

Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025

The Authorised Officer (AO)

Of

IDBI BANK LIMITED

Regional Office: Second Floor, 16-C, Omni Palace, Ratlam Kothi,

Main Road, Indore M.P. Pin: 452001. Phone: 0731-6679152

E-mail: deepak.bundel@idbi.co.in, anoop.mishra@idbi.co.in, chandresh.kamatkar@idbi.co.in,

TENDER/ BID DOCUMENT

For

Sale of Secured Assets Mortgaged in respect of financial assistance sanctioned to

Borrower: Mr Deepak Chopra (**Borrower**) and Mrs Sunita Chopra (**Co-Borrower**),
Mr Nasir Khan (**Guarantor**),

Mortgagors: Mr Deepak Chopra (**Borrower & Mortgagor**)

Property Address: All the piece and parcel of Immovable properties situate at Flat No 27, Seventh Floor, Kanta Apartment, Plot No 9 (Block No 55-56), Street No 03, Manormaganj, Indore Madhya Pradesh, Admeasuring 750 sq. ft

Boundaries:-

On or towards the East: Open Space

On or towards the West: Flat No 28

On or towards the North: Deepshikha Apartments

On or towards the South: Flat No 26

Sale Under the provisions of

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

and

The Security Interest (Enforcement) Rules, 2002

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**


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**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

I. Possession Notice:

Newspaper: (English) Free Press, Indore Edition, published on 15/02/2025

(Hindi) NavBharat, Indore Edition, published on 16/02/2025

**IDBI BANK**

First Floor, 16-C, Ratlam Kothi, Indore - 452001
Phone: 0731-6679152,
Mob.: 98260 81279, 99774 54851

(RULE 8(1) POSSESSION NOTICE (For Immovable Property))

Whereas
The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 16.03.2023 calling upon the Borrower **Shri Deepak Chopra and Smt. Sunita Chopra and Guarantor Shri Nasir Khan** to repay the amount mentioned in the notice being **Rs. 16,23,679.95 (Rupees Sixteen Lakh Twenty Three Thousand Six Hundred Seventy Nine and Paise Ninety Five Only)** plus further interest and Other Charges thereon with effect from 10.12.2022 within 60 days from the date of the receipt of the said notice.
The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken possession (Physical) of the property described herein below, in exercise of the powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **13th day of February of the year 2025.**
The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an amount of **Rs. 16,23,679.95 (Rupees Sixteen Lakh Twenty Three Thousand Six Hundred Seventy Nine and Paise Ninety Five Only)** and interest/charges thereon.
The Borrower/Guarantor/Mortgagor attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF PROPERTY

All that part and parcel of the property consisting of Flat No. 27, Seventh Floor, Kanta Apartment, at Plot no 09, (Block No 55-56), Street No 03, Manormaganj, Indore, Madhya Pradesh, **Admeasuring: 750 sq. ft., Bounded: On the North by: Deepshikha Apartment, On the South by: Flat No 26, On the East by: Open Space, On the West by: Flat No 28, together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.**

**Authorised Officer,
IDBI Bank Ltd.**

**Place : Indore
Date : 15.02.2025**

**IDBI BANK**

प्रथम मंजिल, 16-सी, रतलाम कोठी, इन्दौर - 452001
फोन नं.: 0731-6679152,
मोबाईल: 98260 81279, 99774 54851

नियम 8 (1) कब्जा सूचना (अचल संपत्ति के लिए)

जबकि,
अधोहस्ताक्षरकर्ता आईडीबीआई बैंक लिमिटेड के प्राधिकृत अधिकारी होते हुए विसीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूतिहित प्रवर्तन अधिनियम, 2002 (2002 का नियम 54) और प्रतिभूति हित (प्रवर्तन) नियमवली के नियम 3 के साथ पठित धारा 13 (12) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए ऋणी श्री दीपक चोपड़ा एवं श्रीमती सुनीता चोपड़ा एवं जमानतदार श्री नासीर खान को दिनांक 16.03.2023 को एक मांग नोटिस जारी किया एवं नोटिस में वर्णित राशि रुपये 16,23,679.95 (रु. सोलह लाख तेईस हजार छः सो उन्चासी एवं पंचानवे पैसे मात्र) एवं दिनांक 10.12.2022 से उस पर देय ब्याज एवं अन्य खर्च को नोटिस दिनांक से 60 दिन की समयवाधि में भुगतान करने हेतु नोटिस दिया था।
चूंकि उक्त ऋणी/जमानतदार/बध्दकर्ता उल्लेखित राशि अदा करने में असफल रहे हैं, अतः खास तौर पर ऋणी/जमानतदार/बध्दकर्ता को तथा आम तौर पर जनता को यह सूचित किया जाता है कि अधोहस्ताक्षरी ने प्रतिभूतिहित (प्रवर्तन) नियमवली, 2002 के नियम 8 के साथ पढ़ी जाने वाली धारा 13 की उप-धारा (4) में निहित अधिकारों के प्रत्याभोजन स्वरूप नीचे उल्लेखित संपत्ति पर दिनांक 13 फरवरी, 2025 को कब्जा (भौतिक) ले लिया है।
ऋणी(ओं) एवं बध्दकर्ता को खास तौर पर एवं आम जनता को आम तौर पर एतद् द्वारा यह सूचित किया जाता है कि अब इस संपत्ति पर कोई व्यवहार नहीं करें तथा इस संपत्ति पर किया गया कोई भी व्यवहार रुपये 16,23,679.95 (रु. सोलह लाख तेईस हजार छः सो उन्चासी एवं पंचानवे पैसे मात्र) की राशि तथा उस पर ब्याज एवं अन्य खर्च बाबत आईडीबीआई बैंक लिमिटेड के प्रभार के अधीन होगा।
ऋणी/जमानतदार/बध्दकर्ता को एक्ट की धारा 13 की उपधारा 8 के प्रावधानों के अन्तर्गत सुरक्षित परिसंपत्तियों के मोचन में उपलब्ध समय की ओर ध्यान आकर्षित किया जाता है।

अचल संपत्तियों का विवरण

संपत्ति के सभी प्रमुख अंग प्लेट नं. 27, सातवीं मंजिल, कान्ता अपार्टमेंट प्लॉट नं. 09 (ब्लॉक नं. 55-56), गली नं. 03, मनोरमाग्रंज, इन्दौर, मध्य प्रदेश, क्षेत्रफल: 750 वर्गफीट, धर्तु: सीमा: उत्तर की ओर: दीपशिक्षा अपार्टमेंट, दक्षिण की ओर: प्लेट नं. 26, पूर्व की ओर: खुल जगह, पश्चिम की ओर: प्लेट नं. 28, एक साथ सभी एवं एक संरचना एवं मशीनरी एवं उस पर निर्मित निर्माण, वर्तमान एवं भविष्य दोनों का

**स्थान : इन्दौर
दिनांक: 16.02.2025**

**प्राधिकृत अधिकारी,
आईडीबीआई बैंक लिमिटेड**

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

II. Public Sale Notice

Newspaper: (English) Times of India, Indore Edition, published on 19/05/2025

(Hindi) Patrika, Indore Edition, published on 19/05/2025

IDBI BANK

Regional Office, 16-C, Omni Palace, Rattlam Kothi, Main Road, Indore-452001, Ph.: 0731-6679152, 99607 14961, 88899 41119

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Appendix-IV-A (See proviso to rule 8(6))

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 8 (6) of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) & Guarantor (s) / Mortgagor(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" & "WHATEVER THERE IS" basis on 20.06.2025 for recovery of bank dues to the Secured Creditors. The reserve price and earnest money deposit is as under:

S. No.	Name of the Borrowers / Guarantors / Mortgagors	1) Demand Notice Date 2) Possession Date 3) Claim Amount as per Demand Notice	1) Reserve Price 2) Earnest Money Deposit (EMD) 3) Bid Increment Amt.	Description of Immovable Property (All the Piece and Parcel of Immovable Property) situated at in Indore (M.P.) Mortgaged to IDBI BANK LTD.)
1.	Mr. Deepak Chopra (Borrower & Mortgagor)	1) 16.03.2023 2) 13.02.2025 3) 16,23,679.95/-	1) ₹ 25,00,000/- 2) ₹ 2,50,000/- 3) ₹ 10,000/-	All that part and parcel of the property consisting of Flat No. 27, Seventh Floor, Kanta Apartment, at Plot no 09, (Block No 55-56), Street No 03, Manormaganj, Indore (M.P.), Admeasuring: 750 sq. ft., Boundaries: North: Deepshikha Apartment, South: Flat No. 26, East: Open Space, West: Flat No. 28
2.	Mrs. Sunita Chopra (Co-Borrower)			
3.	Mr. Nasir Khan (Guarantor)			

EMD Submission A/c Details: IDBI BANK LIMITED No: 00134915010026, IFSC Code: IDBI0000001

DD Should be drawn in favour of IDBI Bank Ltd., A/c No.: 00134915010026 payable at Rattlam Kothi issued by any Nationalised Bank/ Scheduled Bank as (EMD)

IMPORTANT DATES:

Last Date of Submission of Bid/ Tender along with EMD: 18.06.2025 up to 4.00 pm

Date & Time of Inspection: 02.06.2025 to 03.06.2025 Time from 11.00 am to 4.00 pm.

Bid/ Tender Increase Amount: By Rs. 10,000/-

Date & Time of E-Auction: 20.06.2025 from 11.00 am to 1.00 pm with unlimited extensions of 5 minutes each (If Required).

For detailed terms & conditions of the sale, please refer to the link provided in <https://www.bankauctionwizdard.com> & IDBI Bank website <https://www.idbibank.in>. For any clarification, the interested parties may contact Authorised Officer, Regional Office, 16-C, Omni Palace, Rattlam Kothi, Main Road, Indore (M.P.) 452001, Phone: 0731-6679152, 99607 14961, 88899 41119

Statutory 30 days notice under rule 8(6) of the SARFAESI Act 2002

The Borrower / Guarantors / Mortgagors are hereby given notice to pay the sum mentioned as above inclusive of interest before the date of E-auction failing which property will be auctioned and remaining balance if any with interest will be recovered from them. Borrower / Guarantors / Mortgagors may also bring the prospective buyer to participate in the process of E-auction as per terms and condition mentioned above.

Place : Indore, Date : 19.05.2025

Authorised Officer, IDBI Bank Ltd.

IDBI BANK

क्षेत्रीय कार्यालय, 16-सी, ओमनी पैलेस, रत्तालम कोठी, मेन रोड, इन्दौर-452001, फोन: 0731-6679152, 99607 14961, 88899 41119

ई-नीलामी विक्रय सूचना

अचल संपत्ति के विक्रय हेतु सार्वजनिक सूचना
परिशिष्ट-IV-क (नियम 8(6) के परन्तुक देखें)

वित्तीय आस्थियों का प्रतिभूतिकरण और पुनर्निर्माण एवं प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के नियम 8(6) के अन्तर्गत बिल संपत्ति की विक्री हेतु विक्रय सूचना आम जनता को साधारणतः एवं निम्न वर्णित संपत्ति के क्रयियों/ जमानतदारों/ बंधककर्ताओं को विशेषतः सूचित किया जाता है कि निम्न वर्णित अचल संपत्ति आईडीबीआई बैंक (सुरक्षित लेनदार) के पास बंधक है तथा बैंक के प्राधिकृत अधिकारी द्वारा नीचे वर्णित संपत्ति का भौतिक कब्जा ले लिया गया है। निम्न वर्णित संपत्ति का विक्रय निम्न वर्णित दिनांक को आईडीबीआई बैंक (सुरक्षित लेनदार) के बकाया राशि वसूली करने हेतु जहाँ है जैसा है, जो है जैसा है, जो कुछ भी है के आधार पर दिनांक 20.06.2025 को विक्रय किया जा रहा है। अर्थात् मूल्य एवं अंतिम धनराशि (ईएमडी) का विवरण निम्नानुसार है:

क्र.	ऋणी / जमानतदार / बंधककर्ता का नाम	1) मूल्य सूचना दिनांक 2) कब्जा दिनांक 3) मांग सूचना अनुसार बकाया राशि	1) आरक्षित मूल्य 2) घोषित राशि (EMD) 3) बिड वृद्धि राशि	अचल संपत्ति का विवरण (इन्दौर (म.प्र.) स्थित अचल संपत्ति का प्रत्येक भाग एवं समूह जो आईडीबीआई बैंक लिमिटेड के पास बंधक है)
1.	श्री दीपक चोपड़ा (ऋणी एवं बंधककर्ता)	1) 16.03.2023 2) 13.02.2025 3) 16,23,679.95/-	1) ₹ 25,00,000/- 2) ₹ 2,50,000/- 3) ₹ 10,000/-	संपत्ति के सभी प्रमुख अंग प्लेट नं. 27, सातवीं मंजिल, कान्ता अपार्टमेंट ब्लाक नं. 09 (ब्लॉक नं. 55-56), गली नं. 03, मनोरमागंज, इन्दौर, मध्यप्रदेश, क्षेत्रफल: 750 वर्गफीट, बटु-सीमा: उत्तर: दीपशेखा अपार्टमेंट, दक्षिण: प्लेट नं. 26, पूर्व: खुल जगह, पश्चिम: प्लेट नं. 28
2.	श्रीमती सुनीता चोपड़ा (सह-ऋणी)			
3.	श्री नासीर खान (जमानतदार)			

सहायकपुले विवरण

घरोहर राशि/ ईएमडी राशि जमा करने की अंतिम तिथि : 18.06.2025 सायं 4 बजे तक

निरीक्षण की दिनांक एवं समय : 02.06.2025 से 03.06.2025 समय प्रातः 11 बजे से सायं 4 बजे तक

बिड वृद्धि राशि : ₹. 10,000/- से

ई-नीलामी की दिनांक एवं समय : 20.06.2025 प्रातः 11 बजे से दोपहर 1 बजे तक प्रत्येक 5 मिनट के असीमित विस्तार के साथ (यदि आवश्यक हो)

बिक्री की विस्तृत नियमों व शर्तों के लिए, कृपया <https://www.bankauctionwizdard.com> एवं आईडीबीआई की वेबसाइट यानि <https://www.idbibank.in> पर दिये गए लिंक को देखें। किसी भी स्पष्टीकरण के लिए, इच्छुक पार्टियों प्राधिकृत अधिकारी, क्षेत्रीय कार्यालय, 16-सी, ओमनी पैलेस, रत्तालम कोठी, मेन रोड, इन्दौर-452001, फोन: 0731-6679152, 99607 14961, 88899 41119 से संपर्क कर सकती हैं।

सार्वजनिक अधिनियम 2002 के नियम 8(6) के तहत वैधानिक 30 दिनों की सूचना

ऋणीयों/ जमानतदारों को एतद्वारा ई-नीलामी की तिथि से पहले व्याज सहित उपरोक्त वर्णित राशि का भुगतान करने के लिए नोटिस दिया जाता है, जिसमें विफल रहने पर संपत्ति की नीलामी की जाएगी और शेष राशि यदि कोई व्याज सहित उनसे वसूल की जाएगी। ऊपर उल्लेखित नियमों और शर्तों के अनुसार ऋणियों/ जमानतदारों संपादित खरीदार को ई-नीलामी की प्रक्रिया में भाग लेने के लिए भी ला सकते हैं।

स्थान: इन्दौर, दिनांक: 19.05.2025

प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड

III. BRIEF DESCRIPTION OF SECURED ASSETS

Property Description
Property Address: All the piece and parcel of Immovable properties situate at Flat No 27, Seventh Floor, Kanta Apartment, Plot No 9 (Block No 55-56), Street No 03, Manormaganj, Indore Madhya Pradesh, Admeasuring 750 sq. ft
Boundaries:- On or towards the East: Open Space On or towards the West: Flat No 28 On or towards the North: Deepshikha Apartments On or towards the South: Flat No 26

IV. OUTSTANDING DUES OF THE SECURED LENDER AS PER THE DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT

Rs.16,23,679.95 (Rupees Sixteen Lakh Twenty Three Thousand Six Hundred Seventy Nine and Paisa Ninty Five Only) due as on 10.12.2022 along with interest, cost, expenses, other charges etc. thereon from 10.12.2022.

V. TERMS AND CONDITIONS

1	<p>The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. II of the Tender Document (hereinafter referred to as the 'Secured Assets').</p>
2	<p>Issue of Tender/ Offer/ Bid Document</p> <p>For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid/Tender Document from Authorised Officer. IDBI Bank Limited, 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001 from May 19th, 2025 to June 18th, 2025 on any working day between 11.00 a.m. to 4.00 p.m. on payment of non-refundable fees of Rs.118/- [Rs.100/- fees + Rs.18/- GST] (Rupees One Hundred Eighteen Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favor of “IDBI Bank Ltd. A/c No. 00134915010026” payable at Ratlam Kothi, Indore issued by any Nationalized Bank / Scheduled Bank.</p> <p>Bid document can also be downloaded from IDBI website www.idbibank.in and https://www.bankeauctionwizard.com Those bidders preferring to download the Bid Document shall have to furnish the non- refundable fee of Rs.118/- as mentioned above, at the time of submission of bid along with EMD.</p> <p>Bidders who have downloaded Bid/ Tender Documents from IDBI website www.idbibank.in or from the website of the e-auction service provider https://www.bankeauctionwizard.com have the option to pay Rs.118/- [Rs.100/- fees + Rs.18/- GST] (Rupees One Hundred Eighteen Only) towards the cost of the same, by way of NEFT/RTGS also. In case, the amount is remitted by way of RTGS [in favor of IDBI Bank Limited, Account No. 00134915010026, IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001, bidders must indicate UTR No., Amount remitted and date in appropriate space in the Bid Forms.</p> <p>Separate Bid/ Tender Documents along with EMD to be submitted for each unit/ property.</p>

3

Reserve Price and Earnest Money Deposit (EMD)

The Reserve price and Earnest Money Deposit (EMD) for the sale of Secured Assets is as under:

Name of The Borrower and Guarantor	Details of property	Reserve Price (Rs.)	EMD (Rs.)
Mr Deepak Chopra (Borrower and Mortgagor) Mrs Sunita Chopra (Co-Borrower), Mr Nasir Khan (Guarantor)	All the piece and parcel of Immovable properties situate at Flat No 27, Seventh Floor, Kanta Apartment, Plot No 9 (Block No 55-56), Street No 03, Manormaganj, Indore Madhya Pradesh, Admeasuring 750 sq. ft On or towards the East: Open Space On or towards the West: Flat No 28 On or towards the North: Deepshikha Apartments On or towards the South: Flat No 26	25,00,000/-	2,50,000/-

4

The sale of Secured Assets is on ***“As is where is”, “As is what is” and “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. The AO does not undertake any responsibility to procure any permission/license, NOC, etc. from any authority established by law in respect of the property offered for the sale. 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. Bidders are advised/cautioned to verify from the concerned Revenue Records/other Statutory authorities Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrances, lien, charge, statutory dues etc. over the property. This is also to be noted that since the original Deed is covering sale-purchase transaction of property to be auctioned hence the original document shall not be handed over to the successful bidder and will be retained by bank, and only photocopy of Chain Deed / Earlier Sale Deeds will be handed over to the bidder and bank will issue sale certificate for this property only to the successful bidder. The AO/ Bank does not take or assume any responsibility for any dues, statutory or otherwise, of the account, mortgagors, guarantors and others including such dues that may affect transfer of assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser.

5	<p>Inspection of assets</p> <p>The interested parties may inspect the assets at their own cost during 11:00 a.m. to 4:00 p.m. (with prior intimation) on June 2nd, 2025 to June 3rd, 2025 in the presence of a representative of the AO available at the site to facilitate the inspection and same shall not be reimbursed by the Bank in any manner.</p>
6	<p>Due Diligence by the Bidders</p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. The bidders shall inspect the property/assets and satisfy themselves regarding the physical nature, condition, extent etc. of the property/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. Bidders are bound by the principle of Caveat Emptor (Buyer Beware).</p>
7	<p>The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and 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>Submission of Tender/Offer</p> <p>The Bidder shall complete in all respects the Offer form annexed to the Tender Document, and furnish the information called for therein and shall sign and mention date on each of the documents in the space provided therein for the purpose. The Bidder shall mention initial on each page of the Offer. Offers received for sale and / or accepted are not transferable. The Format for submission of Profile of the bidder are given in Chapter VII & VIII respectively of this Tender Documents. The format Chapter VII is for Individuals and The format Chapter VIII is Company/ Proprietorship/ Partnership firms. Bidders may fill in only the form relevant to them.</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., e-mail-ID, Fax No., if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.</p>

12	Bidders are also required to submit declaration executed on general stamp paper of Rs 100/- along with the Bid form as per the format given at Chapter IX .
13	The Tender/Offer form 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.
14	<p>Last date for submission of Tender/Offer/Bid Document along with EMD:</p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the Authorised Officer, IDBI Bank Limited, 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001 <u>not later than 4.00 pm on 18th June, 2025</u>, in a <u>sealed cover containing</u> a crossed A/c Payee Demand Draft/Pay Order or with details of payment made by NEFT/ RTGS.</p> <p>The DD/ PO should be drawn in favor of "IDBI Bank Ltd- A/c No. 00134915010026" payable at Ratlam Kothi, Indore (M.P) issued by any Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD).</p> <p>Remittance of EMD by way of NEFT/RTGS</p> <p>Bidders who prefer to submit the EMD by way NEFT/RTGS, may remit the EMD amount in favor of IDBI Bank Limited, Account No.00134915010026, and IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms. Bidders who have downloaded the Bid/ Tender Documents from IDBI website www.idbibank.in or from the website of the e-auction service provider https://www.bankeauctionwizard.com must pay Rs.118/- [Rs.100/- fees + Rs.18/- GST] (Rupees One Hundred Eighteen Only) towards the cost of the same, by way of DD/ PO or by way of NEFT/RTGS. In case, the amount is remitted by way of RTGS, bidders must indicate UTR No., Amount remitted and date in the appropriate space In the Bid Forms.</p>
15	Only those bidders will be permitted to participate in the e-auction whose Tender/ Offer/ Bid Document is complete in every respect and 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. 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. Bidder whose forms are found to be in order together with the EMD/ Cost of Tender Document submitted by them, will be intimated by e-mail/ through mobile/ telephone

16	<p>Registration with E-Auction Service Provider</p> <p>Participants who are not already registered with the e-auction provider M/s Antares Systems Limited, Bangalore should register themselves by following the procedure mentioned at the website: https://www.bankeauctionwizard.com</p> <p>The participants/intending purchasers are necessarily required to submit following documents/papers for registration to M/s Antares Systems Limited, Bangalore.</p> <ol style="list-style-type: none"> Forms (Annexure II & III) duly signed and filled up. Please download from https://www.bankeauctionwizard.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 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 and for queries during the live auction, bidders may contact Landline no. 080-45982100 Mobile - 8951944383/9044314492, e-mail: sushmitha.b@antaressystems.com /praveshmani.t@antaressystems.com</p> <p>The bidders may be participating in e-auction for bidding from their place of choice and Internet connectivity shall have to be ensured by bidder himself. The Bank/AO/e-auction service provider shall not be held responsible for any error occurred due to the internet connectivity, power failure/ computer hardware or software error/network problems/error, system crash down, etc. at the time of e-auction.</p>
17	<p>The e-Auction day: June 20th, 2025, Auction Time from : 11:00 AM to 01:00 PM</p> <p>The initial 10 minutes of auction will be kept open for all the intending bidders to bid. After close of official auction time of 1:00 PM, auction would be held with unlimited extensions of 5 minutes (if required), on e-auction platform at website: https://www.bankeauctionwizard.com In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.</p> <p>Increase in Bid Amount:</p> <p>It may be noted that increase in bid amount if any, during e-auction period shall be made as follows</p> <p>In multiples of Rs. 10,000/-</p> <p>Increase in bid amount below the said Rs. 10,000/- 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	AO reserves the right to retain the EMD of top three bids upto three months from the date of e-auction and the amount of EMD will not carry any interest in any manner whatsoever. 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.
19	<p>Payment of Sale Price</p> <p>The successful bidder will be required to deposit 25% of the sale price (inclusive of the amount of EMD) immediately on the same day or not later than next working by crossed A/c Payee Demand Draft/ Pay Order drawn in favor of "IDBI Bank Ltd.- A/c No. 00134915010026" payable at Ratlam Kothi, Indore issued by any Nationalized Bank/Scheduled Bank or by way of RTGS in favor of IDBI Bank Limited, Account No.00134915010026, IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlam Kothi Main Road,Indore, M.P 452001.</p> <p>The balance 75% of the sale price shall have to be paid on or before 15th day of confirmation of sale or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months by way of crossed A/c Payee Demand Draft/Pay Order drawn in favor of "IDBI Bank Ltd.- A/c No. 00134915010026" payable at Ratlam Kothi, Indore issued by any Nationalized Bank/Scheduled Bank or by way of NEFT/RTGS in favor of IDBI Bank Limited, Account No. 00134915010026, IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlam Kothi Main Road,Indore, M.P 452001.</p>
20	In case the bidder– (a) fails to participate in the auction after submitting the bid; or (b) fails to deposit 25% of the sale price, or (c) backs out after paying 25% of the sale price, then the AO shall forfeit the EMD and/or 25% of the sale consideration so deposited.”
21	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.
22	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell 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 immovable property in favor 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 and absolute discretion, in any case not later than three months, 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 favor, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold.

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

25	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
26	Details of known claims, duties, taxes, etc.: Not known/ reported encumbrances
27	The submission of the Bid/Offer means and implies that the Bidder/Offer 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.
	General Terms and Conditions
29	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, other timelines set out herein 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	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 to call off the sale process at any point of time without assigning any reasons
34	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.
35	Jurisdiction: All disputes arising amongst the parties shall be adjudicated according to Indian Laws and the Courts having jurisdiction to entertain /adjudicate such disputes.

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

36	Particular specified in schedule above has been stated to the best of the information of the Authorised Officer/ Bank. Authorised Officer and/or Bank will not be answerable for Any error, Mis-statement or omission in this Public Notice.
37	No counter-offer/conditional offer/conditions by the bidder and/or successful- bidder will be entertained.
38	Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. e. No counter-offer/conditional offer/conditions by the bidder and/or successful- bidder will be entertained.
39	<p>Tenderer (s) must ensure the following while submitting the tender:</p> <ul style="list-style-type: none"> ● THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID ENCLOSED AT ANNEXURE-VII/VIII. ● 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. ● COPY OF THE CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM. ● 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. ● THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED. ● THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.

**VI. BRIEF DETAILS OF BID/ OFFER DOCUMENT
TENDER/OFFER FORM FOR SALE OF SECURED ASSETS MORTGAGED WITH IDBI BANK
FINANCIAL ASSISTANCE SANCTIONED TO**

**Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor)**

1	Issue of Bid/Offer Document	: For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid /Tender Document from Authorised Officer. IDBI Bank Limited, 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001 from May 19th, 2025 to June 18th, 2025 on any working day between 11.00 a.m. and 4.00 p.m on payment of non-refundable fees of Rs.118/- [Rs.100/- fees + Rs.18/- GST] (Rupees One Hundred Eighteen Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favor of "IDBI Bank Ltd.- A/c 00134915010026" payable at Ratlam Kothi, Indore issued by any Nationalized Bank/ Scheduled Bank. Bid document can also be downloaded from IDBI website www.idbibank.in and https://www.bankeauctionwizard.com Those bidders preferring to download Bid Document shall have to furnish non- refundable fee of Rs.118/- as mentioned above, at the time of submission of the bid along with EMD . Bidders who have downloaded the Bid/Tender Documents from IDBI website www.idbibank.in or from the website of the e-auction service provider https://www.bankeauctionwizard.com have the option to pay Rs.118/- [Rs.100/- fees + Rs.18/- GST] (Rupees One Hundred Eighteen Only) towards the cost of the same, by way of NEFT/RTGS also. In case, the amount is remitted by way of NEFT/RTGS (in favor of IDBI Bank Limited, Account No. 00134915010026, IFSC Code: IBKL0000001 , 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001, Bidders must indicate UTR No., Amount remitted and date in the appropriate space in the Bid Form.
2	Cost of Tender/ Offer Document	: Rs.118/- [Rs.100/- fees + Rs.18/- GST] (Rupees One Hundred Eighteen Only).
3	Last date & time for Bid submission with EMD	: June 18th, 2025 up to 04:00 p.m.

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

4	Place, Date and time of E-Auction	:	Place: e-auction platform at website https://www.bankeauctionwizard.com Date: June 20th, 2025 Time: 11:00 AM to 01:00 PM with unlimited extensions of 5 minutes each, if required
5	Increase in Bid Amount		In multiples of Rs. 10,000/- Increase in bid amount below the said Rs. 10,000/- will be rejected.

**VII. FORMAT FOR SUBMISSION OF
PROFILE OF THE BIDDER-INDIVIDUAL
FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK
FINANCIAL ASSISTANCE SANCTIONED TO**

**Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor)**

Property Address: All the piece and parcel of Immovable properties situate at Flat No 27, Seventh Floor, Kanta Apartment, Plot No 9 (Block No 55-56), Street No 03, Manormaganj, Indore Madhya Pradesh, Admeasuring 750 sq. ft

Boundaries:-

On or towards the East: Open Space

On or towards the West: Flat No 28

On or towards the North: Deepshikha Apartments

On or towards the South: Flat No 26

(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, Bidder/ Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Com- pany/Firm/Person in whose name the Secured Assets/ property are to be pur- chased	:	
5	Property for which Bid submitted (i.e. Property 1,2 or 3)	:	
6	Details of Purchase of Tender Document of Rs.118/-	:	
	i) Form No.	:	

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

	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	:	
7	Details of Earnest Money Deposit (EMD) of Rs. lakh for ----	:	
	i) Demand Draft / Pay Order No.	:	
	ii) Date of Demand Draft/ Pay Order	:	
	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	:	
8	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 authorised official of the Bidder/ Offerer

Place:

Date:

Name and Designation of the Authorised Signatory

**VIII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER COMPANY/PARTNERSHIP/PROPRIETORSHIP FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH
IDBI BANK FINANCIAL ASSISTANCE SANCTIONED TO**

**Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor)**

Property Address: All the piece and parcel of Immovable properties situate at Flat No 27, Seventh Floor, Kanta Apartment, Plot No 9 (Block No 55-56), Street No 03, Manormaganj, Indore Madhya Pradesh, Admeasuring 750 sq. ft

Boundaries:-

On or towards the East: Open Space

On or towards the West: Flat No 28

On or towards the North: Deepshikha Apartments

On or towards the South: Flat No 26

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

1.	a) Name of the Company/ Firm/ Party (<i>in Block letters</i>)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website,	
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 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 (<i>in Block letters</i>) (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.	

**Bid Document – Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor) Auction Date: June 20th, 2025**

	d) E-mail ID	
10	Designation of the Authorised Person	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank	
12	Property for which Bid submitted (i.e. Property 1, 2 or 3)	
13	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 NEFT/RTGS UTR No., Amount and date.	
	NEFT/ RTGS UTR No.	
	Amount remitted	
	Date	
14	Details of Earnest Money Deposit (EMD) of Rs. _____ lakh.	
	i) Demand Draft / 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 NEFT/ RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.	
	NEFT/ RTGS UTR No.	
	Amount Remitted	
	Date	
	Remitting bank and branch	
15	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.

IX. FORM 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,
IDBI BANK LTD
Regional Office: Second Floor, 16-C,
Omni Palace, Ratlam Kothi,
Main Road, Indore M.P.
Pin: 452001. Phone: 0731-6679152.

Sir,

YOUR E-AUCTION NOTICE DATED May 19th, 2025
FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK
FINANCIAL ASSISTANCE SANCTIONED TO
Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower),
Mr Nasir Khan (Guarantor)

1 Having fully examined and understood the terms & conditions of the Tender Document and condition & 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, in any case not later than three months. I/we shall arrange to take possession of the secured assets within a maximum of 30 days from the date of final payment. 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.

3 I/We understand that once the Sale Certificate is issued it will be responsibility of successful bidder to get it registered and all stamp duty/charges/fees will be borne by me/us for registration of the property.

4 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 Mr Deepak Chopra (Borrower & Mortgagor), Mrs Sunita Chopra (Co-borrower), Mr Nasir Khan (Guarantor), and mortgagors, guarantors & others 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.

5 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 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.

6 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.

7 I/We also enclose a Demand Draft/Pay Order No. _____ dated _____ of value Rs. _____ lakh (Rupees _____ only) towards Earnest Money Deposit (EMD) in the name of "**IDBI Bank Ltd.-A/c 00134915010026**" payable at Ratlam Kothi, Indore. M.P

o r

I/ We have remitted amount of Rs. _____ lakh (Rupees _____ only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd. by way of NEFT/ RTGS vide UTR No. _____ In favour of IDBI Bank Limited, **Account No. 00134915010026, IFSC Code: IBKL0000001** , 16-C, Omni Palace, Ratlam Kothi Main Road, Indore, M.P 452001

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 _____ 2025

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:
