

**The Authorized Officer (AO)
of
IDBI BANK LIMITED
NPA Management Group
IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bungalow,
Off C. G. Road Ahmedabad-380006**

**TENDER DOCUMENT
For
Sale of Secured Assets of
M/s Suman Phosphates and Chemicals Ltd.**

**&
Mortgagors/Guarantors**

**Sale of mortgaged movable & immovable properties 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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IDBI Bank Ltd, Recovery Department,
IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bungalow,
Off. C. G. Road, Ahmedabad – 380006. Phone: 079-66072710

I. PUBLIC POSSESSION NOTICE PUBLISHED IN THE NEWSPAPERS

POSSESSION NOTICE

{For movable/immovable property under Rule 8(1)}

The Undersigned being the Authorised Officer of **IDBI Bank Ltd., NPA Management Group, Ahmedabad, (Gujarat)** under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with **Rule 3** of the Security Interest (Enforcement) Rules, 2002, issued a demand notice in the accounts mentioned hereunder on the dates mentioned in the notices along with interest within sixty days from the date of receipt of said notices. The borrowers and guarantors having failed to repay the amount, notices are hereby given to the borrowers and guarantors in particular and the public in general that the undersigned has taken the possession of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each property.

The borrowers and guarantors in particular and the public in general are hereby cautioned not to deal with the properties. Any dealing with the properties will be subject to the charge of **IDBI BANK LTD.** for the amounts and interest thereon.

Name of Borrowers	Amt o/s (as mentioned in the Notice u/s 13(2))	Date of Demand Notice	Date of Possession
M/s. Suman Phosphate & Chemicals Ltd. At: Bansi Trade Centre, 58/15, Mezzanine Floor, 35, 36 & 37, MG Road, Indore, (MP) Also At: Village: Gram - Matrara, Tehsil – Pansemal, Barwani-451770, (UP)	Rs. <u>29,14,88,113.57/-</u> (Rupees Twenty Nine Crore Fourteen Lakh Eighty Eight Thousand One Hundred Thirteen and Fifty Seven Paise Only only) as on <u>15.11.2015</u>	30.11.2015	24.03.2021

Details of Property where possession has been taken is as follow:-

1. First Pari-Passu Charge by way of hypothecation of all the movable (save & except book debts) including the movables, Plant, Machinery, Spared, Tools & Accessories, Office

equipment, Computers, Furniture and fixtures, both present & future of the company acquired/ to be acquired under the project.

2. First Pari-Passu Charge by way of mortgage of all immovable properties together with all the civil structure created or to be created thereon of the borrower situated at 84/1, 84/2, 85/2, 92/3, 94/3, 95/4, Village – Matrala, Sendhwa – Pansemal Road, Tehsil – Pansemal, District – Barwani, (MP) (Company’s Factory including Land, Building and Machinery, located at Village Matrala, Tehsil Pansemal, Disr Barwani) Area 7.69 Acres.
3. First Pari-Passu Charge on entire current assets of the Company by way of hypothecation.
4. Survey No: 81/1, Village – Matrala, Tehsil - Pansemal, District – Barwani, (MP), Area 4.65 Acre (In the name of Sh. Moti Ram Chaudhury s/o Sh. Shiv Ram Chaudhury)
5. Residential Open Plot Survey No: 36/1, 37/2, PHN – 11, Settlement No: 158, Village - Matrala, Tehsil – Pansemal, District – Barwani, (MP), Area 5.84 Acre, (In the name of Sh. Ravindra s/o Sh. Moti Ram Chaudhury)
6. Survey No: 81/3, 92/2, 93/1, Village – Matrala, Tehsil - Pansemal, District – Barwani, (MP), Area 7.06 Acre (In the name of Sh. Ravindra s/o Sh. Moti Ram Chaudhury & Sh. Manohar s/o Sh. Moti Ram Chaudhury)
7. Residential Open Plot Survey No: 46, Village - Matrala, Tehsil – Pansemal, District – Barwani, (MP), Area 7.12 Acre, (In the name of Sh. Ravindra s/o Sh. Moti Ram Chaudhury)
8. Survey No: 37/1, Village – Matrala, Tehsil - Pansemal, District – Barwani, (MP), Area 7.26 Acre (In the name of Sh. Moti Ram Chaudhury s/o Sh. Shiv Ram Chaudhury)
9. Survey No: 83/2, 83 Village – Matrala, Tehsil - Pansemal, District – Barwani, (MP) Village – Matrala, Tehsil - Pansemal, District – Barwani, (MP), Area 7.63 Acre (In the name of Sh. Moti Ram Chaudhury s/o Sh. Shiv Ram Chaudhury & Smt. Suman Bai w/o Sh. Moti Ram Chaudhury)
10. Property No: 45, Village – Matrala, Tehsil - Pansemal, District – Barwani, (MP), Area 14.05 Acre (In the name of Sh. Moti Ram Chaudhury s/o Sh. Shiv Ram Chaudhury)
11. Residential Property Measuring 1638 sq. ft., PHN – 11 (Old No: 33), Village – Panchayat, Registry No: 32, Matrala, Tehsil – Pansemal, District – Barwani, (MP), (In the name of Sh. Moti Ram Shiv Ram Chaudhury)

DATE : 24.03.2021
PLACE : Barwani (MP)

Sd/-
AUTHORISED OFFICER
IDBI BANK LTD.,
NPA MANAGEMENT GROUP,
AHMEDABAD, (GUJARAT)


The above notice was published in the following newspapers on March 29, 2021.

- i) Times of India (English) – Madhya Pradesh Edition
 - ii) Dainik Bhaskar (Hindi) – Khandwa Edition
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NMG Department, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off. C. G. Road Ahmedabad – 380006. Phone: 079-66072756

II. Sale Notice for E-auction: (English)

 NPA Management Group, IDBI Bank Ltd, IDBI Complex, Opp. Municipal Quarters, Near Lal Bunglow, Off. C G Road, Ahmedabad - 380006.		SALE NOTICE	
PUBLIC NOTICE FOR SALE OF SECURED ASSETS THROUGH E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002 APPENDIX IV-A (See proviso to Rule 8(6) & 9(1)) E-auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described Movable & Immovable Assets, the Physical Possession of which has been taken by the Authorised Officer of IDBI Bank Ltd. will be sold on "As is where is", "As is what is", "Whatever there is" basis and "Without Recourse basis" on 19.01.2022 for recovery of dues as detailed below:			
DESCRIPTION OF MOVABLE AND IMMOVABLE PROPERTIES			
Name of Borrowers / Demand Notice Details/Date of Possession & Date of NPA	Description of Properties	Reserve Price (Rs.Lakh)	EMD (Rs.Lakh)
M/s. Suman Phosphates and Chemicals Ltd. Demand Notice u/s. 13(2) dtd. 30.11.2015 of Rs. 29,14,88,113.57 (Rupees: Twenty Nine Crore Fourteen Lakh Eighty Eight Thousand One Hundred Thirteen and Fifty Seven Paise only) due as on 15.11.2015 Date of Possession: 24.03.2021 Date of NPA : 28.10.2014	LOT 1 :- Land and Building situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village - Matrala, Sendhwa – Pansemal Road, Tehsil - Pansemal, District - Barwani, M.P. Area 7.69 Acres.	521.00	53.00
	LOT 2 :- Plant & Machinery situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village - Matrala, Sendhwa – Pansemal Road, Tehsil - Pansemal, District - Barwani, M.P.	250.00	25.00
	LOT 3 :- Land S.No. 83/2, 83 (New 83/1) Village - Matrala, Tehsil - Pansemal, District - Barwani, M.P., Area 7.63 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary & Smt. Suman Bai W/o Shri Moti Ram Chaudhary)	115.00	11.50
	LOT 4 :- Residential Open Plot Survey No. 46, Village - Matrala, Tehsil - Pansemal, District - Barwani, M.P., Area 7.12 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)	90.00	9.00
	LOT 5 :- Survey No. 81/3, 92/2 & 93/1, Village - Matrala, Tehsil - Pansemal, District - Barwani, M.P., Area 7.06 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary & Shri Manohar S/o Shri Moti Ram Chaudhary)	60.00	6.00
	LOT 6 :- Residential Open Plot Survey No. 36/1 & 37/2, PH No. 11, Settlement No. 158, Village - Matrala, Tehsil - Pansemal, District Barwani, M.P., Area 5.84 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)	82.00	9.00
	LOT 7 :- Residential Property measuring 1638 Sq.Ft., PHN 11 (Old 33), Village - Panchayat, H/Tax Regd. No. 32, Village - Matrala, Tehsil - Pansemal, District - Barwani, M.P. (in the name of Shri Moti Ram S/o Shiv Ram Chaudhary)	6.80	1.00
	LOT 8 :- Land S/No 45, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 14.05 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)	160.00	16.00
	LOT 9 :- Land Survey No. 37/1, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.26 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)	128.00	13.00
• Sale of Bid / Tender document		15.12.2021 to 17.01.2022	
• Date & Time of Inspection for Lot No. 1 to 9		11.01.2022 From 12:00 Noon to 4:00 PM	
• Bid / Tender Increase Amount		For Lot No. 1 & Lot No. 2 - By Rs. 1,00,000/- For Lot No. 3 to Lot No. 9 - By Rs. 25,000/-	
• Last Date of submission of Bid along with EMD		17.01.2022 up to 4.00 PM	
• Date & Time E – Auction		19.01.2022 From 11:00 AM to 1:00 PM, Unlimited extension of 5 minutes	
For detailed terms and conditions of the sale, please refer to the link provided in https://www.bankauctions.com and IDBI Bank's website i.e. www.idbi.com/www.idbibank.com . For any clarification, the interested parties for property No.1 to 9 may contact Shri Nishant Sharma (Contact No. 079-66072728) and Shri Tarun Kumar Prasad (Contact no. 079-66072649). For E-auction support, please contact Shri Bhavik Pandya (C1 India) Contact No.: 8866682937 Email Id: gujarat@c1india.com .			
Date : 13.12.2021, Place : Ahmedabad		Authorized Officer, IDBI Bank Limited	

II. Sale Notice for E-auction: (Hindi)

	IDBI BANK	एनपीए मैनेजमेंट ग्रुप, आईडीबीआई बैंक लि., आईडीबीआई कॉम्प्लेक्स, म्युनिसिपल क्वार्टर के सामने, लाल बंगला के पास, ऑफिस सी. जी. रोड, अहमदाबाद- 380006	बिक्री सूचना
सरफेसी अधिनियम 2002 परिशिष्ट IV-ए के तहत चल और अचल संपत्तियों की बिक्री के लिए ई-नीलामी के माध्यम से सुरक्षित संपत्तियों की बिक्री के लिए सार्वजनिक सूचना नियम 8(6) और 9(1) के लिए प्रावधान देखें			
प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 8(6) एवं 9(1) के परतुक के साथ पठित वित्तीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण एवं प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत चल एवं अचल संपत्तियों की बिक्री हेतु ई-नीलामी बिक्री सूचना। एतद्वारा आम जनता और विशेष रूप से उधारकर्ताओं और गारंटों को नोटिस दिया जाता है कि नीचे वर्णित चल और अचल संपत्ति, जिसका भौतिक कब्जा आईडीबीआई बैंक लि. के अधिकृत अधिकारी द्वारा रखा गया है, को जैसा है, जहाँ है", "जो है जैसा है", "जो कुछ भी है" आधार और "बिना रिक्तोंस आधार" पर 19.01.2022 को नीचे दिए गए विवरण के अनुसार बिक्री की वसूली के लिए बेचा जायेगा:			
चल और अचल संपत्तियों का विवरण			
उधारकर्ताओं का नाम / डिमांड नोटिस विवरण / कब्जा तिथि व एनपीए की तिथि	संपत्ति का विवरण	आरक्षित मूल्य (रु. लाख)	ईएमडी (रु. लाख)
मेसर्स सुमन फॉसफेट्स एंड केमिकल्स लि. डिमांड नोटिस नु/एस 13(2) दिनांक 30.11.2015 रु. 29,14,88,113.57 (रुपर उनीस करोड़ चौबह लाख अठ्यासी हजार एक सौ तेरह और सत्तावन पैसे मात्र) 15.11.2015 को बरखा, कब्जा तिथि : 24.03.2021 एनपीए तिथि : 28.10.2014	लॉट 1:- भूमि और भवन क्र. 84/1, 84/2, 85/2, 92/3, 94/3 एवं 95/4 पर स्थित, ग्राम-मतरला, संभव- पानसेमल रोड, तहसील-पानसेमल, जिला- बड़वानी, म.प्र. क्षेत्रफल 7.69 एकड़। लॉट 2 :- प्लॉट और मशीनरी क्रमांक पर स्थित है। 84/1, 84/2, 85/2, 92/3, 94/3 और 95/4, ग्राम-मतरला, संभव-पानसेमल रोड, तहसील- पानसेमल, जिला- बड़वानी, म.प्र.	521.00	53.00
लॉट 3 :- भूमि क्रमांक 83/2, 83 (नया 83/1) ग्राम-मतरला, तहसील-पानसेमल, जिला- बड़वानी, मध्य प्रदेश, क्षेत्रफल 7.63 एकड़ (श्री मोती राम चौधरी पुत्र श्री शिव राम चौधरी एवं श्रीमती सुमन बाई पत्नी श्री मोती राम चौधरी के नाम पर)		115.00	11.50
लॉट 4 :- आवासीय खुला प्लॉट सर्वे संख्या 46, ग्राम-मतरला, तहसील-पानसेमल, जिला- बड़वानी, म.प्र., क्षेत्रफल 7.12 एकड़ (श्री रविंद्र पुत्र श्री मोती राम चौधरी के नाम पर)		90.00	9.00
लॉट 5 :- सर्वेक्षण क्रमांक 81/3, 92/2 एवं 93/1, ग्राम-मतरला, तहसील-पानसेमल, जिला- बड़वानी, मध्य प्रदेश, क्षेत्रफल 7.06 एकड़ (श्री रविंद्र पुत्र श्री मोती राम चौधरी एवं श्री मनोहर पुत्र श्री मोती राम चौधरी के नाम पर)		60.00	6.00
लॉट 6 :- आवासीय खुला भूखंड सर्वेक्षण संख्या 36/1 एवं 37/2, पीएच संख्या 11, बंदोबस्त संख्या 158, ग्राम-मतरला, तहसील-पानसेमल, जिला बड़वानी, मध्य प्रदेश, क्षेत्रफल 5.84 एकड़ (श्री रविंद्र पुत्र श्री मोती राम चौधरी के नाम पर)		82.00	9.00
लॉट 7:- 1638 वर्ग फुट की आवासीय संपत्ति, पीएच नं. 11 (पुवना 33), ग्राम-पंचायत, एच / टैक्स रजि. क्रमांक 32, ग्राम- मतरला, तहसील- पानसेमल, जिला- बड़वानी, म.प्र. (श्री मोती राम पुत्र शिव राम चौधरी के नाम पर)		6.80	1.00
लॉट 8:- भूमि क्रमांक 45, ग्राम मतरला, तहसील पानसेमल, जिला बड़वानी, म.प्र., क्षेत्रफल 14.05 एकड़ (श्री मोती राम चौधरी पुत्र श्री शिव राम चौधरी के नाम पर)		160.00	16.00
लॉट 9 :- भूमि सर्वेक्षण क्रमांक 37/1, ग्राम मतरला, तहसील पानसेमल, जिला बड़वानी, म.प्र., क्षेत्रफल 7.26 एकड़ (श्री मोती राम चौधरी पुत्र श्री शिव राम चौधरी के नाम पर)		128.00	13.00
• बोली / निविदा दस्तावेज की बिक्री	15.12.2021 से 17.01.2022 तक		
• लॉट नंबर 1 से 9 के लिए निरीक्षण की तिथि और समय	11.01.2022 दोपहर 12:00 बजे से शाम 4:00 बजे तक		
• बोली/निविदा राशि में वृद्धि	लॉट नं. 1 और लॉट नं. 2 के लिए - रु. 1,00,000/- से लॉट नं. 3 से लॉट नं. 9 के लिए - रु. 25,000/- से		
• ईएमडी के साथ बोली जमा करने की अंतिम तिथि	17.01.2022 अपराह्न 4.00 बजे तक		
• दिनांक और समय ई-नीलामी	19.01.2022 प्रातः 11:00 बजे से अपराह्न 1:00 बजे तक, 5 मिनट का असीमित विस्तार		
बिक्री के विस्तृत नियमों और शर्तों के लिए, कृपया https://www.bankeauctions.com और आईडीबीआई बैंक की वेबसाइट यानी www.idbi.com/www.idbihank.com में दिए गए लिंक को देखें। किसी भी स्पष्टीकरण के लिए, संपत्ति सं. 1 से 9 के लिए दृष्टक पथ श्री निशांत शर्मा (संपर्क सं. 079-66072728) और श्री तरुण कुमार प्रसाद (संपर्क सं. 079-66072649) से संपर्क कर सकते हैं। नीलामी सहायता के लिए, कृपया श्री भाविक पंड्या (सी। इंडिया) संपर्क नं. : 8866682937 ईमेल आईडी : gujarat@c1india.com से संपर्क करें।			
दिनांक : 13.12.2021, स्थान : अहमदाबाद	अधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड		

The Sale Notice for e-Auction was published in the following newspapers:

- Dainik Bhaskar (Hindi) – Gwalior, Indore, Bhopal, Khandwa, Ratlam, Sagar, Ujjain & Hoshangabad Edition on December 13, 2021
- Economic Times (English)- Madhya Pradesh Edition on December 13, 2021

Important Dates

Sale of Bid/ Tender Document	15/12/2021 to 17/01/2022
Date & Time of Inspection for Lot No 1 to 9	11/01/2022 – From 12 noon to 4 PM
Bid/ Tender Increase Amount	For Lot No. 1 & Lot No. 2 – By Rs. 1,00,000/- For Lot No. 3 to Lot No. 9 – By Rs. 25,000/-
Last Date of Submission of Bid along with Earnest Money Deposit (EMD)	17/01/2022 up to 4 PM
Date & Time of E-Auction	19/01/2022 From 11 AM to 1 PM Unlimited Extension of 5 minutes

1. Particulars specified in the schedule above have been stated to the best of the information. Authorized officer / Bank Authorized officer and / or Bank will not be answerable for any error, mis-statement or omission in this public notice.
2. For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid/Tender Document from, **Deputy General Manager, IDBI Bank Ltd., NPA Management Group, IDBI Complex, Opp. Municipal. Staff Quarters, Near Lal Bungalow, Off. C.G. Road, Ahmedabad-380006** on any working day between 11.00 am to 4.00 pm on payment of non refundable fees of **Rs.118/- including GST (Rupees One Hundred and Eighteen only)** by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of **“IDBI Bank Ltd A/c- NMG Ahmedabad payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank.**
3. The Bid/tender document can also be downloaded from IDBI Bank’s website www.idbi.co.in / www.idbibank.co.in Those bidders preferring to download the Bid/Tender Document shall have to furnish the non refundable fees of Rs.118/- as at 2 above at the time of submission of the acceptance document with EMD.
4. Interested parties can participate in the e-auction for one or multiple LOTS, as they desire. Separate Bid Documents along with EMD to be submitted for each LOT mentioning the LOT Number.
5. Interested parties may contact undersigned **Shri Nishant Sharma (T) 079-66072728 & Shri Tarun Kumar Prasad (T) 079-66072649** and For e-auction support, please contact:- **M/s C1 India. Contact Person: Mr. Bhavik Pandya, (C1 India) Contact: 8866682937, Email address: gujarat@c1india.com**
6. This publication has also **“Thirty days”** notice required under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 to borrower/guarantor to pay the outstanding dues.
7. The property is proposed to be sold on **“As is where is”, “As is what is”, Whatever there is” basis and “Without Recourse basis”** All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser of the property. Bank does not take any responsibility to provide information on the same.

8. The sale will attract provisions of TDS as applicable under Section 194(1A) Income Tax Act, on culmination of sale depending on sale price.
9. The sale of movable property will attract GST and the same will be borne by the purchaser.
10. The successful bidder will be required to deposit 25% of Sale Price (less the amount of EMD) at the time of confirmation of sale. The Balance amount of the sale price is to be paid within 15 days from the date of issue of letter of acceptance by IDBI Bank or such extended period as may be agreed in writing by AO.
11. AO reserves the right to retain the EMD of top three bidders upto 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 three 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.
12. The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted
13. The AO may permit inter-se bidding among the qualified bidders. The AO reserves the right to accept or reject all/any bids without assigning any reason. In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
14. For detailed information and terms and conditions of E- Auction please refer to Bid/Tender Document available.
15. EMD will not carry any interest. The AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids
16. The Auction shall be subject to detailed terms and conditions as available in the Bid Document.

Date: December 13, 2021
Place: Ahmedabad

Authorised Officer
IDBI Bank Ltd.

The Sale Notice for e-Auction was published in the following newspapers:

- iii) Dainik Bhaskar (Hindi) – Gwalior, Indore, Bhopal, Khandwa, Ratlam, Sagar, Ujjain & Hoshangabad Edition on December 13, 2021
- iv) Economic Times (English)- Madhya Pradesh Edition on December 13, 2021

III. BRIEF DESCRIPTION OF THE ASSETS FOR SALE

Lot No	Property Description
1	Land and Building situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrara, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P. Area 7.69 Acres
2	Plant & Machinery situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrara, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P.
3	Land S.No. 83/2, 83 (New 83/1) Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 7.63 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary & Smt. Suman Bai W/o Shri Moti Ram Chaudhary)
4	Residential Open Plot Survey No. 46, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 7.12 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
5	Survey No. 81/3, 92/2 & 93/1, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 7.06 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary & Shri Manohar S/o Shri Moti Ram Chaudhary)
6	Residential Open Plot Survey No. 36/1 & 37/2, PH No. 11, Settlement No. 158, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 5.84 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
7	Residential Property measuring 1638 Sq.Ft., PHN 11 (Old 33), Village Panchayat, H/Tax Regd. No. 32, Village Matrara, Tehsil Pansemal, District Barwani, M.P. (in the name of Shri Moti Ram S/o Shiv Ram Chaudhary)
8	Land S/No 45, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 14.05 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)
9	Land Survey No. 37/1, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 7.26 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)

IV. PARTICULARS OF THE TOTAL CLAIM (Till November 19, 2015) in the account of M/s Suman Phosphates and Chemicals Ltd.

PART-A
IDBI Bank Limited

(Rs.)

Financial Assistance	Principal	Interest	Additional Interest	Further Interest	Liquidated Damages	Total
Working Capital	12,00,00,000.00	2,18,11,551.00	-	-	-	14,18,11,551.00
Term Loan	1,05,48,659.00	27,58,020.00	-	-	-	1,33,06,679.00
Total						15,51,18,230.00

SIDBI

(Rs.)

Financial Assistance	Principal	Interest	Additional Interest	Further Interest	Liquidated Damages	Total
Working Capital	--	--	--	--	--	--
Term Loan	1,99,48,336.00	70,21,096.00	--	--	--	2,69,69,432.00
Total						2,69,69,432.00

SBI

(Rs.)

Financial Assistance	Principal	Interest	Additional Interest	Further Interest	Liquidated Damages	Total
Working Capital	10,00,00,000.00	88,81,554.57	--	--	--	10,88,81,554.57/-
Term Loan	--	--	--	--	--	--
Total						10,88,81,554.57/-

PART-B
IDBI Bank Limited

(Rs.)

Financial Assistance	Principal	Interest	Additional Interest	Further Interest	Liquidated Damages	Total
Expenses	--	--	--	--	--	5,18,897.00
Total						5,18,897.00

Grand Total (A+B) | 29,14,88,113.57

Together with further interest thereon with effect from 16.11.2015 at the contractual rate.

V. TERMS AND CONDITIONS

1	<p>The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at Item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold on "As is where is", "As is what is", "Whatever there is" basis and 'Without Recourse basis'.</p>
2.	<p>Auction/ Bidding shall only be through "online electronic mode" through the website of the service provider www.bankeauctions.com. For e-auction support, please contact:- e-auction service provider M/s C1 India. Contact Person: Mr. Bhavik Pandya, (C-1 India) Contact: 8866682937, Email address: gujarat@c1india.com & website : www.bankeauctions.com</p>
3.	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>For Lot No. 1 to 9 the Tender Document along with Offer Form is on sale from December 15, 2021 to January 17, 2022 on any working day between 11.00 am to 4.00 pm and can be obtained from The Deputy General Manager, IDBI Bank Ltd., NPA Management Group, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off. C.G. Road, Ahmedabad-380006 on payment of non refundable fees of Rs. 118/- including 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 NMG Ahmedabad" payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank or by way of NEFT in favour of IDBI Bank Ltd., Account No.37537000010052, IFSC: IBKL0000375, Branch: IDBI Complex, Opp Municipal Staff Quarters, Near Lal Bunglow, Ahmedabad. Such Bidders must indicate NEFT UTR No., Amount remitted and date in the appropriate space in the profile of the Bidder.</p> <p>The bid document can also be downloaded from IDBI website www.idbi.co.in / www.idbibank.co.in. 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</p>

	submission of the bid along with EMD.
4	<p><u>Reserve Price</u></p> <p><u>Reserve Price</u> for the sale of the Secured Assets is as under:</p> <ul style="list-style-type: none"> • For Lot No. 1: Rs.521.00 Lakh (Rupees Five Crore and Twenty One Lakh only) • For Lot No. 2: Rs.250.00 lakh (Rupees Two Crore and Fifty Lakh only) • For Lot No. 3: Rs.115.00 lakh (Rupees One Crore and Fifteen Lakh only) • For Lot No. 4: Rs.90.00 lakh (Rupees Ninety Lakh only) • For Lot No. 5: Rs.60.00 lakh (Rupees Sixty Lakh only) • For Lot No. 6: Rs.82.00 lakh (Rupees Eighty Two Lakh only) • For Lot No. 7: Rs.6.80 lakh (Rupees Six Lakh and Eighty Thousand only) • For Lot No. 8: Rs.160.00 lakh (Rupees One Crore and Sixty Lakh only) • For Lot No. 9: Rs.128.00 lakh (Rupees One Crore and Twenty Eight Lakh only) <p><u>Earnest Money Deposit (EMD)</u></p> <p>The EMD has been fixed at</p> <ul style="list-style-type: none"> • For Lot No. 1: Rs.53 lakh (Rupees Fifty Three Lakh only) • For Lot No. 2: Rs.25 lakh (Rupees Twenty Five Lakh only) • For Lot No. 3: Rs.11.50 lakh (Rupees Eleven Lakh and Fifty Thousand only) • For Lot No. 4: Rs.9 lakh (Rupees Nine Lakh only) • For Lot No. 5: Rs.6 lakh (Rupees Six Lakh only) • For Lot No. 6: Rs. 9 lakh (Rupees Nine Lakh only) • For Lot No. 7: Rs.1 lakh (Rupees One Lakh only) • For Lot No. 8: Rs.16 lakh (Rupees Sixteen Lakh only) • For Lot No. 9: Rs.13 lakh (Rupees Thirteen Lakh only)
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	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 properties is based on the mortgages created by borrowers/mortgagors 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 movable and immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. The purchaser

	<p>shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and all statutory liabilities charges for conveyance/Taxes/maintenance fee/ electricity/water charges etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of M/s Suman Phosphates and Chemicals Ltd. or Mortgagor/Guarantor 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>
7	<p><u>Inspection of Assets</u></p> <p>The interested parties may inspect the assets at their own cost between 12 Noon and 4.00 p.m. on the assigned dates in the presence of a representative of the AO available at the site to facilitate the inspection.</p>
8	<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>
9	<p>To the best of knowledge and information of Bank / Authorized Officer no other encumbrances exists on the stated properties. However, prospective bidders may peruse the copies of title deeds available with Bank with prior appointment and also carry out their own enquiries to satisfy themselves regarding encumbrances, if any over the above properties.</p>
10	<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 abuttals 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</p>

	in the particulars of the assets/properties and their condition.
11	The Bidder shall not be entitled to receive re-imburement 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.
12	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Offer form(s) 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 VII & VIII of this Tender Documents. The format Chapter VII is for Individuals and The format Chapter VIII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them and mark “X” in blank spaces.
13	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card & Address proof) to the Authorised Officer at IDBI Bank Ltd. After scrutinizing if the bid documents are complete in all respect, the eligible bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider, Contact Persons: M/s C1 India. Contact Person: Mr. Bhavik Pandya, (C-1 India) Contact: 8866682937, Email address: gujarat@c1india.com & website : www.bankeauctions.com.
14	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
15	The Tender/Offer 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.
16	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.
17	<p><u>Last date for submission of Tender/Offer /Bid Document</u></p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri Tarun Kumar Prasad, Deputy General Manager, IDBI Bank Ltd., NPA Management Group, IDBI Complex, Opp. Municipal Staff Quarters, Near Lal Bungalow, Off. C.G. Road, Ahmedabad-380006, <u>not later than 4.00 pm on January 17, 2022 for Lot No. 1 to 9</u> in a <u>sealed cover containing</u> a crossed A/c Payee Demand Draft/Pay Order for</p> <ul style="list-style-type: none">• For Lot No. 1: Rs.53 lakh (Rupees Fifty Three Lakh only)• For Lot No. 2: Rs.25 lakh (Rupees Twenty Five Lakh only)• For Lot No. 3: Rs.11.50 lakh (Rupees Eleven Lakh and Fifty Thousand only)• For Lot No. 4: Rs.9 lakh (Rupees Nine Lakh only)• For Lot No. 5: Rs.6 lakh (Rupees Six Lakh only)• For Lot No. 6: Rs. 9 lakh (Rupees Nine Lakh only)• For Lot No. 7: Rs.1 lakh (Rupees One Lakh only)• For Lot No. 8: Rs.16 lakh (Rupees Sixteen Lakh only)• For Lot No. 9: Rs.13 lakh (Rupees Thirteen Lakh only) <p>or by way of RTGS in favour of IDBI Bank Ltd., Account No.37537000010052, IFSC: IBKL0000375, Branch: IDBI Complex, Opp. Municipal Staff Quarters, Near Lal Bungalow, Ahmedabad. Such Bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the profile of the Bidder</p> <p>The DD / PO should be drawn in favour of “IDBI Bank Ltd- A/c NMG Ahmedabad” payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank as EMD, which shall be superscribed “EMD for lot.no._____” and the other sealed cover containing the Bid Document superscribed “Bid Document for lot no._____”.</p>
18	<p>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/RTGS for EMD is found to be in order well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint - Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders whose forms are</p>

	<p>found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.</p>				
19	<p><u>Registration with E-Auction Service Provider</u></p> <p>Participants who are not already registered with the e-auction provider C1 India Ltd. Ahmedabad should register themselves by following the procedure mentioned at the website: www.bankeauctions.com. 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/RTGS for EMD is found to be in order along with 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, such bidders may contact M/s C1 India. Contact Person: Mr. Bhavik Pandya, (C-1 India) Contact: 8866682937, Email address: gujarat@c1india.com & website: www.bankeauctions.com. 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 will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.</p>				
20	<p><u>The E-auction Day :</u></p> <ul style="list-style-type: none"> • For Lot no. 1 to 9: January 19, 2022 at 11.00 am to 1.00 pm <table border="1" data-bbox="256 1339 1372 1564"> <thead> <tr> <th data-bbox="256 1339 646 1396">Property Description</th> <th data-bbox="646 1339 1372 1396">E –Auction time</th> </tr> </thead> <tbody> <tr> <td data-bbox="256 1396 646 1564">As described in Part III hereinbefore</td> <td data-bbox="646 1396 1372 1564">11.00 am to 1.00 pm. (Subject to unlimited extensions of 5 minutes each as explained herein below)</td> </tr> </tbody> </table> <p>Interested bidders, who have been found to eligible and submitted their refundable & non interest bearing EMD, not below Reserve price, before the last date mentioned shall be eligible for participating in the e- bidding process.</p> <p>Online Auction shall be held primarily for a period Two hours on e-auction platform at website: www.bankeauctions.com subject to the condition that if a bidder places a</p>	Property Description	E –Auction time	As described in Part III hereinbefore	11.00 am to 1.00 pm. (Subject to unlimited extensions of 5 minutes each as explained herein below)
Property Description	E –Auction time				
As described in Part III hereinbefore	11.00 am to 1.00 pm. (Subject to unlimited extensions of 5 minutes each as explained herein below)				

	<p>bid in the last 5 minutes of closing of the E-auction and if that bid gets accepted, then the auction's duration shall get extended automatically by the system for another 5 minutes, for the entire auction (i.e. for all the items in the auction), from the time that bid comes in. Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is valid bid in terms of e-auction notice published and this Tender document. If such valid bid is not received in the said last 5 minutes, the auto-extension will not take place and the E-auction shall get closed automatically without any further extension and the last highest bid received would be treated as the successful bid and auction would be treated as concluded subject to acceptance and approval of the Bid by the Authorised Officer. Necessary communication in this regard shall be sent in writing by the Authorised Officer to the successful Bidder.</p> <p>(It is suggested that the bidders do not wait till the last minutes to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure etc.)</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> <ul style="list-style-type: none">• For Lot no.1 to 2: In multiple of Rs.1,00,000/- (Rupees One Lakh only) increase in bid amount below the said Rs.1,00,000/- (Rupees One Lakh only) will be rejected.• For Lot no.3 to 9: In multiple of Rs.25,000/- (Rupees Twenty Five Thousand only) increase in bid amount below the said Rs.25,000/- (Rupees Twenty Five Thousand only) 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.
21	<p>AO reserves the right to retain the EMD of top three bidders upto 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 three 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>
22	<p>The EMD shall be forfeited, if the party, whose offer/bid is finally accepted, defaults in</p>

	<p>making the balance payment in terms of the conditions of sale and completing other sale formalities within the due date. If, however, the sale is completed within the specified time limit, the EMD shall be adjusted towards final sale price. The EMD will not, however, carry any interest. Late bids i.e. bids received after the specified date & time of receipt and bids not accompanied by the EMD should not be considered. Further the EMD of the Bidder shall also be forfeited; if he/she fails to participate in the bid and that no e-auction took place, due to non-participation.</p>
23	<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 (inclusive of the amount of EMD) immediately on the same day or not later than next working day by crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Ltd.-A/c NMG Ahmedabad lot no.____" payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank. Or by way of RTGS/NEFT in favour of IDBI Bank Ltd., Account No.37537000010052, IFSC: IBKL0000375, Branch: IDBI Complex, Off.C.G.Road, Opp Municipal Staff Quarters, Near Lal Bunglow, Ahmedabad.</p> <p>The balance 75% of the sale price on or before 15th day of confirmation of sale or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Ltd.-A/c NMG Ahmedabad lot no.____" payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank. Or by way of RTGS/NEFT in favour of IDBI Bank Ltd., Account No. 37537000010052, IFSC: IBKL0000375, Branch: IDBI Complex, Off.C.G.Road, Near Lal Bunglow, Ahmedabad</p>
24	<p>In case of default in payment by the successful bidder, the amount already deposited by the offerer shall be liable to be forfeited and the defaulting purchaser shall have no claim/right in respect of property/amount.</p>
25	<p>The defaulting successful bidder's claims to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.</p>
26	<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 resell the assets to the second/third</p>

	highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 15 to 22 above and further in terms of this Bid Document.
27	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 property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
28	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, 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.
29	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.
30	The EMD received from unsuccessful bidders will be refunded to them, without any interest, as mentioned above.
31	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.
32	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.
33	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above terms and conditions as may be deemed necessary in the light of the facts and circumstances.
34	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 subsequent to e-auction, AO, at his discretion may conduct inter-se bidding among top 3 bidders and the intending bidders shall have no right whatsoever to object to the same.
35	The AO reserves the right and liberty to accept/reject any or all the Bids/Offeres and also reserves the right to postpone/ 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 her 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.
36	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than 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.
37	The Bank is not liable to pay any interest or to refund EMD or any other payment received in case of any delay in issue of confirmation of sale /sale certificate by virtue of any court order received by the Bank or otherwise after e-auction is held.
38	Offers received for sale and / or accepted are not transferable.
39	Bids once made shall not be cancelled or withdrawn. All bids made from the user ID

	given to bidder will be deemed to have been made by him only.
40	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
41	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.
42	Particulars specified in the schedule above has been stated to the best of the knowledge & information of the AO/Bank. AO/Bank shall not be answerable for any error, misstatement or omission of this public notice.
43	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Ahmedabad shall have the exclusive jurisdiction to entertain /adjudicate such disputes.

VI. BRIEF DETAILS OF TENDER/OFFER DOCUMENT
TENDER/OFFER FORM FOR PURCHASE OF SECURED

ASSETS ON SALE

Location of the Properties

Lot No	Property Description
1	Land and Building situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrala, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P. Area 7.69 Acres
2	Plant & Machinery situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrala, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P.
3	Land S.No. 83/2, 83 (New 83/1) Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.63 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary & Smt. Suman Bai W/o Shri Moti Ram Chaudhary)
4	Residential Open Plot Survey No. 46, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.12 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
5	Survey No. 81/3, 92/2 & 93/1, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.06 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary & Shri Manohar S/o Shri Moti Ram Chaudhary)
6	Residential Open Plot Survey No. 36/1 & 37/2, PH No. 11, Settlement No. 158, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 5.84 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
7	Residential Property measuring 1638 Sq.Ft., PHN 11 (Old 33), Village Panchayat, H/Tax Regd. No. 32, Village Matrala, Tehsil Pansemal, District Barwani, M.P. (in the name of Shri Moti Ram S/o Shiv Ram Chaudhary)
8	Land S/No 45, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 14.05 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)
9	Land Survey No. 37/1, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.26 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)

1	Issue of Bid/Offer Document :	<p>For Lot no.1 to 9, the Tender Document along with Offer Form is on sale from December 15, 2021 to January 17, 2022 on any working day between 11.00 am to 4.00 pm and can be obtained from The Deputy General Manager, IDBI Bank Ltd., NPA Management Group, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off. C.G. Road, Ahmedabad-380006 on payment of non refundable fees of Rs.118/- including 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 NMG Ahmedabad lot no.____” payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank or by way of NEFT in favour of IDBI Bank Ltd., Account No.37537000010052, IFSC: IBKL0000375, Branch: IDBI Complex, Opp Municipal Staff Quarters, Near Lal Bunglow, Ahmedabad.</p> <p>The bid document can also be downloaded from IDBI website www.idbi.co.in / www.idbibank.co.in. Those bidders preferring to download the Bid Document shall have to furnish the non refundable fee of Rs. 118/- including GST (Rupees one Hundred & eighteen only) as mentioned above, at the time of submission of the bid along with EMD. Interested parties can participate in the e-auction for only one or multiple property, as they desire. Separate Tender Documents along with EMD to be submitted for each property</p>				
2	Cost of the Tender/Offer Document :	Rs.118/- including GST (Rupees One Hundred and Eighteen only)				
3	Last Date and time for submission of Tender Document together with EMD :	<ul style="list-style-type: none"> • For Lot No. 1 to 9: January 17, 2022 up to 4.00 pm 				
4	Place, Date and time of E-Auction :	<p>Place: E-auction platform at website: www.bankeauctions.com</p> <ul style="list-style-type: none"> • For Lot No. 1 to 9: January 19 , 2022 From 11 am to 1 pm <table border="1" data-bbox="508 1451 1247 1650"> <thead> <tr> <th data-bbox="508 1451 849 1503">Property Description</th> <th data-bbox="849 1451 1247 1503">E –Auction time</th> </tr> </thead> <tbody> <tr> <td data-bbox="508 1503 849 1650">As mentioned at Part III</td> <td data-bbox="849 1503 1247 1650">11.00 a.m.to 01.00 pm. (with unlimited extension of 5 minutes)</td> </tr> </tbody> </table>	Property Description	E –Auction time	As mentioned at Part III	11.00 a.m.to 01.00 pm. (with unlimited extension of 5 minutes)
Property Description	E –Auction time					
As mentioned at Part III	11.00 a.m.to 01.00 pm. (with unlimited extension of 5 minutes)					

Form No.

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

For purchase of:

Lot No	Property Description
1	Land and Building situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrala, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P. Area 7.69 Acres
2	Plant & Machinery situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrala, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P.
3	Land S.No. 83/2, 83 (New 83/1) Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.63 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary & Smt. Suman Bai W/o Shri Moti Ram Chaudhary)
4	Residential Open Plot Survey No. 46, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.12 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
5	Survey No. 81/3, 92/2 & 93/1, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.06 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary & Shri Manohar S/o Shri Moti Ram Chaudhary)
6	Residential Open Plot Survey No. 36/1 & 37/2, PH No. 11, Settlement No. 158, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 5.84 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
7	Residential Property measuring 1638 Sq.Ft., PHN 11 (Old 33), Village Panchayat, H/Tax Regd. No. 32, Village Matrala, Tehsil Pansemal, District Barwani, M.P. (in the name of Shri Moti Ram S/o Shiv Ram Chaudhary)
8	Land S/No 45, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 14.05 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)
9	Land Survey No. 37/1, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.26 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)

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

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 Purchase of Tender Document of Rs.118/-		
	i) Form No.		
	ii) Demand Draft No. / Pay Order No.		
	iii) Date of Demand Draft / Pay Order		
	iv) Name of the issuing Bank and Branch		
	v) NEFT remitted through i.e. Name of the Bank		
	vi) NEFT UTR No.		
6	Details of Earnest Money Deposit (EMD) for Lot no. _____	:	
	Demand Draft No. / Pay Order No.	:	
	Date of Demand Draft / Pay Order	:	
	Name of the issuing Bank and Branch	:	
	RTGS remitted through i.e. Name of the Bank		
	RTGS UTR No.		
	RTGS date		

7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
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* 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 authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

Form No.

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

For purchase of

Lot No	Property Description
1	Land and Building situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrala, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P. Area 7.69 Acres
2	Plant & Machinery situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matrala, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P.
3	Land S.No. 83/2, 83 (New 83/1) Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.63 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary & Smt. Suman Bai W/o Shri Moti Ram Chaudhary)
4	Residential Open Plot Survey No. 46, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.12 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
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6	Residential Open Plot Survey No. 36/1 & 37/2, PH No. 11, Settlement No. 158, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 5.84 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
7	Residential Property measuring 1638 Sq.Ft., PHN 11 (Old 33), Village Panchayat, H/Tax Regd. No. 32, Village Matrala, Tehsil Pansemal, District Barwani, M.P. (in the name of Shri Moti Ram S/o Shiv Ram Chaudhary)
8	Land S/No 45, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 14.05 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)
9	Land Survey No. 37/1, Village Matrala, Tehsil Pansemal, District Barwani, M.P., Area 7.26 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)

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

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)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
12	Details of Purchase of Tender Document of Rs.118/-	
	i) Form No.	
	ii) Demand Draft No. / Pay Order No.	

	<i>iii)</i> Date of Demand Draft / Pay Order	
	<i>iv)</i> Name of the issuing Bank and Branch	
	<i>v)</i> NEFT remitted through i.e Name of the Bank	
	<i>vi)</i> NEFT UTR No.	
13	Details of Earnest Money Deposit (EMD) for lot no. _____	:
	<i>i)</i> Demand Draft No. / Pay Order No.	:
	<i>ii)</i> Date of Demand Draft / Pay Order	:
	<i>iii)</i> Name of the issuing Bank and Branch	:
	<i>iv)</i> RTGS remitted through i.e. Name of the Bank	
	<i>v)</i> RTGS UTR No.	
	<i>vi)</i> RTGS Date	
In case refund of EMD, it would be refunded to the a/c from where it was remitted		
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.

IX. FORM OF APPENDIX TO THE BID/OFFER
(DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS.300/-)

FORM OF BID/OFFER

(Note: This Appendix forms part of the Bid/Offer)

To,
Shri Tarun Kumar Prasad,
Authorised Officer,
IDBI Bank Ltd.,
Mid Corporate Group,
IDBI Complex,
Opp. Muni. Staff Quarters,
Near Lal Bunglow, Off. C.G. Road,
Ahmedabad-380006

Sir,

Sale of Secured Assets / Property-

Lot No	Property Description
1	Land and Building situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matralla, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P. Area 7.69 Acres
2	Plant & Machinery situated at S/No. 84/1, 84/2, 85/2, 92/3, 94/3 & 95/4, Village Matralla, Sendhwa– Pansemal Road, Tehsil Pansemal, District Barwani, M.P.
3	Land S.No. 83/2, 83 (New 83/1) Village Matralla, Tehsil Pansemal, District Barwani, M.P., Area 7.63 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary & Smt. Suman Bai W/o Shri Moti Ram Chaudhary)
4	Residential Open Plot Survey No. 46, Village Matralla, Tehsil Pansemal, District Barwani, M.P., Area 7.12 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
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6	Residential Open Plot Survey No. 36/1 & 37/2, PH No. 11, Settlement No. 158, Village Matralla, Tehsil Pansemal, District Barwani, M.P., Area 5.84 Acre (in the name of Shri Ravindra S/o Shri Moti Ram Chaudhary)
7	Residential Property measuring 1638 Sq.Ft., PHN 11 (Old 33), Village Panchayat, H/Tax Regd. No. 32, Village Matralla, Tehsil Pansemal, District

	Barwani, M.P. (in the name of Shri Moti Ram S/o Shiv Ram Chaudhary)
8	Land S/No 45, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 14.05 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)
9	Land Survey No. 37/1, Village Matrara, Tehsil Pansemal, District Barwani, M.P., Area 7.26 Acre (in the name of Shri Moti Ram Chaudhary S/o Shri Shiv Ram Chaudhary)

Place :

Dated ...__ day of _____2021/2

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 :