

Bid Document – Mr Purshottam Joshi (Borrower)

Mrs Rashmi Joshi (Co-Borrower)

**The Authorised Officer (AO)
of
IDBI BANK LIMITED
Ratlamkothi Branch, Indore
16-C, Omni Palace, Ratlamkothi, Main Road, Indore (M.P.)
Contact Nos.: 0731- 6679152, 6679128**

TENDER/ BID DOCUMENT

For

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

Borrower: Mr Purshottam Joshi

Co-Borrower : Mrs Rashmi Joshi

**Property Address: Flat No 305, Third Floor Money Tower , Plot No 03-04, Annapurna Road ,
Bhawanipur Colony , District: Indore, Madhya Pradesh-452009**

**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

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I. Public Sale Notice

Retail Asset Centre,
First Floor, 16-C, Ratlam Kothi, Indore - 452001
Phone: 0731-6679113, 6679182, 6679152, 9977454851

SALE 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 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 Borrowers/co-Borrowers/Mortgagors and Guarantors that the below described immovable property mortgaged/charged to 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", and "whatever there is" and "no recourse" basis on **March 25, 2022**, for recovery of dues as detailed below:

Name of Borrower & Guarantor	Owned and Mortgaged by	Date of Demand Notice Dues as per Notice	Description of the Properties	Reserve Price Earnest Money Deposit (EMD)
Mr. Purshottam Joshi Mrs. Rashmi Joshi	Mr. Purshottam Joshi	23.12.2019	All that piece and parcel of Land/House Comprised in at description Flat No. 305, Third Floor, Money Tower, Plot No. 03-04, Annapurna Road, Bhawanipur Colony, Distt. Indore (M.P.) 452009, Area: 810 Sq.ft., and construction thereon, Boundaries: East: Flat No. 306, West: Open Space, North: Common Passage, South: Open Space	₹ 20,00,000.00 ₹ 2,00,000.00
	Mrs. Rashmi Joshi	13,33,296.00 as on 08.10.2019		

Together with interest, cost, expenses, other charges thereon etc. due to IDBI Bank Ltd. (Secured Creditor) from the borrowers:/Co-Borrowers/Mortgagors and Guarantors.
 For detailed description of the property/ies, known encumbrances, terms and conditions of the sale, etc. please refer to the link provided in IDBI Bank Ltd., Secured Creditor's website i.e. www.idbibank.in.
Place : Indore, Date : 22.02.2022 **Authorised Officer, IDBI Bank Ltd.**

खुदरा आस्ति केंद्र,
प्रथम मंजिल, 16-सी, रतलाम कोठी, इन्दौर - 452001
फोन नं.: 0731-6679113, 6679182, 6679152, 9977454851

अचल संपत्ति की बिक्री हेतु निलामी सूचना
परिशिष्ट-IV-ए (नियम 8(6))

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के सपठित वित्तीय आस्तियों का प्रतिभूतिकरण एवं पुरनिर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अधीन अचल आस्तियों के बिक्री हेतु यह ई - नीलामी बिक्री सूचना सामान्यतः आम जनता को और विशेषतः ऋणी/सह-ऋणी/जमानतदार/ एवं बंधकारक को दी जाती है की निम्नलिखित अचल संपत्ति जो प्रतिभूत लेनदार के पास गिरवी/मोर्टगेज है का भौतिक कब्जा प्रतिभूत लेनदार के प्राधिकृत अधिकारी द्वारा लिया गया है, जिसे जहां है जैसा है, जो है जैसा है, जैसी भी स्थिति में है के आधार पर निम्नलिखित उधारकर्ताओं एवं जमानतदारों से आईडीबीआई बैंक (प्रतिभूत लेनदार) की निम्नलिखित रूपए की बकाया राशि की वसूली हेतु दिनांक 25 मार्च, 2022 को बेची जाएगी। आरक्षित मूल्य एवं अग्रिम धनराशि (ईएमडी) का विवरण निम्नानुसार है :-

ऋणी एवं जमानतदार का नाम	स्वामित्व एवं बंधक का विवरण	मांग सूचना दिनांक सूचना के अनुसार बकाया राशि	संपत्तियों का संक्षिप्त विवरण	आरक्षित मूल्य ईएमडी रु. (10%)
श्री पुरुषोत्तम जोशी श्रीमती रश्मी जोशी	श्री पुरुषोत्तम जोशी, श्रीमती रश्मी जोशी	23.12.2019	संपत्ति के सभी प्रमुख अंग एवं उसमें शामिल भूमि/मकान, फ्लेट नं. 305, तीसरी मंजिल, मनी टॉवर, प्लॉट नं. 03-04, अन्नापूर्णा रोड, भवानीपुर कॉलोनी, जिला इन्दौर (म.प्र.) 452009, क्षेत्रफल: 810 वर्गफीट निर्माण कार्य सहित, चतुर्सीमा: पूर्व: फ्लेट नं. 306, पश्चिम: खुली जगह, उत्तर: कॉमन पैसेज, दक्षिण: खुली जगह	₹ 20,00,000.00 ₹ 2,00,000.00
		13,33,296.00 08.10.2019 से		

मय ब्याज, खर्च एवं अन्य व्ययों इत्यादि सहित आईडीबीआई बैंक लि. (प्रतिभूति लेनदार) को ऋणी/सह-ऋणी/बंधकारक/एवं जमानतदार द्वारा देया
 सम्पत्तियों के विस्तृत विवरण, ज्ञात भाओं, विक्रय के नियम व शर्तों के पूर्ण ब्योरे इत्यादि के लिए कृपया आईडीबीआई बैंक (प्रतिभूति लेनदार) की वेबसाइट www.idbibank.in देखें।
स्थान: इंदौर, दिनांक: 22.02.2022 **प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड**

Newspaper: The Times Of India (English), Indore Edition, Page No. 06, published on 22/02/2022

Newspaper: Dainik Bhaskar (Hindi), Indore Edition, Page No. 09, published on 22/02/2022

II. BRIEF DESCRIPTION OF SECURED ASSETS

Flat No 305, Third Floor Money Tower ,Plot No 03-04, Annapurna Road , Bhawanipur Colony , District: Indore, Madhya Pradesh-452009.

Area: 810 Sq.Ft.

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

Rs13,33,296.00 (Rupees Thirteen Lakh Thirty Three Thousand Two Hundred Ninety Six Only) towards the outstanding dues in respect of the Loans as on 08.10.2019, along with interest, cost, expenses, other charges etc. with effect from 08.10.2019

IV. TERMS AND CONDITIONS

1. 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').

2. Issue of Tender/ Offer/ Bid 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 Ltd., 16-C, Omni Palace, Ratlamkothi, Main Road, Indore, from 22/02/2022 to 23/03/2022 on any working day between 10.00 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 "IDBI Bank Ltd.- A/c No. 00137000010052 payable at Indore issued by any Nationalised Bank / Scheduled Bank.

Bid document can also be downloaded from IDBI website www.idbibank.in and <https://idbi.auctiontiger.net> 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.

Bidders who have downloaded Bid/ Tender Documents from IDBI website www.idbibank.in or from the website of the e-auction service provider <https://idbi.auctiontiger.net> 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 IDBI Bank Limited, Account No. 00137000010052, IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlamkothi, Main Road, Indore (M.P.) 452001], bidders must indicate **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.**

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:

Account / Borrower Name	Description of secured assets – Immovable Properties	Reserve Price (Rs.)	EMD (Rs.)
Mr Purshottam Joshi Mrs Rashmi Joshi	Flat No 305, Third Floor Money Tower ,Plot No 03-04, Annapurna Road , Bhawanipur Colony , District: Indore, Madhya Pradesh-452009	Rs 20,00,000.00 (Rupees Twenty Lakh Only)	Rs 2,00,000.00 (Rupees Two Lakh Only)

4. The sale of Secured Assets is on “As is where is”, “As is what is” and “Whatever there is” 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.

5. Inspection of assets

The interested parties may inspect the properties on following day:

Date	Time
15/03/2022 to 17/03/2022	From 11.00 am to 04.00 pm

at their own cost on the assigned date in the presence of a representative of the AO available at the site

to facilitate the inspection. Please note date, time may be changed without assigning any reason. Please be in touch with AO.

6. Due Diligence by the Bidders

The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.

7. The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and 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.
8. 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.

9. Submission of Tender/Offer

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 date each of the documents** in the space provided therein for the purpose. **The Bidder shall initial 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 VI & VII respectively of this Tender Documents.

The format Chapter VI is for Individuals and

The format Chapter VII is Company/ Proprietorship/ Partnership firms. Bidders may fill in only the form relevant to them.

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. 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.
- 13. Last date for submission of Tender/Offer/Bid Document**

The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Deputy General Manager, IDBI Bank Ltd., 16-C, Omni Palace, Ratlamkothi, Main Road, Indore (M.P.) 452001], **not later than 4.00 pm on March 24, 2022** as detailed in E-auction Notice, in a sealed cover containing a crossed A/c Payee Demand Draft/Pay Order or with details of payment made by NEFT/ RTGS.

The DD/ PO should be drawn in favour of "**IDBI Bank Ltd- A/c No. 00137000010052**" payable at **Indore** issued by any Nationalised Bank/ Scheduled Bank as Earnest Money Deposit (EMD). **Remittance of EMD by way of NEFT/RTGS**

Bidders who prefer to submit the **EMD** by way NEFT/RTGS, may remit the EMD amount in favour of **IDBI Bank Limited, Account No.00137000010052, IFSC Code: IBKL0000001**, 16-C, Omni Palace, Ratlamkothi, 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://idbi.auctiontiger.net> 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.**

- 14.** 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.

15. Registration with E-Auction Service Provider

Participants who are not already registered with the e-auction provider M/s E-Procurement Technologies Ltd., Ahmedabad should register themselves by following the procedure mentioned at the website: <https://idbi.auctiontiger.net>.

The participants/intending purchasers are necessarily required to submit following documents/papers for registration to M/s E-Procurement Technologies Ltd., Ahmedabad.

- a. Forms (Annexure II & III) duly signed and filled up. Please download from <https://idbi.auctiontiger.net>.
- b. Self-attested copy of PAN Card
- c. Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)
- d. Self-attested valid e mail id and mobile no.

The user id and password will be then sent directly to the registered participants/ intending purchasers whose 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.

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 Mr. Chintan Bhatt (M) 9978591888 (O) 079-6813 6844 , e-mail: Chintan.bhatt@auctiontiger.net , support@auctiontiger.net & Support Executive Contact No: 079-68136880/68136837 ; Mo.: +91 9265562821 & 9265562818.

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.

16. The auction day: March 25, 2022

Auction Time: 11:00 AM to 01:00 PM

The initial 10 minutes of auction will be kept open for all the intending bidders to bid. After close of official auction time of 3:00 PM, auction would be held with unlimited extensions of 5 minutes, if required, on e-auction platform at website: <https://idbi.auctiontiger.net>. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.

Increase in Bid Amount:

It may be noted that increase in bid amount if any, during e-auction period shall be made as follows

In multiples of Rs. 10,000/-

Increase in bid amount below the said Rs. 10,000/- will be rejected.

First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.

17. AO reserves the right to retain the EMD of top three bids up to three months from the date of e-auction and **the amount of EMD will not carry any interest.** The Bids so retained will be valid for two months from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of e-auction.

18. Payment of Sale Price

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 "**IDBI Bank Ltd.- A/c No. 00137000010052**" payable at Indore issued by any Nationalised Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No.**00137000010052**, IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlamkothi, Main Road, Indore (MP).

The balance 75% of the sale price shall have to be paid on or before 15th 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 "**IDBI Bank Ltd.- A/c No. 00137000010052**" payable at Indore issued by any Nationalised Bank/Scheduled Bank or by way of NEFT/RTGS in favour of **IDBI Bank Limited, Account No. 00137000010052, IFSC Code: IBKL0000001**, 16-C, Omni Palace, Ratlamkothi, Main Road, Indore (MP).

19. 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.”
20. 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.
21. In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets 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.
22. On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23. The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his 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.
24. 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.

25. Details of known claims, duties, taxes, etc.: No known/ reported encumbrances.
26. 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.
27. 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

28. 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.
29. 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.
30. 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.
31. 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 (**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.
32. 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.
33. **Jurisdiction:** All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Indore alone shall have jurisdiction to entertain/adjudicate such disputes.

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V. BRIEF DETAILS OF BID/ OFFER DOCUMENT

**TENDER/OFFER FORM FOR SALE OF SECURED ASSETS MORTGAGED WITH IDBI BANK
I.R.O. FINANCIAL ASSISTANCE SANCTIONED TO
Borrower Mr Purshottam Joshi , Co-Borrower Mrs Rashmi Joshi**

1	Issue of Bid/Offer Document	:	<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 Ltd., 16-C Omni Palace, Ratlamkothi, Main Road, Indore (MP) , from February 22, 2022 till last date of submission of Bid Document on any working day between 10.00 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 "IDBI Bank Ltd.- A/c 00137000010052" payable at Indore issued by any Nationalised Bank/ Scheduled Bank.</p> <p>Bid document can also be downloaded from IDBI website www.idbibank.in in and https://idbi.auctiontiger.net. 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 alongwith EMD.</p> <p>Bidders who have downloaded the Bid/Tender Documents from IDBI website www.idbibank.in in or from the website of the e-auction service provider https://idbi.auctiontiger.net 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 IDBI Bank Limited, Account No. 00137000010052, IFSC Code: IBKL0000001, 16-C, Omni Palace, Ratlamkothi, Main Road, Indore (M.P.), bidders must indicate UTR No., Amount remitted and date in the appropriate space in the Bid Forms.</p>
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	:	March 24, 2022 by 04:00 p.m.
4	Place, Date and time of E-Auction	:	Place: e-auction platform at website https://idbi.auctiontiger.net Date: March 25, 2022 Time: 11:00 AM to 01:00 PM with unlimited extensions of 5 minutes each
5	Increase in Bid Amount		In multiples of Rs. 10,000/- Increase in bid amount below the said Rs. 10,000/- will be rejected.

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

**FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK
I.R.O. FINANCIAL ASSISTANCE SANCTIONED TO
Borrower Mr Purshottam Joshi , Co-Borrower Mrs Rashmi Joshi**

(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 Company/Firm/Person in whose name the Secured Assets/ property are to be purchased	:	
5	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 UTR No., Amount and date.		
	NEFT/ RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6	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	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder/ Offerer	:	

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

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

Signature of the duly authorised official of the Bidder/ Offerer

Place:

Name and Designation of the Authorised Signatory

Date:

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/PARTNERSHIP/PROPRIETORSHIP

FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK

I.R.O. FINANCIAL ASSISTANCE SANCTIONED TO

Borrower Mr Purshottam Joshi , Co-Borrower Mrs Rashmi Joshi

(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, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
7.	Income tax PAN No. (attested copy of PAN card of 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.	
	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	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	
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	
	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	
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.

VIII. 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 Ltd.,
Ratlamkothi Branch,
16-C, Omni Palace, Main Road,
Indodre (MP)

Sir,

YOUR E-AUCTION DATED March 25, 2022.
FOR PURCHASE OF SECURED ASSETS MORTGAGED WITH IDBI BANK
I.R.O. FINANCIAL ASSISTANCE SANCTIONED TO
BORROWER MR PURSHOTTAM JOSHI , CO-BORROWER MRS RASHMI JOSHI

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 Borrower 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 00137000010052" payable at Indore.

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. 00137000010052, IFSC Code: IBKL0000001**, 16-C Omni Palace, Ratlamkothi, Main Road, Indore (MP)

8 We understand that the EMD will not carry any interest.

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

Place:

Dated: _____ day of _____ 2022

Signature in the capacity of

duly authorised to sign Bid/Offer for and on behalf of

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

WITNESS:

Signature: Name & Address:

Occupation:
