

THE AUTHORISED OFFICER (AO)**OF****IDBI BANK LIMITED****Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC,
Thane(W),Pin :400604, Maharashtra****TENDER DOCUMENT FOR SALE****of immovable properties owned and mortgaged by
Smt. Chhaya Deepak Dhurve In the matter of loan facilities granted Smt. Chhaya
Deepak Dhurve****Details of the Property**

Property owned by Smt. Chhaya Deepak Dhurve


**Address : FLAT NO 104 , 1ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8
OF VILLAGE BELAVALI KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH
DISTRICT THANE MAHARASHTRA 421503 ,Area of the Unit: Saleable Area: 651 sq. ft. Carpet Area:
465 sq. ft.****Sale under the provisions of
The Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002****&****The Security Interest (Enforcement) Rules, 2002**


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IMPORTANT DATES & INFORMATION

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| Minimum Bid Incremental Amount | Rs.10,000/- (Rupees Ten Thousand Only) |
| Sale of Bid/ Tender Document | April 24, 2024 to May 27, 2024 |
| Date of Inspection | 22.05.2024 (11.00 am to 4 pm) |
| Last date of submission of Bids along with EMD | 27.05.2024 till 4.00 pm. |
| Date of E-Auction | 28.05.2024 at 11.30 am. To 12.00 pm |

I. Possession Notices

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|  IDBI BANK CIN: L65190MH2004GO148838 | IDBI Bank Limited, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane (W), Thane Pin :400604 |
| APPENDIX IV - (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 22.02.2017 calling upon the borrower Mrs. Chhaya Deepak Dhurve to repay the amount mentioned in the notice being Rs.27,43,200/- (Rupees Twenty Seven Lakh Forty Three Thousand Two Hundred Only) within 60 days from the date of the receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below, in exercise of 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 15th day of September of the year 2023. The borrower 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. 54,61,000/- (Rupees Fifty Four Lakh Sixty One Thousand Only) as on 13.09.2023 and interest thereon and incidental expenses incurred by bank w.e.f. 14-09-2023. The borrower's attention is invited to provisions of sub section (6) of section 13 of the Act, in respect of time available, to redeem the secured assets. | |
| DESCRIPTION OF THE PROPERTY All that part and parcel of the property consisting of - | |
| Flat No 104, 1st Floor II wing, Green Lawns S.No 81 , H. No 6(P), 8, Village Belavali, Ambernath, Badlapur Road, Badlapur (East), Tal. Ambernath Distt Thane, Maharashtra | |
| Sd/- Authorised Officer IDBI Bank Limited (•) | |

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|  IDBI BANK CIN: L65190MH2004GO148838 | आयडीबीआय बँक लिमिटेड, दादणी गिबवस्त, पोलक फ्लॉट नं. १-३ गेट क्र. २२, वाग्ले इंडस्ट्रियल एस्टेट, एम्बेर्नथवली, ठाणे (१), ठाणे पिन: ४००६०४ |
| जोडपत्र IV - (विषय ८(१)) - कर्जा मूचना - (स्थावर मिल्कतीकरीता) | |
| न्यायार्थी, निम्नस्वात्मिकार हे आयडीबीआय बँक लिमिटेड चे प्राधिकृत अधिकारी वा दादाबाई विपयुटिव्होडेशन अँड रिफायन्सिंग अँड फायनान्शियल असेट्स अँड एन्फोर्समेंट अँड सिक्युरिटी इंटरस्ट अँड, २००२ (५४ सन २००२) आणि कलम १३(१२)सहबायता सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुलस, २००२ च्या विषय ३ अन्वये ग्राम अधिकार्यांचा बापर करून दिनांक २२.०२.२०१७ रोजी मागणी मूचना जारी करून कर्जदार सी. छाया दीपक धुर्वे यास मूचनेत तपूट रकम रु. २७,४३,२००/- (सवये सत्तावीस सातश त्रेश्वरीस हजार दोनशे मात्र) या रकमेची परफेक्ट सदा मूचना प्राप्तीच्या तारखेपासून ६० दिवसात करण्यस सांगितले होते. रकमेची परफेक्ट करण्यस कर्जदार अहमर्ष ठरल्याने, कर्जदार आणि सर्वसामान्य जनतेस याद्वारे मूचना देण्यात येते की, निम्नस्वात्मिकार्यांनी खाली वर्णन करण्यात आलेल्या मिल्कतीचा कर्जा मूचना प्रदान करण्यात आलेल्या अधिकार्यांचा बापर करून सदा अंनंतच्या कलम १३ च्या उप-कलम (४) सहबायता सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुलस, २००२ च्या विषय ८ अन्वये येवता साहे. | |
| विशेषत: कर्जदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदा मिल्कतीशी कोणताही व्यवहार करू नये आणि सदा मिल्कतीशी करण्यात आलेला कोणताही व्यवहार हा आयडीबीआय बँक लिमिटेडला रकम रु. ५४,६१,०००/- (सवये चौपन्न लाख एकसष्ट हजार मात्र) दि. १३.०९.२०२३ रोजीस आणि १४.०९.२०२३ पासून कर्जदार उपाजित न्यावरील न्याय आणि आनुषंगिक खर्च या रकमेच्या भाराअधीन राहीन. | |
| ताराच मतांच्या प्रयोगाकरीता उपलब्ध वेळेत सदा अंनंतच्या कलम १३ च्या उप-कलम (८) च्या तरतुदीन्वये कर्जदाराचे लक्ष वेधण्यात येत आहे. | |
| मिल्कतीचे वर्णन मिल्कतीचे सर्व ते भाग आणि विभाग समाविष्टीत- | |
| फ्लॉट क्र. १०४, १ला मजला, II विंग, ग्रीन लॉन्स स. क्र. ८१, हि.क्र. ६(भा.), ८, वाग्ले वेलावली, अंबेर्नाथ, बदलापूर रोड, बदलापूर (पूर्व), ता. अंबेर्नाथ, जि. ठाणे, महाराष्ट्र. | |
| सही/- प्राधिकृत अधिकारी, आयडीबीआय बँक लिमिटेड (•) | |

The above possession notices were published on September 20th, 2023 in the newspapers mentioned as below:

| S.No. | Newspapers | Edition | Date Published |
|--------------|-------------------------------|----------------|-----------------------|
| 1 | The Free Press Journal | Mumbai | 20.09.2023 |
| 2 | Navshakti | Mumbai | 20.09.2023 |

II. E-auction Sale Notice dated. 20-04-2024, Published in the following newspapers :

| Sl. No. | Newspapers | Edition | Date Published |
|----------------|-------------------------------|----------------|-----------------------|
| 1 | The Free Press Journal | Mumbai | 20-04-2024 |
| 2 | Navshakti | Mumbai | 20-04-2024 |

III. Brief Description – Immovable Properties

Property owned by **Smt. Chhaya Deepak Dhurve**
FLAT NO 104 , 1ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA 421503.

Area of the Unit: Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft.

IV. Outstanding dues of IDBI Bank Ltd in the account of Smt. Chhaya Deepak Dhurve as on January 09, 2024

| Name of the Borrower | Amount Outstanding as on 09.01.2024 |
|----------------------------------|--|
| Smt. Chhaya Deepak Dhurve | Rs.57.77 Lakhs (plus expenses, charges and further interest thereon with effect from 10.01.2024. |

Together with further interest and costs thereon with effect from January 10, 2024 till the date of payment.

Terms and Conditions

| 1 | The Authorized Officer (AO) exercising the powers under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets'). | | | | | | | | | | | | | |
|----------|--|---------------------|-------------------------|---------------|------|------------------|---------------------|-------------------------|---------------|---|---|------------|-------|------|
| 2 | <p><u>Issue of Tender/ Offer / Bid Document</u></p> <p><u>The Tender Document along with required Forms is available from April 24, 2024 to May 27, 2024 on any working day between 10.30 am to 5.00 pm from Monday to Friday and can be obtained from Shri Abhishek, Authorized Officer, IDBI Bank Limited.,</u></p> <p style="text-align: center;">IDBI Bank Ltd., Goregaon West, Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062 Mob. No.: 9839635346/9953581483/9430022540</p> <p style="text-align: center;">OR</p> <p>The Tender Document can also be downloaded from IDBI website - www.idbibank.in</p> | | | | | | | | | | | | | |
| 3 | <p><u>Reserve Price & Earnest Money (EMD)</u></p> <p>The Reserve price for the sale of the Secured Assets is fixed as under:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 5%;">Part</th> <th style="width: 55%;">Property Details</th> <th style="width: 15%;">Possession taken on</th> <th style="width: 15%;">Reserve Price (Rs Lakh)</th> <th style="width: 10%;">EMD (Rs Lakh)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Property owned by Smt. Chhaya Deepak Dhurve FLAT NO 104 , 1ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA 421503. Area of the Unit: Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft.</td> <td style="text-align: center;">15.09.2023</td> <td style="text-align: center;">26.04</td> <td style="text-align: center;">2.60</td> </tr> </tbody> </table> | | | | Part | Property Details | Possession taken on | Reserve Price (Rs Lakh) | EMD (Rs Lakh) | 1 | Property owned by Smt. Chhaya Deepak Dhurve FLAT NO 104 , 1 ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA 421503. Area of the Unit: Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft. | 15.09.2023 | 26.04 | 2.60 |
| Part | Property Details | Possession taken on | Reserve Price (Rs Lakh) | EMD (Rs Lakh) | | | | | | | | | | |
| 1 | Property owned by Smt. Chhaya Deepak Dhurve FLAT NO 104 , 1 ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA 421503. Area of the Unit: Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft. | 15.09.2023 | 26.04 | 2.60 | | | | | | | | | | |
| 4 | <p>i.) The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis. The description of the immovable property is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them.</p> <p>ii.) Authorized Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Smt. Chhaya Deepak Dhurve 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> <p>iii.) Details of encumbrances known to the secured creditor are Nil. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p> | | | | | | | | | | | | | |

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| 5 | <p><u>Inspection of assets</u></p> <p>The interested parties may inspect the assets at their own cost on May 22, 2024 during 11.00 am to 4.00 pm with prior request 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 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.</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-imbusement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.</p> |
| 9 | <p><u>Submission of Tender/Offer</u></p> <p>The Bidder shall complete in all respects the Profile of the Bidder and Declaration by the Bidder annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall sign each page of all the documents. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of “Profile of the Bidder” & “Declaration by the Bidder” are given in Chapter VI, VII & VIII of this Tender Documents. Bidders may fill in only the form relevant/applicable to them.</p> |
| 10 | <p>The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p> |
| 11 | <p>The Bid Documents shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.</p> |
| 12 | <p>The Bid Documents shall not be detached one from the other and no alteration or Mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.</p> |
| 13 | <p><u>Last date for submission of Tender/Offer /Bid Document</u></p> <p>The interested parties may submit Tender Document duly filled and signed on each page along with EMD and other required documents to the “Authorized Officer, IDBI Bank Ltd., Branch Office- IDBI Bank Ltd., Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W), Pin :400604, Maharashtra. Mob. No.: 9839635346/ 9922413233/ 8328267135/ 9430022540/ 9124328510/ 8369448089 not later than 16.00 Hrs on May 27, 2024 in a cover, which shall be super-scribed as “Tender Document and EMD: A/c Smt. Chhaya Deepak Dhurve The DD / PO should be drawn in favour of “IDBI Bank Limited” payable at Mumbai issued by any Scheduled commercial Bank as Earnest Money Deposit (EMD).</p> |

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| | <p><u>Remittance of EMD by way of RTGS</u></p> <p>Bidders who prefer to submit the EMD by way of RTGS, may remit the respective EMD amount in favour of IDBI Bank Limited, Account No. 78334915010026,, IFSC Code: IBKL0000783, Branch: Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W),Pin :400604. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p> |
| 14 | <p>Only those bidders will be permitted to participate in the auction whose Tender/ Offer 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 RTGS proceeds is credited into the account, indicated above, well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and through mobile.</p> |
| 15 | <p><u>Registration with E-Auction Service Provider</u></p> <p>1. Participants, who are not already registered with the e-auction provider, M/s ANTARES SYSTEMS LIMITED, should register themselves by following the procedure mentioned at the website : www.bankeauctionwizard.com. The participants/intending purchasers are necessarily required to submit following documents / papers for registration to M/s ANTARES SYSTEMS LIMITED.</p> <ol style="list-style-type: none"> SOI Form duly signed & filled up. Please download from : 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) Valid e-mail id and Mobile Number. |
| 16 | <p>The user id and password will be then sent directly to the registered participants / intending purchasers whose Tender Document is complete in all respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and whose documents are complete in all the respects, with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process. After receiving the user-id / password, in case any bidder feels the need for training / e-auction support, such bidders may contact by contacting M/s ANTARES SYSTEMS LIMITED, #24, Sudha Complex, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. Contact person Email : sushmitha.b@antaressystems.com / marina.j@antaressystems.com (M) 8951944383 / 9686196751 , (L) - 080-40482100 (For Technical and Bidding Process).</p> |
| 17 | <p>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.</p> |

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| 18 | <p><u>The e-Auction day : 28.05.2024 (Tuesday) from 11.30 A.M. to 12 P.M.</u></p> <p>The initial 10 minutes of e-auction will be kept open for all the intending bidders to bid. The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website : www.bankeauctionwizard.com. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.</p> <p><u>Increase in Bid Amount :</u></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.</p> <p>In multiples of Rs.10,000/- (Rupees Ten Thousand only)</p> <p>Increase in bid amount below the above amount will not be accepted.</p> <p>First bid should be of at least equal to or above the Reserve Price or increment(s) in multiples as mentioned above.</p> |
| 19 | <p>Authorised Officer (AO) reserves the right to retain the EMD of top three bids up to three months from the date of auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for three months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of auction.</p> |
| 20 | <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 on receipt of the valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Limited" payable at Mumbai issued by any Scheduled Commercial Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 78334915010026, IFSC Code: IBKL0000783, Branch : Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W),Pin :400604.</p> <p>The balance amount of the sale price shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of IDBI Bank Limited Payable at Mumbai issued by any Scheduled Commercial Bank or by way of RTGS in favour of IDBI Bank Limited, Account No. 78334915010026, IFSC Code: IBKL0000783, Branch : Wagle Estate, Dosti Pinnacle, GF, Plot No. E-7, Road No. 22, Wagle Industrial Estate, MIDC, Thane(W),Pin :400604. or such extended period, not more than 90 days from the date of auction, as may be agreed upon in writing between the successful bidder and the AO.</p> |
| 21 | <p>In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the EMD paid shall be forfeited and if the successful bidder backs out after paying 25% of the sale price, then the 25% of the sale consideration so deposited including the EMD shall be forfeited.</p> |
| 22 | <p>All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.</p> |
| 23 | <p>In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to re - sell the assets to the second/third highest bidder in the above</p> |

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| | manner, who shall also be treated as the successful bidder mentioned in clauses 9 to 14 above and further in terms of this Bid Document. |
| 24 | On confirmation of sale and if the terms of payment have been complied with, the AO, exercising the power of sale, shall issue Certificate of Sale for the movable and immovable properties in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002. |
| 25 | The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period, not more than 90 days from the date of auction, as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. <u>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.</u> In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold. |
| 26 | The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, sale tax 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. |
| 27 | The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein. |
| 28 | The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence. |
| 29 | <u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances. |
| 30 | The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same. |
| 31 | The AO reserves the right and liberty to accept/reject any (including the highest bid) or all the Bids/Offeres and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same. |

| | |
|----|--|
| 32 | In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the 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 payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her. |
| 33 | Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons. |
| 34 | Particular specified in schedule above has been stated to the best of the information of the Authorized officer/Bank. Authorized Officer and/or Bank will not be answerable for any error, mis-statement or omission in this Public Notice. |
| 35 | <p><u>Jurisdiction:</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai/Maharashtra State shall have the exclusive jurisdiction to entertain adjudicate such disputes.</p> |

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

For purchase of secured assets / property of Smt. Chhaya Deepak Dhurve

**FLAT NO 104 , 1ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI KALYAN-
BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA 421503 With Carpet.**

Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft

(To be filled and submitted by the Bidder/ Offerer individually for each property)

| | | | |
|-----------|--|---|--|
| 1 | a) Full Name of the Bidder/Offerer <i>(in Block letters)</i> | : | |
| | b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc. | : | |
| | c) Mobile Nos. | : | |
| | d) E-mail ID | : | |
| 2 | Brief particulars of business (if any) | : | |
| 3 | Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd. | : | |
| 4 | Name and particulars of the Company/Firm/Person in whose name the Secured Assets/ property are to be purchased | : | |
| 5. | Details of Earnest Money Deposit (EMD) | : | |
| | RTGS UTR NO. | : | |
| | Amount remitted | : | |
| | Date | : | |

| | | | |
|----|---|---|---|
| 6. | Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer | : | |
| 7. | Bank account details(In case of refund of EMD amount) | | 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 assets / property of Smt. Chhaya Deepak Dhurve

**FLAT NO 104 , 1ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI
KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA 421503. With
Carpet Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft.**

| | | |
|----|--|----|
| 1. | a) Name of the Company/ Firm/ Party (in Block letters) | |
| | b) Complete Registered Address | |
| | c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc. | |
| 2. | Date of Incorporation | |
| 3. | Constitution (Private/Public/Joint) | |
| 4. | Name of Chairman | |
| 5. | Name of Managing Director / Partners | |
| 6. | Board of Directors | a) |
| | | b) |
| | | c) |
| | | d) |
| | | e) |
| | | f) |
| 7. | Income tax PAN No. (attested copy of PAN card of the company to be attached) | |
| 8. | Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax | |

| | | |
|-----|--|---|
| | clearance certificate) | |
| 9 | a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> (Original Authorised letter to be attached to carry out the e-auction process) | : |
| | b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc. | : |
| | c) Mobile Nos. | |
| | d) E-mail ID | |
| 10 | Designation of the Authorize Person | : |
| 11 | Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd. | : |
| 12. | Details of Earnest Money Deposit (EMD) | |
| | RTGS UTR No. | |
| | Amount remitted | |
| | Date | |
| 13. | Income Tax Permanent Account Number(s) (PAN) of Authorised person | |
| 14. | Bank Account details(In case of refund of EMD amount) | 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 Authorised 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,

Authorised Officer,
IDBI Bank Ltd.,
Rustomjee's Ozone, Shop No. 7,
Laxmi Singh complex,
Near Goregaon Flyover, MTNL Office,
Goregaon West, Mumbai,
Maharashtra – 400062

Sir,

Sale of Secured Assets/Property of Smt. Chhaya Deepak Dhurve

Immovable properties situated at -

Property owned by Smt. Chhaya Deepak Dhurve

Address : **FLAT NO 104 , 1ST FLOOR B WING GREEN LAWNS COMPLEX SURVEY NO 81 HISSA NO 8 OF VILLAGE BELAVALI KALYAN-BADLAPUR ROAD BADLAPUR WEST TALUKA AMABERNATH DISTRICT THANE MAHARASHTRA with Carpet Area Saleable Area: 651 sq. ft. Carpet Area: 465 sq. ft**

- 1 Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender/Offer Document.
- 2 I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration

(including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, I/we shall arrange to take possession of the secured assets immediately thereafter. 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 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 **Smt. Chhaya Deepak Dhurve**, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
- 5 I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
- 6 I/We have remitted Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, **Account No. 78334915010026**, IFSC Code: **IBKL0000783**, Branch : IDBI Bank Limited, Wagle Estate Branch ,Thane.
- 7 We understand that the EMD will not carry any interest.

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

Place : Mumbai

Dated ...__ day of _____20

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 :
