

**The Authorised Officer (AO)**

**of**

**IDBI BANK LIMITED**

**Zonal Office, First Floor, Centre Point Commercial, Complex, T T Nagar, New Market**

**Bhopal M.P. Pin: 462003. Phone: Ph: 755-4848321**

**TENDER/ BID DOCUMENT**

**For**

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

**Shri Shriman Narayan Agarwal (Borrower) & Smt Babita Agrawal (Co-borrower)**

**Mortgagor: Shri Shriman Narayan Agarwal**

**Property Address:** All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No: 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.-Chhatarpur (M.P) – 471606, Madhya Pradesh.

**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**

<b>CONTENTS</b>		
<b>Sr No.</b>	<b>Particulars</b>	<b>Page No.</b>
<b>I</b>	Possession Notice	<b>3</b>
<b>II</b>	Public Notice for Sale published in the newspapers	<b>4-5</b>
<b>III</b>	Brief Description – Immovable properties	<b>6</b>
<b>IV</b>	Outstanding dues of Secured Lenders	<b>6</b>
<b>V</b>	Terms & Conditions	<b>7-12</b>
<b>VI</b>	Brief details of Bid/Offer document	<b>13</b>
<b>VII</b>	Form of Profile of the Bidder – Individual	<b>14-15</b>
<b>VIII</b>	Form of Profile of the Bidder – Company/Partnership/Proprietorship	<b>16-17</b>
<b>IX</b>	Form of Appendix to the Bid/Offer (declaration by the Bidder)	<b>18-19</b>


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**I. Possession Notice:**

**The Times of India (English), Bhopal Edition (Circulated in all district of M.P), published on 06/02/2025**


**Patrika (Hindi), Sagar edition (Circulated in Chhatarpur district), published on 06/02/2025**

 <b>IDBI BANK</b>	IDBI Bank Ltd. : Zonal Office, Bhopal First Floor, Centre Point Commercial Complex, T T Nagar, New Market, Bhopal Pin : 462003 (M.P.) Tel.: 0755-4027005 / 4848321
<b>(RULE 8(1)) POSSESSION NOTICE (For Immovable Property)</b>	
<p><b>Whereas</b>          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 <b>03.04.2024</b> calling upon the borrower <b>Shri Shriman Narayan Agarwal</b> (Borrower &amp; Mortgagor) and <b>Mrs. Babita Agrawal</b> (Co-borrower) repay the amount mentioned in the notice being <b>Rs. 4,57,10,279.50/- (Rupees Four Crore Fifty Seven Lakh Ten Thousand Two Hundred Seventy Nine and Fifty Paise)</b> within 60 days from the date of the receipt of the said notice.          The borrower/mortgagor/co-borrower having failed to repay the amount, notice is hereby given to the borrower/mortgagor/co-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 <b>31st day of January of the year 2025</b>.          The borrower/mortgagor/co-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 <b>Rs. 4,57,10,279.50/-</b> and interest thereon along with charges levied and to be levied until the entire amount is repaid in full.          The borrower's/mortgagor's/co-borrower's 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.</p>	
<b>DESCRIPTION OF THE PROPERTY</b>	
<p>All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No : 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.- Chhatarpur (M.P) – 471606 together all the structures thereon and bounded as follows: On or towards the North : Land of Balendra Singh, On or towards the South : Road, On or towards the East : Seller land, On or towards the West : Seller land          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.</p>	
Date: 06-02-2025 Place: Khajuraho, Chhatarpur	Authorised Officer IDBI Bank Limited

 <b>IDBI BANK</b>	आई.डी.बी.आई. बैंक लिमिटेड : अंचल कार्यालय : भोपाल प्रथम मल, सेंटर प्वाइंट कॉमर्शियल कॉम्प्लेक्स टी.टी. नगर, न्यू मार्केट, भोपाल- 462023 (म.प्र.) फोन : 0755-4027005 / 4848321
<b>नियम 8(1) कब्जा नोटिस (अचल संपत्ति के लिए)</b>	
<p><b>जबकि,</b>          अधोहस्ताक्षरकर्ता आईडीबीआई बैंक के प्राधिकृत अधिकारी होते हुए वित्तीय अस्तित्वों के प्रतिभूतिकरण और पुर्ननिर्माण तथा प्रतिभूतिहित के प्रवर्तन अधिनियम, 2002 (2002 का एक्ट-54) और प्रतिभूति हित (प्रवर्तन) नियमवली 2002 के नियम 3 के साथ पठित धारा 13(12) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए ऋणी – श्री श्रीमन नारायण अग्रवाल (ऋणी एवं बंधककर्ता) एवं श्रीमती बबिता अग्रवाल (सहऋणी) को दिनांक <b>03.04.2024</b> को एक मांग नोटिस जारी किया एवं नोटिस में वर्णित राशि रु. <b>4,57,10,279.50/-</b> (रु. चार करोड़ सत्तावन लाख दस हजार दो सौ उन्चासी एवं पचास मात्र) एवं उस पर देय ब्याज को नोटिस प्राप्ति दिनांक के 60 दिन की समयावधि में भुगतान करने हेतु नोटिस दिया था।          चूंकि उक्त ऋणी/ बंधककर्ता/सहऋणी उल्लेखित राशि अदा करने में असफल रहे हैं, अतः खास तौर पर उक्त ऋणी/ बंधककर्ता/सहऋणी 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 प्रत्यायोगन स्वरूप नीचे उल्लेखित संपत्ति पर दिनांक <b>31.01.2025</b> को कब्जा ले लिया है।          ऋणी/ बंधककर्ता/सहऋणी को खासतौर पर एवं आम जनता को आम तौर पर एतद् द्वारा यह सूचित किया जाता है कि अब इस संपत्ति पर कोई व्यवहार नहीं करे तथा इस संपत्ति पर किया गया कोई भी व्यवहार रु. <b>4,57,10,279.50/-</b> की राशि तथा उस पर ब्याज एवं अन्य खर्चें वावजूत आईडीबीआई बैंक के प्रभार के अधीन होगा।          ऋणी/ बंधककर्ता/सहऋणी को एक्ट की धारा 13 एवं उपधारा 8 के प्रावधान के अन्तर्गत सुरक्षित परिसंपत्तियों के मोचन में उपलब्ध समय की ओर ध्यान आकर्षित किया जाता है।</p>	
<b>संपत्तियों का विवरण</b>	
<p>अचल संपत्ति का समस्त भू भाग क्षेत्रफल- 0.183 हेक्टेयर (खसरा नं. 1832/9/1/1/3) स्थित ग्राम- खजुराहो, पटवारी हल्का नं. 31, तहसील राजनगर, जिला- छतरपुर (म.प्र.) 471606 एवं उस पर स्थित ढाँचा चतुर्सीमाप- उत्तर में – बालेन्द्र सिंह की जमीन, दक्षिण में- रोड, पूर्व में – विक्रेता की जमीन, पश्चिम में – विक्रेता की जमीन          उपरोक्त संपत्ति पर स्थित सभी बिल्डिंग और ढाँचे तथा जमीन से जुड़े अथवा जमीन से लगे किसी चीज से स्थायी रूप से जुड़े अन्य सभी संयंत्र और मशीनरी के साथ।</p>	
दिनांक : 06-02-2025 स्थान : खजुराहो, छतरपुर	प्राधिकृत अधिकारी आईडीबीआई बैंक लिमिटेड

## II-E-Auction Sale Notice

**Newspaper: The Times of India (English) Bhopal Edition (Circulated in all district of M.P), published on 25/03/2025.**

 <b>IDBI BANK</b>		<b>IDBI Bank Limited</b> Zonal Office, First Floor, Centre Point, Commercial Complex, T. T. Nagar, New Market, Bhopal 462003 Ph: 0755-4846321 E-mail: mahendra.agarwal@idbi.co.in		<b>E-Auction SALE NOTICE</b>	
<b>PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY</b> <b>Appendix IV-A (See proviso to rule 8(6))</b> 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 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) & Mortgagor that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on <b>28-04-2025</b> for recovery of <b>Rs.4,57,10,279.50/- (Rupees Four Crore Fifty Seven Lakh Ten Thousand Two Hundred Seventy Nine and Fifty paise only)</b> as on <b>10-01-2024</b> plus applicable interest & cost/ charges thereafter due to IDBI Bank Ltd., Secured Creditor from <b>(Borrower &amp; Mortgagor) Shri Shriman Narayan Agarwal and (Co-borrower) Smt Babita Agrawal</b> . The reserve price and earnest money deposit will be as under:					
<b>DESCRIPTION OF IMMOVABLE PROPERTY</b>					
<b>Sr. No.</b>	<b>Name of Borrowers / Guarantors/Mortgagors</b>	<b>Description of Property (with known encumbrances, if any)</b>	<b>Reserve Price (in Rs.)</b>	<b>EMD (in Rs.)</b>	
1.	<b>Borrower &amp; Mortgagor:</b> <b>Shri Shriman Narayan Agarwal</b> <b>Co-Borrower:</b> <b>Smt Babita Agrawal</b>	All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No : 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil- Rajnagar, Distt- Chhatarpur (M.P) – 471606 together all the structures there on Boundaries as follows: On or towards the North : Land of Balendra Singh, On or towards the South : Road, On or towards the East : Seller land, On or towards the West : Seller land. <b>Physical Possession Date : 31-01-2025</b> <b>List of known encumbrances: Nil</b>	₹ <b>1,21,58,000/-</b>	₹ <b>12,15,800/-</b>	
<b>IMPORTANT DATES:</b>					
<b>Last Date of Submission of Bid/Tender along with EMD</b>			<b>April 24, 2025 up to 4.00 pm</b>		
<b>Date &amp; Time of Inspection:</b>			<b>April 21, 2025 to April 23, 2025 Time from 11.00 am to 4.00 pm.</b>		
<b>Bid/ Tender Increase Amount</b>			<b>By Rs. 10,000/-</b>		
<b>Date &amp; Time of E-Auction</b>			<b>April 28, 2025 from 11.00 am to 1.00 pm</b> <b>With unlimited extensions of 5 minutes</b>		
For detailed terms and conditions of the sale, please refer to the link provided in <a href="https://www.bankeauctionwizard.com">https://www.bankeauctionwizard.com</a> and IDBI Bank's website i.e. <a href="https://www.idbibank.in">https://www.idbibank.in</a> . For any clarification, the interested parties may contact Authorized officer /Manager, Retail Recovery (Contact No. 9148309920/7046419974), (e-mail: mahendra.agarwal@idbi.co.in/ b.venkatesh@idbi.co.in/ thansingh.p@idbi.co.in). For E-auction support, please contact <b>Ms. B M Sushmitha / Mr. Pravesh Mani Tripathi</b> (Contact No.: 8951944383 / 9044314492) Land line no. 080- 45982100 (e-mail: sushmitha.b@antaressystems.com / praveshmani.t@antaressystems.com).					
<b>Statutory 30 days notice under rule 8(6) of the SARFAESI Act 2002.</b>					
The Borrower(s) /Guarantor(s) /Mortgagor(s) are hereby given notice to pay the sum mentioned as above inclusive of interest and charges before the date of E-auction, failing which mentioned property will be auctioned and remaining balance if any with interest will be recovered from them. Borrower(s) / Guarantors(s) / Mortgagor(s) may also bring the prospective buyer to participate in the process of E-auction as per terms and condition mentioned above.					
<b>Place: Chhatarpur (M.P.)</b> <b>Date: 25.03.2025</b>			<b>Sd/</b> <b>Authorised Officer</b> <b>IDBI Bank Ltd.</b>		



**Newspaper: Patrika (Hindi), Sagar edition (Circulated in Chhatarpur district), published on 25/03/2025**

 <b>IDBI BANK</b>	<b>आई.डी.बी.आई. बैंक लिमिटेड</b> अंचल कार्यालय : प्रथम तल, सेंटर प्वाइंट, कर्मचारी कल्याणक टी.टी. नगर, न्यू मार्केट भोपाल - 462003 फ़ोन : 0755-4848321 E-mail: mahendra.agarwal@idbi.co.in	<b>ई-नीलामी विक्रय सूचना</b>		
<b>अचल संपत्ति के विक्रय हेतु विक्रय नोटिस</b> परिशिष्ट - IV क [ नियम 8(6) का परनुक देखें ]				
वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्निर्माण एवं प्रतिभूति हित प्रवर्तन अधिनियम, 2002 और प्रतिभूतिहित (प्रवर्तन) अधिनियम 2002 के नियम 8(6) के अन्तर्गत अचल संपत्तियों की बिक्री हेतु ई-नीलामी विक्रय सूचना				
इसके द्वारा आम जनता को साधारणतः तथा विशेष रूप से ऋणी(यों) एवं जमानतदारों/बंधककर्ता (ओं) को यह सूचित किया जाता है कि निम्नवर्णित अचल संपत्ति जो सुरक्षित लेनदार के पास गिरवी/प्रभारित है, जिसका कर्ज आइडीबीआई बैंक लिमिटेड (सुरक्षित लेनदार) के प्राधिकृत अधिकारी द्वारा लिया गया है, जिसको "जहां है, जैसा है और जो कुछ भी है" के आधार पर ऋणी एवं बंधककर्ता- श्री श्रीमन नारायण अग्रवाल एवं श्रीमती बबिता अग्रवाल (सहऋणी) से आइडीबीआई बैंक लिमिटेड, (सुरक्षित लेनदार) को दिनांक 10-01-2024 को देय रु. 4,57,10,279.50/- (रु. चार करोड़ सत्तावन लाख दस हजार दू सौ उन्चासी एवं पैंसा पचास मात्र) एवं उस पर लागू व्याज साथ ही अन्य खर्चों की बकाया राशि की वसूली हेतु दिनांक 28-04-2025 को ई-नीलामी के माध्यम से बेचा जाएगा। आरक्षित मूल्य, धरोहर राशि एवं बोली वृद्धि राशि निम्नानुसार होगी।				
<b>अचल संपत्ति का विवरण</b>				
क्र. सं.	ऋणी / बंधककर्ता / जमानतदार का नाम	संपत्ति का विवरण (ज्ञात भार सहित, यदि हो तो)	आरक्षित मूल्य (रु. में)	धरोहर राशि (रु. में)
1.	ऋणी एवं बंधककर्ता: श्री श्रीमन नारायण अग्रवाल सहऋणी: श्रीमती बबिता अग्रवाल	अचल संपत्ति का समस्त भू भाग क्षेत्रफल- 0.183 हेक्टेयर (खसरा नं. 1832/9/1/1/3) स्थित ग्राम- खजुराहो, पटवारी हल्का नं. 31, तहसील राजनगर, जिला- छतरपुर (म.प्र.) 471606 एवं उस पर स्थित ढांचा चतुर्सीमाएं- उत्तर में - बालेंद्र सिंह की जमीन, दक्षिण में- रोड, पूर्व में - विक्रेता की जमीन, पश्चिम में - विक्रेता की जमीन भौतिक कब्जा दिनांक : 31.01.2025 भार का विवरण : कोई भार नहीं	₹ 1,21,58,000/-	₹ 12,15,800/-
<b>महत्वपूर्ण तिथियाँ :</b>				
ईएमडी सहित बोली / निविदा जमा करने की अंतिम तिथि		24.04.2025 को शाम 4.00 बजे तक		
संपत्ति निरीक्षण की तिथि एवं समय		21.04.2025 से 23.04.2025 सुबह 11.00 बजे से शाम 4.00 बजे तक		
बोली वृद्धि मूल्य		रु. 10,000/-		
ई-नीलामी की तिथि एवं समय		28/04/2025 को सुबह 11.00 बजे से दोपहर 1.00 बजे तक (प्रत्येक 5 मिनट के असीमित विस्तार के साथ, यदि आवश्यक हो)		
बिक्री के विस्तृत नियमों और शर्तों के लिए, कृपया <a href="https://www.bankeauctionwizard.com">https://www.bankeauctionwizard.com</a> और आइडीबीआई बैंक की वेबसाइट यानी <a href="https://www.idbibank.in">https://www.idbibank.in</a> पर दिए गए लिंक को देखें। किसी भी स्पष्टीकरण के लिए, इच्छुक पार्टियां प्राधिकृत अधिकारी/मैनेजर रिटेल रिकवरी (संपर्क नं. 9148309920/7046419974), (e-mail: mahendra.agarwal@idbi.co.in/ b.venkatesh@idbi.co.in/ thansingh.p@idbi.co.in) से संपर्क कर सकती हैं। ई-नीलामी सहायता के लिए, कृपया मिस बी.एम. सुष्मिता / प्रवेश मनी त्रिपाठी से संपर्क करें (संपर्क नंबर: 8951944383 / 9044314492 Land line no. 080-45982100) (e-mail: sushmitha.b@antaressystems.com / prवेशmani.t@antaressystems.com)				
<b>सर्पेसी अधिनियम 2002 के तहत नियम 8 (6) के तहत 30 दिवसीय विक्रय की वैधानिक सूचना</b>				
ऋणियों/जमानतदारों/बंधककर्ताओं को सूचित किया जाता है कि वे ई-नीलामी की दिनांक से पूर्व उपरोक्त वर्णित राशि मय व्याज के जमा करवा दें अन्यथा उनकी संपत्ति नीलाम कर दी जावेगी तथा शेष राशि यदि कोई हो तो मय व्याज के उनसे वसूल की जावेगी। ऋणियों / जमानतदारों / बंधककर्ताओं को उपरोक्त वर्णित वेबपोर्टल पर दर्शाई गई शर्तों एवं नियमों के अनुसार ई-नीलामी की प्रक्रिया में भाग लेने हेतु प्रस्तावित खरीददारों को अपने साथ ला सकते हैं।				
स्थान : छतरपुर (म.प्र.) दिनांक : 25.03.2025		हस्ता/- प्राधिकृत अधिकारी आइडीबीआई बैंक लिमिटेड		

### **III. BRIEF DESCRIPTION OF SECURED ASSETS**

<b>Property Description</b>
All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No : 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.-Chhatarpur (M.P) – 471606 together all the structures thereon and bounded as follows:  On or towards the North : Land of Balendra Singh On or towards the South : Road On or towards the East : Seller land On or towards the West : Seller land

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

**Rs. 4,57,10,279.50/- (Rupees Four Crore Fifty Seven Lakh Ten Thousand Two Hundred Seventy Nine and Fifty Paise)** as on January 10, 2024 along with interest, cost, expenses, other charges etc. thereon with effect from 10.01.2024.

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## V. TERMS AND CONDITIONS

	<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><b>Issue of Tender/ Offer/ Bid Document</b></p> <p>For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid/Tender Document from Authorised Officer, <b>IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001</b> from <b>March 25, 2025 to April 24, 2025</b> 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 favour of "<b>IDBI Bank Ltd.- A/c No. 162834915010026</b>" payable at <b>Chhatarpur</b> issued by any Nationalised Bank / Scheduled Bank.</p> <p>Bid document can also be downloaded from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> and <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a>. 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 <a href="http://www.idbibank.in">www.idbibank.in</a> or from the website of the e-auction service provider <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> 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 favour of <b>IDBI Bank Limited, Account No. 162834915010026, IFSC Code: IBKL0001628</b>, IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001, bidders must indicate <b>UTR No., Amount remitted and date in appropriate space in the Bid Forms. Separate Bid/ Tender Documents alongwith EMD to be submitted for each unit/ property.</b></p>										
3	<p><b><u>Reserve Price and Earnest Money Deposit (EMD)</u></b></p> <p>The Reserve price and Earnest Money Deposit (EMD) for the sale of Secured Assets is as under:</p> <table border="1"> <thead> <tr> <th align="center">Name of The Borrower and Guarantor</th><th align="center">Details of property</th><th align="center">Reserve Price (Rs.)</th><th align="center">EMD(Rs.)</th></tr> </thead> <tbody> <tr> <td> <u>Borrower &amp; Mortgagor:</u>  Shri Shriman Narayan Agarwal  <u>Co-borrower:</u> Babita Agrawal </td><td> All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No : 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.- Chhatarpur (M.P) – 471606 together all the structures thereon and bounded as follows:  Bounded:   On or towards the North : Land of Balendra Singh  On or towards the South : Road </td><td align="center">1,21,58,000/-</td><td align="center">12,15,800/-</td></tr> </tbody> </table>			Name of The Borrower and Guarantor	Details of property	Reserve Price (Rs.)	EMD(Rs.)	<u>Borrower &amp; Mortgagor:</u> Shri Shriman Narayan Agarwal <u>Co-borrower:</u> Babita Agrawal	All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No : 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.- Chhatarpur (M.P) – 471606 together all the structures thereon and bounded as follows: Bounded:  On or towards the North : Land of Balendra Singh On or towards the South : Road	1,21,58,000/-	12,15,800/-
Name of The Borrower and Guarantor	Details of property	Reserve Price (Rs.)	EMD(Rs.)								
<u>Borrower &amp; Mortgagor:</u> Shri Shriman Narayan Agarwal <u>Co-borrower:</u> Babita Agrawal	All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No : 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.- Chhatarpur (M.P) – 471606 together all the structures thereon and bounded as follows: Bounded:  On or towards the North : Land of Balendra Singh On or towards the South : Road	1,21,58,000/-	12,15,800/-								

		On or towards the East : Seller land On or towards the West : Seller land		
4	<p>The sale of Secured Assets is on <i>“As is where is”, “As is what is” and “Whatever there is”</i> 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 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, 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. 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.</p>			
5	<p><b>Inspection of assets</b>  The interested parties may inspect the assets at their own cost between <b>11:00 a.m. and 4:00 p.m. (with prior intimation) on April 21, 2025 to April 23, 2025</b> in the presence of a representative of the AO available at the site to facilitate the inspection.</p>			
6	<p><b>Due Diligence by the Bidders</b>  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-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><b>Submission of Tender/Offer</b>  The Bidder shall complete in all respects the Offer form annexed to the Tender Document, and furnish the information called for therein and <b>shall sign and date each of the documents</b> in the space provided therein for the purpose. <b>The Bidder shall initial each page of the Offer.</b> Offers received for sale and / or accepted are not transferable.  The Format for submission of Profile of the bidder are given in Chapter VII &amp; VIII respectively of this Tender Documents.  <b>The format Chapter VII is for Individuals and</b>  <b>The format Chapter VIII is Company/ Proprietorship/ Partnership firms.</b> Bidders may fill in only the form relevant to them.</p>			



10	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested
11	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.
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 <b>Chapter IX</b>
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><b>Last date for submission of Tender/Offer/Bid Document</b></p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the Authorised Officer, <b>IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001 not later than 4.00 pm on April 24, 2025</b>, in a <u>sealed cover</u> containing 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 favour of "<b>IDBI Bank Ltd- A/c No. 162834915010026</b>" payable at <b>Chhatarpur</b> issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD). <b>Remittance of EMD by way of NEFT/RTGS</b></p> <p>Bidders who prefer to submit the <b>EMD</b> by way NEFT/RTGS, may remit the EMD amount in favour of <b>IDBI Bank Limited, Account No.162834915010026, IFSC Code: IBKL0001628</b>, IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001 Such bidders must indicate <b>RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms</b>. Bidders who have downloaded the Bid/ Tender Documents from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> or from the website of the e-auction service provider <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> 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 <b>UTR No., Amount remitted and date in the appropriate space in the Bid Forms</b>.</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><b>Registration with E-Auction Service Provider</b></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: <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a>.</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"> <li>Forms (Annexure II &amp; III) duly signed and filled up. Please download from <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a>.</li> <li>Self-attested copy of PAN Card</li> <li>Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)</li> <li>Self-attested valid e mail id and mobile no.</li> </ol> <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</p>

	<p>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 <b>Ms. B M Sushmitha / Mr. Pravesh Mani Tripathi</b> Phone Nos. – <b>8951944383 / 9044314492</b> Landline- <b>080-45982100</b>, e-mail: <a href="mailto:sushmitha.b@antaressystem.com">sushmitha.b@antaressystem.com</a> , <a href="mailto:praveshmani.t@antaressystems.com">praveshmani.t@antaressystems.com</a></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><b>The e-Auction day : April 28, 2025, Auction Time: 11:00 AM to 01:00 PM</b></p> <p>The initial 10 minutes of auction will be kept open for all the intending bidders to bid. After <b>close of official auction time of 1:00 PM</b>, auction would be held with unlimited extensions of 5 minutes, if required, on e-auction platform at website: <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a>. 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><b>Increase in Bid Amount:</b></p> <p>It may be noted that increase in bid amount if any, during e-auction period shall be made as follows</p> <p><b>In multiples of Rs. 10,000/-</b></p> <p><b>Increase in bid amount below the said Rs. 10,000/- will be rejected.</b></p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
18	<p>AO reserves the right to retain the EMD of top three bids upto three months from the date of e-auction and <b>the amount of EMD will not carry any interest</b>. 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>
19	<p><b>Payment of Sale Price</b></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 favour of <b>"IDBI Bank Ltd.- A/c No. 162834915010026"</b> payable at <b>Chhatarpur</b> issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No.<b>162834915010026</b>, IFSC Code: <b>IBKL0001628</b>, IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001.</p> <p>The balance 75% of the sale price shall have to be paid on or before 15<sup>th</sup> day of conformation 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 favour of <b>"IDBI Bank Ltd.- A/c No. 162834915010026"</b> payable at Chhatarpur issued by any Nationalised Bank/Scheduled Bank or by way of NEFT/RTGS in favour of <b>IDBI Bank Limited, Account No. 162834915010026, IFSC Code: IBKL0001628, IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001.</b></p>
20	<p>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.”</p>
21	<p>The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold</p>

22	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, 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 favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
24	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole 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 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.
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.: No known/ reported encumbrances
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.
<b>General Terms and Conditions</b>	
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/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 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 favour 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 ( <b>EMD</b> ) 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. S
35	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.
36	<b>Jurisdiction:</b> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts having jurisdiction to entertain/adjudicate such disputes.
37	<p>Tenderer (s) must ensure the following while submitting the tender:</p> <ul style="list-style-type: none"> <li>• THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID ENCLOSED AT ANNEXURE-VII/VIII.</li> <li>• 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.</li> <li>• COPY OF THE CERTIFICATE OF INCOPORATION OF THE COMPANY/FIRM.</li> <li>• 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.</li> <li>• THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED.</li> <li>• THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER’S SIGNATURE.</li> </ul>

**VI. BRIEF DETAILS OF BID/ OFFER DOCUMENT**

**TENDER/OFFER FORM FOR SALE OF SECURED ASSETS MORTGAGED WITH IDBI BANK  
FINANCIAL ASSISTANCE SANCTIONED TO  
SHRI SHRIMAN NARAYAN AGARWAL & SMT BABITA AGRAWAL**

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, Plot No.8 & 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001 , from March 25, 2025 to April 24, 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 favour of " <b>IDBI Bank Ltd.- A/c 162834915010026</b> " payable at Chhatarpur issued by any Nationalised Bank/ Scheduled Bank. Bid document can also be downloaded from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> and <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> . 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 <b>EMD</b> . Bidders who have downloaded the Bid/Tender Documents from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> or from the website of the e-auction service provider <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> 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 favour of <b>IDBI Bank Limited, Account No. 162834915010026, IFSC Code: IBKL0001628, IDBI Bank Limited, Plot No.8 &amp; 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001</b> bidders must indicate UTR No., Amount remitted and date in the appropriate space in the Bid Document format.
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	:	<b>April 24, 2025 by 04:00 p.m.</b>
4	Place, Date and time of E-Auction	:	<b>Place: e-auction platform</b> at website <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> <b>Date: April 28, 2025</b> <b>Time: 11:00 AM to 01:00 PM</b> with unlimited extensions of 5 minutes each, if required.
5	Increase in Bid Amount	:	<b>In multiples of Rs. 10,000/-</b> <b>Increase in bid amount below the said Rs. 10,000/- will be rejected.</b>

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

**FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK  
 FINANCIAL ASSISTANCE SANCTIONED TO  
 SHRI SHRIMAN NARAYAN AGARWAL & SMT BABITA AGRAWAL**

**Property Address:** All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No: 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.-Chhatarpur (M.P) – 471606, Madhya Pradesh

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

<b>1</b>	<b>a)</b> Full Name of the Bidder/ Offerer (in Block letters)	:	
	<b>b)</b> Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	<b>c)</b> Mobile Nos.	:	
	<b>d)</b> E-mail ID	:	
<b>2</b>	Brief particulars of business (if any)	:	
<b>3</b>	Relationship, if any, Bidder/ Offerer has with any employee of IDBI Bank Ltd.	:	
<b>4</b>	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/ property are to be purchased	:	
<b>5</b>	Details of Purchase of Tender Document of Rs.118/-	:	
	<b>i)</b> Form No.	:	
	<b>ii)</b> Demand Draft / Pay Order No.	:	
	<b>iii)</b> Date of Demand Draft / Pay Order	:	
	<b>iv)</b> Name of the issuing Bank and Branch	:	
<b>Bidders who have downloaded the Bid/ Tender Document from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> and prefers to remit Rs.118/- separately by way of NEFT/RTGS must indicate UTR No., Amount and date.</b>			
	NEFT/ RTGS UTR NO.	:	



	Amount remitted	:	
	Date	:	
<b>6</b>	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	:	
<b>Bidders who prefer to submit the EMD by way NEFT/ RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.</b>			
	NEFT/ RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
<b>7</b>	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

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**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  
SHRI SHRIMAN NARAYAN AGARWAL & SMT BABITA AGRAWAL**

**Property Address:** All that piece and parcels of immovable property admeasuring 0.183 hac (Khasra No: 1832/9/1/1/3) situated at Village – Khajuraho, Patwari Halka No-31, Tehsil-Rajnagar, Distt.-Chhatarpur (M.P) – 471606, Madhya Pradesh

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

1.	<b>a)</b> Name of the Company/ Firm/ Party ( <i>in Block letters</i> )	
	<b>b)</b> Complete Registered Address	
	<b>c)</b> 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)
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	<b>a)</b> 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>b)</b> Complete Postal Address of the Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
	<b>c)</b> Mobile Nos.	
	<b>d)</b> E-mail ID	
10	Designation of the Authorised Person	

11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank	
12	Details of Purchase of Tender Document of Rs.118/-	
	<i>i)</i> Form No.	
	<i>ii)</i> Demand Draft/ Pay Order No.	
	<i>iii)</i> Date of Demand Draft/ Pay Order	
	<i>iv)</i> Name of the issuing Bank and Branch	
	<b>Bidders who have downloaded the Bid/ Tender Document from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> and prefers to remit Rs.118/- separately by way of NEFT/ RTGS must indicate NEFT/RTGS UTR No., Amount and date.</b>	
	NEFT/ RTGS UTR No.	
	Amount remitted	
	Date	
13	Details of Earnest Money Deposit (EMD) of Rs._____lakh.	
	<i>i)</i> Demand Draft / Pay Order No.	
	<i>ii)</i> Date of Demand Draft / Pay Order	
	<i>iii)</i> Name of the issuing Bank and Branch	
	<b>Bidders who prefers to submit the EMD by way NEFT/ RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.</b>	
	NEFT/ RTGS UTR No.	
	Amount Remitted	
	Date	
	Remitting bank and branch	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	

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

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

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

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**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,  
The Authorised Officer,  
IDBI Bank Limited,  
**Zonal Office, First Floor, Centre Point,**  
**Commercial Complex, T. T. Nagar, New Market,**  
**Bhopal 462003.**  
Sir,

**YOUR E-AUCTION NOTICE DATED MARCH 25, 2025**  
**FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK**  
**FINANCIAL ASSISTANCE SANCTIONED TO**  
**SHRI SHRIMAN NARAYAN AGARWAL & SMT BABITA AGRAWAL**

**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 **Shri Shriman Narayan Agarwal & Smt. Babita Agrawal** 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 162834915010026" payable at Chhatarpur.

**Or**

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. 162834915010026, IFSC Code: IBKL0001628**, IDBI Bank Limited, Plot No.8 & 9, Chauhan's Building, New Colony, Ward No.37, Shivaji Ward, Near Income, Chhatarpur PIN-471001.

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: .....

.....