds constructed and/or to be constructed thereon and all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth or installed and/or to be installed thereon, and every part thereof, fixtures and fittings erected/ installed and/or to be erected/ installed thereon and every part thereof.</p>	
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- 1 Having fully examined and understood the terms and conditions of the Bid Document and condition and status of the Secured Asset/ property, I/We offer to purchase the said Secured Asset strictly in conformity with the terms and conditions of this Bid 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 Bid Document 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.
- 3 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.

- 4 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 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 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.
- 5 I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of M/s MEP Infrastructure Developers Limited (Third Party security) 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.
- 6 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 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.
- 7 I/We understand that time is the essence for completing the acquisition formalities of the Secured Asset/property and I/we agree and undertake to abide by it.
- 8 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 MEP Infrastructure Developers Limited." payable at Mumbai
Or
I/ We have remitted Rs. _____ (Rupees _____ Only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of NEFT/RTGS/IMPS amount in favour of **IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai.**
.
- 9 We understand that the EMD will not carry any interest.

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

Place : Mumbai

Dated ...__ day of _____, 2025

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 & Address :

Occupation :
