

**The Authorized Officer (AO)
of**

IDBI BANK LIMITED

**NPA Management Group
SCO 72-73, 1st Floor, Chandigarh-160017**

**BID DOCUMENT
For
Sale of Secured Assets**

Property admeasuring 36 Kanal, 81 Marla and 15 Sq ft equivalent to 40 Kanal (approx.) i.e. 19381 Sq yds approx situated at village Randhawa Mansanda, Jalandhar in the name of Chalimex Leather Craft Pvt. Ltd, M/s Faltra Tools & Shri Maninder Singh having following Sale Deeds:

- i) Property admeasuring 20K-2 M vide Khata no 62/120 & 155/291, khasra no 1520, 1519 vide sale deed no 2201 dated 19/07/2005
- ii) Property admeasuring 2K-17M vide Khata no 451/792,440/780,441/781,445/785 khasra no 1522,1523,1524,1526 vide sale deed no 6836//dated 08/01/2008.
- iii) Property admeasuring 2K -17M vide khasra no 1522,1523,1524,1526 vide sale deed no. 2742 dated 21/07/2010.
- iv) Property admeasuring 10M vide khasra no 1523, 1524 & 1526 vide sale deed no 285 dated 16/04/2004.
- v) Property admeasuring 3K -6M vide khasra no 1522 vide sale deed no 6102 dated 06/12/2007. (1 Marla = 272 Square Feet)
- vi) Property admeasuring 3K -6M vide khasra no 1522 vide sale deed no 6103 dated 06/12/2007. (1 Marla = 272 Square Feet)

All in the name of Chalimex Leather Craft Pvt Limited.

vii) Property admeasuring 10M-15 Sq Ft vide khasra No. 1523,1524 and 1526 vide sale deed No. 13978 dated 03/02/1998 in the name of M/s Faltra Tools.

viii) Property admeasuring 6K -13M vide Khata no 410/803 khasra no 1522 vide sale deed no. 2835 dated 21/06/1990 in the name of Shri Maninder Singh S/o Shri Jaspal Singh

K= Kanal, M=Marla

**Sale Under the provisions of
Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002
and
The Security Interest (Enforcement) Rules, 2002**

Bidders Signature_____

CONTENTS		
Sr.No	Particulars	Page No.
I	Possession Notice	3-4
II	Corrigendum	5
III	Public Notice for auction published in the newspapers	6-7
IV	Brief Description of Assets	8
V	Outstanding dues of IDBI Bank	9
VI	Terms & Conditions	10-18

I. Possession Notice

[under Rule 8(1)] of Security Interest (enforcement) Rule , 2002

Published in , Hindustan Times (English) Chandigarh Edition and Chardikala,(Punjabi) on August 10, 2014.

 IDBI Bank Ltd. SCO 72-73, Sector-17B, Bank Square, Chandigarh, Zonal Office North-II					
POSSESSION NOTICE					
Whereas, The undersigned being the Authorized Officer of the IDBI Bank Limited under the Securitization and Reconstruction of Financial and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rule, 2002 issued a demand notice dated (as per table given below) calling upon the borrower/mortgager to repay the amount mentioned in the notice (as per table given below) within 60 days from the date of the receipt of the said notice. The borrower/mortgager having failed to repay the amount, notice is hereby given to the borrower and the Public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act with rule 9 of the said rules on this date of the year 2010. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IDBI Bank Limited for an amount/liability and interest thereon due from the borrower/mortgagers (as per table below).					
S. No.	Name of the Borrowers/ Owner of the property	Demand Notice Date	Date of Possession Notice	Description of the immovable property (all the part & parcel of the property consisting of)	Amount claimed in the demand notice.
1.	M / S CHALIMEX LEATHER CRAFT P LTD. RANDHAWA MANSANDA, NEAR FOCAL POINT, JALANDHAR.	30.12.2013	06.08.2014	1. Equitable mortgage on property admeasuring 02 Kanal 17 marla comprised in Khasra No. 1522, 1523, 1524, 1526 Khata No. 451/792, 440/780, 441/781, 445/785 situated at Village Randhawa Masanda, Hadbast No. 156, Jalandhar in the name of M/s. Chalimex Leather Craft Private Limited (sale deed no 6836 dated 05.01.2008).	RS. 21,57,10,250.25 (RUPEES TWENTY ONE CRORES FIFTY SEVEN L A K H S T E N THOUSANDS TWO HUNDRED FIFTY AND PAISE TWENTY FIVE ONLY) AS ON 30-11-2013 + FURTHER INTEREST.
2.				2. Equitable mortgage on property measuring 16 marlas situated at Hadbast No 161, Village Gadaipur, Jalandhar in the name of Sh. Maninder Singh Sethi s/o Sh. Jaspal Singh Sethi and Sh. Rupinder Singh s/o Sh. Jaspal Singh Sethi together with all the buildings and structures and thereon (sale deed no 6187 dated 11.12.2007).	
3.				3. Equitable mortgage on property admeasuring 02 Kanal 17 marla comprised in Khasra No. 1523, 1524, 1526 Khata No. 445/784, 446/785, 451/791 situated at Village Randhawa Masanda, Hadbast No. 156, Jalandhar in the name of M/s. Chalimex Leather Craft Private Limited (sale deed no 2742 dated 21.07.2010).	
4.				4. Equitable mortgage on property admeasuring 10 marlas situated at Hadbast No 161, Village Gadaipur, Jalandhar in the name of Sh Jaspal Singh Sethi s/o Sh Sohan Singh Sethi (sale deed no 12555 dated 16.01.1997).	
5.				5. Equitable mortgage on property admeasuring 20 kanal 02 Marlas situated at Village Randhawa Mansanda Hadbast 156, Jalandhar in the name of Chalimex Leather Craft P Ltd (sale deed no 2201 dated 19.07.2005).	
6.				6. Equitable mortgage on property having land area admeasuring 02 Kanal 17 Marlas situated at Village Randhawa Masanda Hadbast No 156 Jalandhar in the name of Chalimex Leather Craft P Ltd (Sale Deed No 285 dated 16.04.2004).	
7.				7. Equitable mortgage on property having land area admeasuring 06 Kanal 13 Marlas situated at Village Randhawa Masanda Hadbast No 156 Jalandhar in the name of Sh Maninder Singh Sethi (Sale Deed No 2835 dated 21.06.1990).	
8.				8. Equitable mortgage on property having land area admeasuring 03 Kanal 06 Marlas situated at Village Randhawa Masanda Hadbast No 156 Jalandhar in the name of Sh Maninder Singh Sethi (Sale Deed No 6102 dated 06.12.2007).	
9.				9. Equitable mortgage on property having land area admeasuring 06 Kanal 06 Marlas situated at Village Randhawa Masanda Hadbast No 156 Jalandhar in the name of Sh Maninder Singh Sethi (Sale Deed No 6103 dated 06.12.2007).	
10.				10. Equitable mortgage on property having land area admeasuring 01 Kanal 10 Marlas situated at Village Randhawa Masanda Hadbast No 161 Jalandhar in the name of Sh Maninder Singh Sethi s/o Sh Jaspal Singh Sethi and Sh Rupinder Singh s/o Sh Jaspal Singh Sethi (Sale Deed No 1097 dated 30.06.2003).	
11.				11. Equitable mortgage on property having land area admeasuring 15 Marlas situated at Village Randhawa Masanda Hadbast No 161 Jalandhar in the name of Sh Maninder Singh Sethi s/o Sh Jaspal Singh Sethi (Sale Deed No 6186 dated 11.12.2007).	
12.				12. Equitable mortgage on property having land area admeasuring 15 Marlas situated at Village Randhawa Masanda Hadbast No 161 Jalandhar in the name of M/s Rose Restaurant, having office address at Gadaipur Near Focal Point Jalandhar (Sale Deed No 12554 dated 16.01.1997).	
2.	M / S H . S . SALES CORPORATION, B-VII-1424/A, PARKASHPURI, AZAD NAGAR, DHURI LINES, LUDHIANA.	10.04.2012	06.08.2014	1. All parts and parcel of property admeasuring 20 Sq yds comprised in khasra no. 14/1-2-3/1-8/2-9/2-10/1-15/5/1 khata no. 284/298 page 161 as per jamabandi for the year 2003-04 village Sherpur Kalan hadbast no. 176, abadi Main road Samrala chowk to Sherpur Chowk wakia Sherpur Kalan Tehsil Ludhiana east District Ludhiana Vide wasika no. 1786 dated 24/04/2008 in the name of Smt. Rinki alias Rinki Chawla W/o Shri Tejinder Mohan Singh.	RS. 73,48,574.71/- (RUPEES SEVENTY THREE LAKH FORTY EIGHT THOUSAND FIVE HUNDRED SEVENTY FOUR AND SEVENTY ONE PAISA ONLY) AS ON 31-03-2012 + FURTHER INTEREST.
				2. All parts and parcel of property admeasuring 20 Sq yds comprised in khasra no. 14/1-2-3/1-8/2-9/2-10/1-15/5/1 khata no. 284/298 as per jamabandi for the year 2003-04 hadbast no. 176 also known as Shop No. 2, with MCL No. B-23-2818/1-D No., abadi Main road Samrala chowk to Sherpur Chowk wakia Sherpur Kalan District Ludhiana Vide wasika no. 3621 dated 25/05/2007 in the name of Shri Tejinder Mohan Singh S/o Shri Avtar Singh.	
3.	M / S R A G H A V ENTERPRISES PROP SH NARESH KUMAR S/O DHARAM PAL SHOP NO 176, SECTOR-4, BLOCK D, KUKAR MAJRA, DISTT FATEHGARH SAHIB, NARESH KUMAR S/O D H A R A M P A L (GUARANTOR), NIRMALA DEVI W/O DHARAM PAL ALL RESIDENT OF HOUSE NO.3527, SEC- 32 A, CHANDIGARH ROAD, JAMALPURAWANA, LUDHIANA, PUNJAB.	08.08.2013	05.08.2014	1. All part & parcel of stocks of raw material, stock in process/transit, finished goods and consumables and book debts of the firm hypothecated in favor of IDBI Bank Ltd. 2. All that piece and parcel of land comprised in and forming part of industrial plot of land comprising in Khata No 83/165 and 172, Khasra No 31/24(4-0), 36/4(1-0), 31/24(4-0), 25(7-4), 36/6(7-4), 15(7-4), 7(8-0), 8(8-0), 13(8-0), 17/1(5-11), 5(7-4), 18(8-0), 19(8-0), 22(8-0), 23 (8-0), 3/3Min (1-11), 4Min(7-0), 14(8-0), 72(0-11), 56/6/1 (0-4), 6/2(0-2) in total land measuring 116 Kanals and 15 Marlas 645/210 15th share i.e 3 Kanals 11 Marla and 6 Sarsahi situated at Village Ambay Majra, tehsil Amloh, Mandi Gobindgarh, Punjab and building constructed thereon. 3. All part & parcel of Residential land & building admeasuring 210 sq yds comprised in Khasra No 750, 751, 752, 755, 757, 756, 753, 754, 758, 759, Khata No 59/69, situated at Plot no F-74, Street No. 2, Guru Teg Bahadur Nagar, Village Mundiya Kalan, Tehsil and District Ludhiana, Punjab.	RS. 2,84,92,948.55 (RUPEES TWO CRORE EIGHTY FOUR LAKH N I N E T Y T W O THOUSAND NINE HUNDRED AND FORTY EIGHT AND PAISA FIFTY FIVE ONLY) AS ON 31-07-2013+ FUTURE INTEREST.
4.	M/S ANGLO BIKES PVT. LTD., (FORMERLY - ANGLO CYCLES PVT LTD), D-206, PHASE VI, FOCAL POINT, LUDHIANA-141010.	28.03.2014	06.08.2014	1. All that piece and parcel of immovable property being industrial built up entire premises of property No D-206, phase VI, Focal Point, Dhandan Kalan, Ludhiana, admeasuring 1500 sq. Yards, situated within the Village limits of Ludhiana. 2. The whole of the movable properties of the Borrower including its all present and future stocks of raw materials, stock in progress, finished goods, stores, spares, book debts, vehicles and other current and fixed assets including all plants and machineries of the company whether installed or not and whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of the security of these presents be brought into or upon or be stored or be in or about all the Borrower's factories, premises and godowns or wherever else the same may be or be held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order, or delivery, howsoever and where so ever in the possession of the Borrower and either by way of substitution or addition.	RS. 6,92,75,244.52 (RUPEES SIX CRORES NINETY TWO LAKH SEVENTY FIVE THOUSANDS TWO HUNDRED FORTY FOUR AND PAISA FIFTY TWO ONLY) AS ON 01.03.2014 + FUTURE INTEREST.
Date 09.08.2014		Place: Chandigarh		Authorised Officer	

Possession Notice

[under Rule 8(1)] of Security Interest (enforcement) Rule , 2002

Published in The Tribune (English) and Punjabi Tribune (Punjabi) on May 15, 2025.

 IDBI BANK CIN: L65190MH2004GOI148838	IDBI BANK LTD. SCO 72-73, SECTOR 17- B, Bank Square CHANDIGRAH
POSSESSION NOTICE [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]	
Whereas, the undersigned being the Authorized Officer of IDBI Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002 (The Rules), issued a Demand Notice Dated 19.02.2025 calling upon the Borrower - M/s Chalimex Leather Craft Pvt. Ltd. / Directors / Guarantors / Mortgagor, Shri Maninder Singh Sethi (Guarantor), Shri Jaspal Singh Sethi (Guarantor), M/s Faltra Tools (Guarantor & Mortgagor) and M/s Rose Restaurant (Guarantor & Mortgagor) to repay the amount mentioned in the notice being Rs. 21.57 Crore (Rupees Twenty One Crore and Fifty Seven Lakh only) as on Nov 30, 2013 within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower, Guarantors, Mortgagors and the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred on him under Sub-Section (4) of Section 13 of SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules 2002 on this 12th Day of May of the Year 2025. The Borrower, Guarantors, Mortgagors attention is invited to the provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets. The Borrower, Guarantors, Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Ltd., SCO 72-73, Sector-17 B, Bank Square, Chandigarh - 160017 for an amount of Rs. 21.57 Crore (Rupees Twenty One Crore and Fifty Seven Lakh only) as on Nov 30, 2013 and together with further interest thereon with effect from Dec 01, 2013	
DESCRIPTION OF THE PROPERTY:-	
All that piece and parcel of property admeasuring 10 Marla and 15 Sq. Ft. i.e. Total 2085 Sq. Ft. approx., Khasra No. 1523, 1524 and 1526 situated at Village Randhawa Masanda, Jalandhar in the name of Faltra Tools (Sale Deed No. 13978 Dated 03.02.1998) together with all buildings and structures attached to the earth or permanently fastened to anything thing attached to the earth.	
Date: 14.05.2025	Place: Chandigarh
AUTHORISED OFFICER	

II. Corrigendum

Published in newspaper The Tribune (English) and Punjabi Tribune (Punjabi) on March 09, 2025.

 IDBI BANK CIN: L65190MH2004GOI148838		IDBI BANK LTD. SCO 72-73, SECTOR-17 B, BANK SQUARE, CHANDIGARH, 160017, Ph.: 0172-5042188, 5001730, 5042172, M.: 9988004132
CORRIGENDUM		
This has reference to Possession notice under SARFAESI Act, 2002 published by Authorized Officer of the Bank in Hindustan Times (English) Chandigarh Edition and Chardikala (Punjabi) on August 10, 2014 in respect of property owned / mortgaged by CHALIMEX LEATHER CRAFT PVT. LTD., wherein the details of "Description of property" / Sale Deeds has been inadvertently incorrectly mentioned and therefore, by this corrigendum to all to read the correct Description of property as under:-		
Sr. No.	Description of property as mentioned in Aug 10, 2014 notice-	Description of property to be read as under (Corrigendum)
6.	Equitable Mortgage on property having area admeasuring 02 Kanal 17 Marla situated at Village Randhawa Masanda Handbast No. 156 Jalandhar in the name of Chalimex leather Craft Pvt. Limited (Sale Deed No. 285 Dated 16.04.2004).	Equitable Mortgage on property having area admeasuring 10 Marla Vide Khasra No. 1523, 1524 and 1526 situated at Randhawa Masanda, Jalandhar in the name of Chalimex Leather Craft Pvt. Limited (Sale Deed No. 285 Dated 16.04.2004).
7.	Equitable Mortgage on property having area admeasuring 06 Kanal 13 Marla situated at Village Randhawa Masanda Handbast No. 156 Jalandhar in the name of Shri Maninder Singh Sethi (Sale Deed No. 2835 Dated 21.06.1990).	Equitable Mortgage on property having area admeasuring 06 Kanal 13 Marla situated at Randhawa Masanda, Jalandhar in the name of Shri Maninder Singh S/o Shri Jaspal Singh (Sale Deed No. 2835 Dated 21.06.1990).
8.	Equitable Mortgage on property having area admeasuring 03 Kanal 06 Marla situated at Village Randhawa Masanda Handbast No. 156 Jalandhar in the name of Shri Maninder Singh Sethi (Sale Deed No. 6102 Dated 06.12.2007).	Equitable Mortgage on property having area admeasuring 03 Kanal 06 Marla Vide Khasra No. 1522(22-8) situated at Randhawa Masanda, Jalandhar in the name of Chalimex Leather Craft Pvt. Limited (Sale Deed No. 6102 Dated 06.12.2007).
9.	Equitable Mortgage on property having area admeasuring 03 Kanal 06 Marla situated at Village Randhawa Masanda Handbast No. 156 Jalandhar in the name of Sh. Maninder Singh Sethi (Sale Deed No. 6103 Dated 06.12.2007).	Equitable Mortgage on property having area admeasuring 03 Kanal 06 Marla Vide Khasra No. 1522 (22-8) situated at Randhawa Masanda, Jalandhar in the name of Chalimex Leather Craft Pvt. Limited (Sale Deed No. 6103 Dated 06.12.2007).
While all other contents in the above said notice / publication remains unchanged.		
Date: 07.03.2025		Place: Chandigarh
AUTHORISED OFFICER, IDBI Bank Ltd.		

 IDBI BANK CIN: L65190MH2004GOI148838		ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਲਿਮ., ਐਸਸੀਓ 72-73, ਸੈਕਟਰ 17-ਬੀ, ਬੈਂਕ ਸਕੇਅਰ, ਚੰਡੀਗੜ੍ਹ-160017, ਫੋਨ: 0172-5042188, 5001730, 5042172, ਮੋਬਾਈਲ: 9988004132
ਸੁਧੀ ਪੱਤਰ		
ਇਹ ਹਵਾਲਾ ਚਾਲੀਮੇਕਸ ਲੈਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈ. ਲਿਮ. ਵੱਲੋਂ ਪ੍ਰਾਪਰਟੀ ਦੀ ਮਾਲਕੀ/ਮਾਰਟਗੇਜ ਕਰਨ ਦੇ ਸਬੰਧ ਵਿਚ ਮਿਤੀ 10 ਅਗਸਤ, 2014 ਨੂੰ ਹਿੰਦੁਸਤਾਨ ਟਾਈਮਜ਼ (ਅੰਗਰੇਜ਼ੀ), ਚੰਡੀਗੜ੍ਹ ਸੰਸਕਰਣ ਅਤੇ ਚਰਦੀਕਲਾ (ਪੰਜਾਬੀ) ਵਿਚ ਥੋੜ੍ਹਾ ਅਧਿਕਾਰਤ ਅਵਸਰ ਵੱਲੋਂ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਏ ਸਰਬੰਸੀ ਐਕਟ 2002 ਅਧੀਨ ਕਬਜ਼ਾ ਸੂਚਨਾ ਦੇ ਸੰਦਰਭ ਵਿਚ ਹੈ, ਜਿਸ ਵਿਚ ਪ੍ਰਾਪਰਟੀ ਦਾ ਵੇਰਵਾ/ਸੇਲ ਡੀਡਜ਼ ਦਾ ਵੇਰਵਾ ਗਲਤ ਢੰਗ ਨਾਲ ਦਿੱਤਾ ਗਿਆ ਹੈ ਅਤੇ ਇਸ ਲਈ ਇਸ ਸੁਧੀ ਪੱਤਰ ਰਾਹੀਂ ਪ੍ਰਾਪਰਟੀ ਦੇ ਸਹੀ ਵੇਰਵੇ ਨੂੰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੜ੍ਹਿਆ ਜਾਵੇ।		
ਲੜੀ ਨੰ.	10 ਅਗਸਤ, 2014 ਨੋਟਿਸ ਵਿਚ ਵਰਣਿਤ ਪ੍ਰਾਪਰਟੀ ਦਾ ਵੇਰਵਾ	ਪ੍ਰਾਪਰਟੀ ਦੇ ਵੇਰਵੇ ਨੂੰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੜ੍ਹਿਆ ਜਾਵੇ। (ਸੁਧੀ ਪੱਤਰ)
6	ਚਾਲੀਮੇਕਸ ਲੈਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈ. ਲਿਮਟਿਡ ਦੇ ਨਾਂ 'ਤੇ ਪਿੰਡ ਰੰਧਾਵਾ ਮਸਾਂਦਾ (Masanda) ਹੱਦਬਸਤ ਨੰ. 156 ਜਲੰਧਰ ਵਿਖੇ ਸਥਿਤ 02 ਕਨਾਲ 17 ਮਰਲਾ ਮਾਪ ਵਾਲੀ ਏਰੀਆ ਵਾਲੀ ਪ੍ਰਾਪਰਟੀ 'ਤੇ ਬਰਾਬਰ ਦੀ ਮਿਟਰਗੇਜ (ਸੇਲ ਡੀਡ ਨੰ. 285 ਮਿਤੀ 16.04.2004)	ਏਰੀਆ ਮਾਪ 10 ਮਰਲਾ ਵਾਲੀ ਪ੍ਰਾਪਰਟੀ 'ਤੇ ਬਰਾਬਰ ਦੀ ਮਿਟਰਗੇਜ, ਖਸਰਾ ਨੰ. 1523, 1524 ਅਤੇ 1526, ਰੰਧਾਵਾ ਮਸਾਂਦਾ, ਜਲੰਧਰ ਵਿਖੇ ਸਥਿਤ, ਚਾਲੀਮੇਕਸ ਲੈਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈ. ਲਿਮ. ਦੇ ਨਾਂ 'ਤੇ (ਸੇਲ ਡੀਡ ਨੰ. 285 ਮਿਤੀ 16.04.2004)
7	ਸ਼੍ਰੀ ਮਨਿੰਦਰ ਸਿੰਘ ਸੇਠੀ ਦੇ ਨਾਂ 'ਤੇ ਪਿੰਡ ਰੰਧਾਵਾ ਮਸਾਂਦਾ (Masanda) ਹੱਦਬਸਤ ਨੰ. 156 ਜਲੰਧਰ ਵਿਖੇ ਸਥਿਤ 06 ਕਨਾਲ 13 ਮਰਲਾ ਮਾਪ ਵਾਲੀ ਏਰੀਆ ਵਾਲੀ ਪ੍ਰਾਪਰਟੀ 'ਤੇ ਬਰਾਬਰ ਦੀ ਮਿਟਰਗੇਜ (ਸੇਲ ਡੀਡ ਨੰ. 2835 ਮਿਤੀ 21.06.1990)	ਏਰੀਆ ਮਾਪ 06 ਕਨਾਲ 13 ਮਰਲਾ ਵਾਲੀ ਪ੍ਰਾਪਰਟੀ 'ਤੇ ਬਰਾਬਰ ਦੀ ਮਿਟਰਗੇਜ ਰੰਧਾਵਾ ਮਸਾਂਦਾ, ਜਲੰਧਰ ਵਿਖੇ ਸਥਿਤ, ਸ਼੍ਰੀ ਮਨਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ਼੍ਰੀ ਜਸਪਾਲ ਸਿੰਘ ਦੇ ਨਾਂ 'ਤੇ (ਸੇਲ ਡੀਡ ਨੰ. 2835 ਮਿਤੀ 21.06.1990)
8	ਬਰਾਬਰ ਗਿਰਵੀ ਪ੍ਰਾਪਰਟੀ, ਏਰੀਆ ਪੈਮਾਇਸ਼ 03 ਕਨਾਲ 06 ਮਰਲਾ ਪਿੰਡ ਰੰਧਾਵਾ ਮਸਾਂਦਾ ਹੱਦਬਸਤ ਨੰ. 156, ਜਲੰਧਰ ਵਿਖੇ ਸ਼੍ਰੀ ਮਨਿੰਦਰ ਸਿੰਘ ਸੇਠੀ ਦੇ ਨਾਂ 'ਤੇ (ਸੇਲ ਡੀਡ ਨੰ. 6102 ਮਿਤੀ 06.12.2007)	ਬਰਾਬਰ ਗਿਰਵੀ ਪ੍ਰਾਪਰਟੀ, ਏਰੀਆ ਮਾਪ 03 ਕਨਾਲ 06 ਮਰਲਾ ਖਸਰਾ ਨੰ. 1522(22-8) ਦੇ ਤਹਿਤ, ਰੰਧਾਵਾ ਮਸਾਂਦਾ, ਜਲੰਧਰ ਵਿਖੇ ਚਾਲੀਮੇਕਸ ਲੈਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈ. ਲਿਮ. ਦੇ ਨਾਂ 'ਤੇ (ਸੇਲ ਡੀਡ ਨੰ. 6102 ਮਿਤੀ 06.12.2007)
9	ਬਰਾਬਰ ਗਿਰਵੀ ਪ੍ਰਾਪਰਟੀ, ਏਰੀਆ ਪੈਮਾਇਸ਼ 06 ਕਨਾਲ 06 ਮਰਲਾ ਪਿੰਡ ਰੰਧਾਵਾ ਮਸਾਂਦਾ ਹੱਦਬਸਤ ਨੰ. 156, ਜਲੰਧਰ ਵਿਖੇ ਸ਼੍ਰੀ ਮਨਿੰਦਰ ਸਿੰਘ ਸੇਠੀ ਦੇ ਨਾਂ 'ਤੇ (ਸੇਲ ਡੀਡ ਨੰ. 6103 ਮਿਤੀ 06.12.2007)	ਬਰਾਬਰ ਗਿਰਵੀ ਪ੍ਰਾਪਰਟੀ, ਏਰੀਆ ਮਾਪ 03 ਕਨਾਲ 06 ਮਰਲਾ ਖਸਰਾ ਨੰ. 1522 (22-8) ਦੇ ਤਹਿਤ, ਰੰਧਾਵਾ ਮਸਾਂਦਾ, ਜਲੰਧਰ ਵਿਖੇ ਚਾਲੀਮੇਕਸ ਲੈਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈ. ਲਿਮ. ਦੇ ਨਾਂ 'ਤੇ (ਸੇਲ ਡੀਡ ਨੰ. 6103, ਮਿਤੀ 06.12.2007)
ਉਕਤ ਨੋਟਿਸ/ਪ੍ਰਕਾਸ਼ਨ ਵਿਚ ਪ੍ਰਕਾਸ਼ਤ ਹੋਰ ਸਾਰੇ ਹੱਥ ਪਹਿਲਾਂ ਵਾਂਗ ਹੀ ਰਹਿਣਗੇ।		
ਮਿਤੀ: 07.03.2025		ਥਾਂ: ਚੰਡੀਗੜ੍ਹ
		ਅਧਿਕਾਰਤ ਅਵਸਰ, ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਲਿਮ.

III. Public Notice for Auction

Published in English Newspaper Times of India on March 17, 2026 (Tuesday)

 IDBI BANK CIN: L65190MH2004GOI148838	IDBI BANK LTD. SCO 72-73, SECTOR-17 B, BANK SQUARE, CHANDIGARH, NPA MANAGEMENT GROUP, CHANDIGARH - 160017 0172-5042188, 0172-5001730, 0172-5042182, 9988004132										
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES OF CHALIMEX LEATHER CRAFT PVT. LTD.											
PRIME PROPERTY FOR SALE IN JALANDHAR (VILLAGE RANDHAWA MASANDA)											
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 the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of IDBI Bank Ltd. (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" on April 10, 2026, for recovery of Rs. 316.62 Crore plus interest and legal charges thereon w.e.f. March 02, 2026 due to the IDBI Bank Secured Creditor from Chalimex Leather Craft Pvt. Ltd. and Shri Maninder Singh Sethi and Shri Jaspal Singh Sethi.											
1.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Reserve Price</th> <th style="width: 20%;">Earnest Money Deposit (EMD)</th> <th style="width: 20%;">Date of Inspection</th> <th style="width: 20%;">Last Date of Submission of Bids</th> <th style="width: 20%;">Date of E-Auction</th> </tr> <tr> <td align="center">Rs. 500.00 Lakh</td> <td align="center">Rs. 50.00 Lakh</td> <td align="center">03.04.2026 11:00 A.M. to 01:00 P.M. Friday</td> <td align="center">09.04.2026 Till 05:00 P.M. Thursday</td> <td align="center">10.04.2026 At 11:00 A.M. Friday</td> </tr> </table>	Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection	Last Date of Submission of Bids	Date of E-Auction	Rs. 500.00 Lakh	Rs. 50.00 Lakh	03.04.2026 11:00 A.M. to 01:00 P.M. Friday	09.04.2026 Till 05:00 P.M. Thursday	10.04.2026 At 11:00 A.M. Friday
Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection	Last Date of Submission of Bids	Date of E-Auction							
Rs. 500.00 Lakh	Rs. 50.00 Lakh	03.04.2026 11:00 A.M. to 01:00 P.M. Friday	09.04.2026 Till 05:00 P.M. Thursday	10.04.2026 At 11:00 A.M. Friday							
2.	Brief detail of property:- Property admeasuring 36 Kanal, 81 Marla and 15 Sq. Ft. equivalent to 40 Kanal (Approx.) i.e. 19381 Sq. Yards Approx. situated at Village Randhawa Mansanda, Jalandhar in the name of Chalimex Leather Craft Pvt. Ltd., M/s Faltra Tools & Shri Maninder Singh. i. (a) Property admeasuring 20K-2M Vide Khata No. 62/120 & 155/291, Khasra No. 1520 (8-16), 1519 (21-8) Vide Sale Deed No. 2201 Dated 19.07.2005. (b) Property admeasuring 2K-17M Vide Khata No. 451/792, 440/780, 441/781, 445/785 Khasra No. 1522(22-8), 1523(10-13), 1524(26-3), 1526(17-14) Vide Sale Deed No. 6836 Dated 08.01.2008. (c) Property admeasuring 2K-17M Vide Khasra No. 1522 (22-8), 1523(10-13), 1524(26-3), 1526(17-14) Vide Sale Deed No. 2742 Dated 21.07.2010. (d) Property admeasuring 10M Vide Khasra No. 1523, 1524 & 1526 Vide Sale Deed No. 285 Dated 16.04.2004. (e) Property admeasuring 3K-6M Vide Khasra No. 1522 (22-8) Vide Sale Deed No. 6102 Dated 06.12.2007. (1 Marla = 272 Square Feet) (f) Property admeasuring 3K-6M Vide Khasra No. 1522 (22-8) Vide Sale Deed No. 6103 Dated 06.12.2007. (1 Marla = 272 Square Feet), all in the name of Chalimex Leather Craft Pvt. Limited. ii. Property admeasuring 10 M-15 Sq Ft vide Khasra No. 1523, 1524 and 1526 vide sale deed No. 13978 dated 03.02.1998 in the name of M/s Faltra Tools. iii. Property admeasuring 6K-13M Vide Khata No. 410/803 Khasra No. 1522(22-8) Vide Sale Deed No. 2835 Dated 21.06.1990 in the name of Shri Maninder Singh S/o Shri Jaspal Singh. K = Kanal, M = Marla										
3.	Gist of the terms & conditions appearing in Bid Document:- - The sale of Secured Assets is on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" for and on behalf of the Secured Creditors viz.: IDBI Bank. - The aforesaid property shall not be sold below the reserve price mentioned above. - The Earnest Money Deposit (EMD) has to be deposited for qualifying for the bid. The participants / intending purchasers shall navigate to the auctions listing on the website of E-Auction Provider - www.baanknet.com and select the relevant listing to proposed E-Auction. EMD amount and payment option shall be auto displayed on the website based on auction details. The participants / intending purchasers may make EMD payment through Net Banking, UPI/Wallets, Cards. - The Earnest Money Deposit (EMD) will not carry interest. - The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of sale price is to be paid within 15 days of confirmation of sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. - AO reserve the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the asset by any of the modes as prescribed in the SARFAESI Act. - The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favor of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records related to mortgaged assets available with AO on request. - Secured creditors do not take responsibility for any errors / omissions / discrepancy / shortfall etc. in the secured Assets or for procuring any permissions etc. or for the dues of any authority established by law. - The Secured Assets are being sold free from charges and encumbrances of Secured Creditor (IDBI Bank) only. - The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc. for transfer of secured asset. - The sale is strictly subject to the terms & conditions given in this advertisement and in the "Bid Document". Bid document can be obtained from any of our offices, on all working days or downloaded from IDBI's website i.e. www.idbibank.in and also at www.baanknet.com. - The sale would be on e-auction platform at website https://www.baanknet.com through E-auction service provider M/s PSB Alliance Pvt. Ltd. and shall take place on 10.04.2026 from 11.00 AM to 12.00 Noon with unlimited extension of 5 minutes each. For E-Auction support, Contact No.: 82912-20220, (E-mail: support.baanknet@psballiance.com). - All statutory liabilities/taxes/maintenance fee/Property tax/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. Bank does not take any responsibility to provide information on the same. It is the responsibility of the Bidders to obtain all these information from respective sources. - Revenue records reveals certain entries w.r.t demand from Income Tax authorities, Director General of Foreign Trade, Green Field, Ludhiana and SBI which is in the knowledge of the Bank. The demarcation related issue of the above mentioned property will lies with the Bidder. - For site visit & queries, interested parties may contact on (T) 0172-5042188, 5001730 (E-mail ID: virat.paul@idbi.co.in; vikram.bisht@idbi.co.in) - For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid document.										
Date: 16.03.2026 Place: Chandigarh Sd/- Authorised Officer, IDBI Bank Ltd.											

Published in Punjabi Newspaper DeshSewak (Punjabi) on March 17, 2026 (Tuesday)

 IDBI BANK CIN: L65190MH2004GOI148838		ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਲਿਮਟਿਡ ਐਸਐਚ 72-73, ਸੈਕਟਰ 17ਬੀ, ਬੈਂਕ ਸਕੂਲਾਹ, ਚੰਡੀਗੜ੍ਹ ਐਨਪੀਐ ਮੈਨੇਜਮੈਂਟ ਗਰੁੱਪ ਚੰਡੀਗੜ੍ਹ-160017 0172-5042188, 0172-5001730, 0172-5042182, 9988004132		
ਚਾਲੀਮੈਕਸ ਲੈਂਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ ਦੀ ਅਚੱਲ ਜਾਇਦਾਦ ਦੀ ਵਿਕਰੀ ਲਈ ਵਿਕਰੀ ਨੋਟਿਸ ਜਲੰਧਰ ਵਿਖੇ ਵਿਕਰੀ ਲਈ ਪ੍ਰਮੁੱਖ ਜਾਇਦਾਦ (ਰੇਧਾਵਾ ਮਸ਼ੀਨ)				
ਸਕਿਉਰਿਟੀਜ਼ਜ਼ਿਐਨ ਐਂਡ ਰੀਕੰਸਟਰਕਸ਼ਨ ਆਫ ਵਾਈਲੇਬੀਅਲ ਐਸਟੇਟ ਐਂਡ ਇਨਵੇਸਟਮੈਂਟ ਆਫ ਸਕਿਉਰਿਟੀ ਇਟਰਸਟ ਐਕਟ 2002 ਜਿਸ ਨੂੰ ਸਕਿਉਰਿਟੀ ਇਟਰਸਟ (ਇਨਵੇਸਟਮੈਂਟ) ਰੂਲਜ਼ 2002 ਦੇ ਰੂਲ 8(6) ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਨਾਲ ਪੜ੍ਹਿਆ ਜਾਵੇ ਤਹਿਤ ਅਚੱਲ ਜਾਇਦਾਦ ਦੀ ਵਿਕਰੀ ਲਈ ਈ-ਨਿਲਾਮੀ ਵਿਕਰੀ ਨੋਟਿਸ ਆਮ ਜਨ ਸਪਾਕਸ ਅਤੇ ਪਾਸਕਰ, ਕਰਜ਼ਦਾਰਾਂ ਅਤੇ ਗਰੰਟਰਾਂ ਨੂੰ ਇਹ ਨੋਟਿਸ ਦਿਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਹੇਠ ਦਰਸਾਈ ਅਚੱਲ ਜਾਇਦਾਦ ਜੋ ਸੁਰੱਖਿਅਤ ਲੈਂਦਰ ਕੋਲ ਗਿਰਵੀ/ਚਾਰਜ ਹੈ ਜਿਸ ਦਾ ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਲਿਮਟਿਡ (ਸੁਰੱਖਿਅਤ ਲੈਂਦਰ) ਦੇ ਅਧਿਕਾਰਤ ਅਫਸਰ ਨੇ ਭੌਤਿਕ ਕਬਜ਼ਾ ਲੈ ਲਿਆ ਸੀ, ਨੂੰ 'ਜਿਵੇਂ ਹੈ ਜਿਵੇਂ ਹੈ', 'ਜਿਵੇਂ ਜਿਹੇ', 'ਜਿਵੇਂ ਹੈ, ਜਿਵੇਂ ਹੈ' ਅਤੇ 'ਜਿਵੇਂ ਹੈ ਉਥੇ ਹੈ' ਅਤੇ 'ਘਿਨ੍ਹਾ ਸ਼ਿਕਾਇਤ' ਦੇ ਆਧਾਰ 'ਤੇ ਮਿਤੀ: 10 ਅਪ੍ਰੈਲ, 2026 ਨੂੰ ਚਾਲੀਮੈਕਸ ਲੈਂਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ ਅਤੇ ਸ਼੍ਰੀ ਮਹਿੰਦਰ ਸਿੰਘ ਸੇਠੀ ਅਤੇ ਸ਼੍ਰੀ ਜਸਪਾਲ ਸਿੰਘ ਸੇਠੀ ਵੱਲੋਂ ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਸੁਰੱਖਿਅਤ ਲੈਂਦਰ ਵੱਲ ਭਰਾਇਆ ਰਕਮ ਰੁ. 316.62 ਕਰੋੜ ਜਮ੍ਹਾਂ ਮਿਤੀ: 02 ਮਾਰਚ, 2026 ਤੋਂ ਵਿਆਜ ਅਤੇ ਕਾਨੂੰਨੀ ਚਾਰਜ ਇਸ ਉਪਰੰਤ ਦੀ ਵਜ੍ਹਾ ਲਈ ਵੇਚੀ ਜਾਵੇਗੀ।				
1.	ਰਾਖਵੀਂ ਕੀਮਤ Rs. 500.00 Lakh	ਭਿਆਨਾ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ (ਈਐਮਐਫੀ) Rs. 50.00 Lakh	ਨਿਰੀਖਣ ਦੀ ਮਿਤੀ 03.04.2026 ਉੱਕਰਵਾਰ ਸਵੇਰੇ 11:00 ਤੋਂ ਦੁਪਹਿਰ 01:00 ਵਜੇ ਤੱਕ	ਬੋਲੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਆਖਰੀ ਮਿਤੀ 09.04.2026 ਵੀਰਵਾਰ ਸ਼ਾਮ 05:00 ਵਜੇ ਤੱਕ
2.	ਜਾਇਦਾਦ ਦਾ ਸੰਖੇਪ ਵੇਰਵਾ :- ਜਾਇਦਾਦ ਮਿਤੀ 36 ਕਨਾਲ, 81 ਮਰਲਾ ਅਤੇ 15 ਵਰਗ ਫੁੱਟ ਥਰਾਥਰ ਤੋਂ 40 ਕਨਾਲ (ਲਗਭਗ) ਜੋ ਕਿ 19381 ਵਰਗ ਗਜ਼ ਲਗਭਗ ਸੰਖੇਪਤੀ ਪਿਛੇ ਰੇਧਾਵਾ ਮਨਸ਼ੇਦਾ, ਜਲੰਧਰ ਚਾਲੀਮੈਕਸ ਲੈਂਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ, ਮਿਸ. ਵਾਲਟਰਾ ਟੂਲਜ਼ ਦੇ ਅਧੀਨ ਸ਼੍ਰੀ ਮਨਿੰਦਰ ਸਿੰਘ ਦੇ ਨਾਂ ਹੈ। 1. ਈ. ਜਾਇਦਾਦ ਮਿਤੀ 20ਕ-2ਮ ਰਾਹੀਂ ਖਾਤਾ ਨੰ. 62/120 ਅਤੇ 155/291, ਖਸਰਾ ਨੰ. 1520 (8-16), 1519 (21-8) ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 2201 ਮਿਤੀ: 19.07.2005 ਅ. ਜਾਇਦਾਦ ਮਿਤੀ 2ਕ-17ਮ ਰਾਹੀਂ ਖਾਤਾ ਨੰ. 451/792, 440/780, 441/781, 445/785 ਖਸਰਾ ਨੰ. 1522 (22-8), 1523 (10-13), 1524 (26-3), 1526 (17-14) ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 6836 ਮਿਤੀ: 08.01.2008 ਏ. ਜਾਇਦਾਦ ਮਿਤੀ 2ਕ-17 ਰਾਹੀਂ ਖਸਰਾ ਨੰ. 1522 (22-8), 1523 (10-13), 1524 (26-3), 1526 (17-14) ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 2742 ਮਿਤੀ: 21.07.2010 ਜ. ਜਾਇਦਾਦ ਮਿਤੀ 10ਮ ਰਾਹੀਂ ਖਸਰਾ ਨੰ. 1523, 1524 ਅਤੇ 1526 ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 285 ਮਿਤੀ: 16.04.2004 ਝ. ਜਾਇਦਾਦ ਮਿਤੀ 3ਕ-6ਮ ਰਾਹੀਂ ਖਸਰਾ ਨੰ. 1522 (22-8) ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 6102 ਮਿਤੀ: 06.12.2007 (1 ਮਰਲਾ ਥਰਾਥਰ 272 ਵਰਗ ਫੁੱਟ) ਕ. ਜਾਇਦਾਦ ਮਿਤੀ 3ਕ-6ਮ ਰਾਹੀਂ ਖਸਰਾ ਨੰ. 1522 (22-8) ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 6103 ਮਿਤੀ: 06.12.2007 (1 ਮਰਲਾ ਥਰਾਥਰ 272 ਵਰਗ ਫੁੱਟ) ਸਾਰੇ ਚਾਲੀਮੈਕਸ ਲੈਂਦਰ ਕ੍ਰਾਫਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ ਦੇ ਨਾਂ ਹੈ। 2. ਜਾਇਦਾਦ ਮਿਤੀ 10ਮ-15 ਵਰਗ ਫੁੱਟ ਰਾਹੀਂ ਖਸਰਾ ਨੰ. 1523, 1524 ਅਤੇ 1526 ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 13978 ਮਿਤੀ: 03.02.1998 ਮਿਸ. ਵਾਲਟਰਾ ਟੂਲਜ਼ ਦੇ ਨਾਂ ਹੈ। 3. ਜਾਇਦਾਦ ਮਿਤੀ 6ਕ-13ਮ ਰਾਹੀਂ ਖਾਤਾ ਨੰ. 410/803 ਖਸਰਾ ਨੰ. 1522 (22-8) ਰਾਹੀਂ ਵਿਕਰੀ ਡੀਡ ਨੰ. 2835 ਮਿਤੀ: 21.06.1990 ਸ਼੍ਰੀ ਮਨਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਸ਼੍ਰੀ ਜਸਪਾਲ ਸਿੰਘ ਦੇ ਨਾਂ ਹੈ। ਕ - ਕਨਾਲ, ਮ - ਮਰਲੇ			
3.	ਬੋਲੀ ਦਸਤਾਵੇਜ਼ ਵਿੱਚ ਦਰਸਾਈਆਂ ਨਿਯਮਾਂ ਅਤੇ ਸ਼ਰਤਾਂ ਦੀ ਸੂਚੀ :- 1. ਸੁਰੱਖਿਅਤ ਜਾਇਦਾਦ ਦੀ ਵਿਕਰੀ 'ਜਿਵੇਂ ਹੈ ਜਿਵੇਂ ਹੈ' 'ਜਿਵੇਂ ਹੈ ਜਿਵੇਂ ਹੈ' 'ਜਿਵੇਂ ਹੈ ਉਥੇ ਹੈ' ਦੇ ਆਧਾਰ 'ਤੇ ਅਤੇ 'ਕੋਈ ਸ਼ਿਕਾਇਤ ਨਹੀਂ' ਦੇ ਆਧਾਰ 'ਤੇ+ ਸੁਰੱਖਿਅਤ ਲੈਂਦਰਾਂ ਜਿਵੇਂ ਕਿ: ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਲਈ ਅਤੇ ਵੱਲ ਵੇਚੀ ਜਾਵੇਗੀ। 2. ਉਪਰੋਕਤ ਜਾਇਦਾਦ ਉੱਪਰ ਦੱਸੀ ਗਈ ਰਾਖਵੀਂ ਕੀਮਤ ਤੋਂ ਘੱਟ ਕੀਮਤ 'ਤੇ ਨਹੀਂ ਵੇਚੀ ਜਾਵੇਗੀ। 3. ਬੋਲੀ ਲਈ ਯੋਗ ਹੋਣ ਲਈ ਭਿਆਨਾ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ (ਈਐਮਐਫੀ) ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਹੋਵੇਗੀ। ਭਾਗੀਦਾਰ/ਇੱਛੁਕ ਖਰੀਦਦਾਰ ਈ-ਨਿਲਾਮੀ ਪ੍ਰਣਾਲੀ ਦੀ ਵੈੱਬਸਾਈਟ - www.baanknet.com 'ਤੇ ਸੂਚੀਬੱਧ ਨਿਲਾਮੀਆਂ ਦਾ ਹਵਾਲਾ ਲੈਣਗੇ ਅਤੇ ਪ੍ਰਸਤਾਵਿਤ ਈ-ਨਿਲਾਮੀ ਲਈ ਸੰਬੰਧਿਤ ਸੂਚੀ ਦੀ ਚੋਣ ਕਰਨਗੇ। ਨਿਲਾਮੀ ਵੇਰਵਿਆਂ ਦੇ ਆਧਾਰ 'ਤੇ ਈਐਮਐਫੀ ਰਕਮ ਅਤੇ ਅਦਾਇਗੀ ਦੇ ਵਿਕਲਪ ਵੈੱਬਸਾਈਟ 'ਤੇ ਆਪਣੇ ਆਪ ਪ੍ਰਗਟ ਹੋਣਗੇ। ਭਾਗੀਦਾਰ/ਇੱਛੁਕ ਖਰੀਦਦਾਰੀ ਨੂੰ ਭੋਜਿਕ, ਯੂਪੀਆਈ/ਵਾਲਟ, ਕਾਰਡਾਂ ਰਾਹੀਂ ਈਐਮਐਫੀ ਦਾ ਭੁਗਤਾਨ ਕਰ ਸਕਦੇ ਹਨ। 4. ਭਿਆਨਾ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ (ਈਐਮਐਫੀ) 'ਤੇ ਵਿਆਜ ਨਹੀਂ ਹੋਵੇਗਾ। 5. ਸਫਲ ਬੋਲੀਕਾਰ ਨੂੰ ਵਿਕਰੀ ਦੀ ਪੁਸ਼ਟੀ ਦੇ ਸਮੇਂ ਵਿਕਰੀ ਕੀਮਤ ਦਾ 25% (ਜਮ੍ਹਾਂ ਕੀਤੀ ਗਈ ਈਐਮਐਫੀ ਦੀ ਰਕਮ ਨੂੰ ਘਟਾ ਕੇ) ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਾ ਹੋਵੇਗਾ। ਵਿਕਰੀ ਕੀਮਤ ਦੀ ਭਰਾਇਆ ਰਕਮ ਵਿਕਰੀ ਦੀ ਪੁਸ਼ਟੀ ਦੇ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਜਾਂ ਅਧਿਕਾਰਤ ਅਫਸਰ ਦੁਆਰਾ ਸਹਿਮਤੀ ਦਿੱਤੀ ਗਈ ਵਧੀ ਹੋਈ ਮਿਆਦ ਦੇ ਅੰਦਰ ਅਦਾ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਨਿਰਧਾਰਤ ਮਿਆਦ ਦੇ ਅੰਦਰ ਭਰਾਇਆ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਨ ਵਿੱਚ ਅਸਫਲ ਰਹਿਣ ਦੀ ਸਥਿਤੀ ਵਿੱਚ, ਜਮ੍ਹਾਂ ਕੀਤੀ ਗਈ ਰਕਮ ਜਬਤ ਕਰ ਲਈ ਜਾਵੇਗੀ, ਜਿਸ ਵਿੱਚ ਭਿਆਨਾ ਰਾਸ਼ੀ ਵੀ ਸ਼ਾਮਲ ਹੈ। 6. ਅਧਿਕਾਰਤ ਅਫਸਰ ਬਿਨਾਂ ਕੋਈ ਕਾਰਨ ਦੱਸੇ ਕਿਸੇ ਵੀ ਜਾਂ ਸਾਰੀਆਂ ਬੋਲੀਆਂ ਨੂੰ ਸਵੀਕਾਰ ਨਹੀਂ ਕਰਨਗੇ ਅਤੇ ਅਧਿਕਾਰਤ ਰਾਖਵੀਂ ਰੱਖਦਾ ਹੈ। ਜੇਕਰ ਸਾਰੀਆਂ ਬੋਲੀਆਂ ਰੱਦ ਕਰ ਦਿੱਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ, ਤਾਂ ਅਧਿਕਾਰਤ ਅਫਸਰ ਸਬੰਧੀ ਐਕਟ ਵਿੱਚ ਦੱਸੇ ਗਏ ਕਿਸੇ ਵੀ ਢੰਗ ਨਾਲ ਜਾਇਦਾਦ ਨੂੰ ਵੇਚਣ ਦਾ ਅਧਿਕਾਰ ਰਾਖਵੀਂ ਰੱਖਦਾ ਹੈ। 7. ਬੋਲੀ ਦਸਤਾਵੇਜ਼ ਵਿੱਚ ਦਰਸਾਈਆਂ ਗਈਆਂ ਸੁਰੱਖਿਅਤ ਜਾਇਦਾਦਾਂ ਸੁਰੱਖਿਅਤ ਲੈਂਦਰਾਂ ਦੇ ਹੱਕ ਵਿੱਚ ਕਰਜ਼ਦਾਰ ਦੁਆਰਾ ਬਣਾਏ ਗਏ ਚਾਰਜ/ਮੋਹਰਾਂ 'ਤੇ ਅਧਾਰਤ ਹਨ, ਜਿਨ੍ਹਾਂ ਦੇ ਵੇਰਵੇ ਬੋਲੀ ਦਸਤਾਵੇਜ਼ ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਹਨ। 8. ਚਾਰਵਾਨ ਧਿਰਾਂ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਹ ਸੁਰੱਖਿਅਤ ਸੰਪਤੀਆਂ ਦੇ ਵੇਰਵਿਆਂ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਅਤੇ ਬੇਨਤੀ ਕਰਨ 'ਤੇ ਅਧਿਕਾਰਤ ਅਫਸਰ ਕੋਲ ਉਪਲਬਧ ਗਿਰਵੀ ਸੰਪਤੀਆਂ ਨਾਲ ਸੰਬੰਧਤ ਸ਼ਿਕਾਇਤਾਂ ਦੀ ਜਾਂਚ ਕਰਨ। 9. ਸੁਰੱਖਿਅਤ ਲੈਂਦਰ ਸੁਰੱਖਿਅਤ ਸੰਪਤੀਆਂ ਵਿੱਚ ਕਿਸੇ ਵੀ ਗਲਤੀ/ਚੁਕ/ਘਾਟ ਆਦਿ ਦੀ ਜਾਂ ਕਿਸੇ ਇਜਾਜ਼ਤ ਨੂੰ ਹਾਸਲ ਕਰਨ ਆਦਿ ਜਾਂ ਕਾਨੂੰਨ ਦੁਆਰਾ ਲਾਗੂ ਕਿਸੇ ਅਧਾਰਤੀ ਦੇ ਭਾਵਾਂ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਨਹੀਂ ਲੈਂਦੇ ਹਨ। 10. ਸੁਰੱਖਿਅਤ ਸੰਪਤੀਆਂ ਨੂੰ ਸਿਰਫ ਸੁਰੱਖਿਅਤ ਲੈਂਦਰ (ਆਈਡੀਬੀਆਈ ਬੈਂਕ) ਦੇ ਚਾਰਜ ਅਤੇ ਭਾਰ ਤੋਂ ਵਰਗੇ ਵੇਚਿਆ ਜਾ ਰਿਹਾ ਹੈ। 11. ਸਫਲ ਬੋਲੀਕਾਰ ਨੂੰ ਸੁਰੱਖਿਅਤ ਸੰਪਤੀ ਦੇ ਤਥਾਦਲੇ ਲਈ ਸਾਰੇ ਜ਼ਰੂਰੀ ਖਰਚੇ ਜਿਵੇਂ ਕਿ ਸਟੈਂਪ ਡਿਊਟੀ, ਰਜਿਸਟ੍ਰੇਸ਼ਨ, ਖਰਚੇ, ਟੈਕਸ ਦੋਟਦਾਰੀਆਂ, ਜੇਕਰ ਕੋਈ ਹਨ ਆਦਿ ਦਾ ਭੁਗਤਾਨ ਕਰਨਾ ਹੋਵੇਗਾ। 12. ਇਹ ਵਿਕਰੀ ਇਸ ਇਸ਼ਤਿਹਾਰ ਅਤੇ 'ਬੋਲੀ ਦਸਤਾਵੇਜ਼' ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਨਿਯਮਾਂ ਅਤੇ ਸ਼ਰਤਾਂ ਦੇ ਅਧੀਨ ਹੈ। ਬੋਲੀ ਦਸਤਾਵੇਜ਼ ਸਾਰੇ ਕਿਸੇ ਵੀ ਦਫਤਰ ਤੋਂ, ਸਾਰੇ ਕੰਮਕਾਜੀ ਦਿਨਾਂ 'ਤੇ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ ਜਾਂ ਆਈਡੀਬੀਆਈ ਦੀ ਵੈੱਬਸਾਈਟ www.idbibank.in ਅਤੇ www.baanknet.com ਤੋਂ ਡਾਊਨਲੋਡ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। 13. ਇਹ ਵਿਕਰੀ ਈ-ਨਿਲਾਮੀ ਪਲੇਟਫਾਰਮ 'ਤੇ ਵੈੱਬਸਾਈਟ https://www.baanknet.com 'ਤੇ ਈ-ਨਿਲਾਮੀ ਸੇਵਾ ਪ੍ਰਣਾਲੀ ਮੋਜਰਾ ਪੀਐਸਬੀ ਅਲਾਇਸ ਪ੍ਰਾਈਵੇਟ ਲਿਮਟਿਡ ਰਾਹੀਂ ਹੋਵੇਗੀ ਅਤੇ 10.04.2026 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਤੋਂ ਦੁਪਹਿਰ 12.00 ਵਜੇ ਤੱਕ 5 ਮਿਟ ਦੇ ਅਸ਼ੀਰਤ ਵਾਚੇ ਹਰੇਕ ਦੇ ਨਾਲ ਕੀਤੀ ਜਾਵੇਗੀ। ਈ-ਨਿਲਾਮੀ ਸਹਾਇਤਾ ਲਈ, ਸੰਪਰਕ ਨੰਬਰ: 82912-20220, (ਈ-ਮੇਲ: support.baanknet@psballiance.com) 14. ਸਾਰੀਆਂ ਕਾਨੂੰਨੀ ਦੋਟਦਾਰੀਆਂ/ਟੈਕਸ/ਰੱਖ-ਰਖਾਅ ਫੀਸ/ਪ੍ਰਾਪਤੀ ਟੈਕਸ/ਜਿਲਦੀ/ਪਾਣੀ ਦੇ ਖਰਚੇ ਆਦਿ, ਜੋ ਅੱਜ ਤੱਕ ਭਰਾਇਆ ਹਨ ਅਤੇ ਅਜੇ ਤੱਕ ਭਰਾਇਆ ਨਹੀਂ ਹਨ, ਬੋਲੀਕਾਰ(ਆਂ) ਦੁਆਰਾ ਨਿਰਧਾਰਤ ਕੀਤੇ ਜਾਣਗੇ ਅਤੇ ਸਫਲ ਬੋਲੀਕਾਰ ਦੁਆਰਾ ਵਹਿਣ ਕੀਤੇ ਜਾਣਗੇ। ਬੈਂਕ ਇਸ ਬਾਰੇ ਜਾਣਕਾਰੀ ਪ੍ਰਦਾਨ ਕਰਨ ਦੀ ਕੋਈ ਜ਼ਿੰਮੇਵਾਰੀ ਨਹੀਂ ਲੈਂਦਾ। ਇਹ ਸਾਰੀ ਜਾਣਕਾਰੀ ਸੰਬੰਧਤ ਸਰੋਤਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨਾ ਬੋਲੀਕਾਰਾਂ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੈ। 15. ਮਾਲੀਆ ਸ਼ਿਕਾਇਤ ਆਮਦਨ ਕਰ ਅਧਿਕਾਰੀਆਂ, ਵਿਦੇਸ਼ੀ ਵਪਾਰ ਦੇ ਡਾਇਰੈਕਟਰ ਜਨਰਲ, ਗੁਨੀ ਵੀਲਡ, ਰੂਪਿਐਟਾ ਅਤੇ ਐਸਬੀਆਈ ਤੋਂ ਮੰਗ ਕੀਤੇ ਬਿਨਾਂ ਕੁਝ ਐਂਟਰੀਆਂ ਦਾ ਖੁਲਾਸਾ ਕਰਦੇ ਹਨ ਜੋ ਬੈਂਕ ਦੇ ਭਿਆਨ ਵਿੱਚ ਹਨ। ਉਪਰੋਕਤ ਜਾਇਦਾਦ ਦੀ ਵੇਚੇਈ ਨਾਲ ਸੰਬੰਧਤ ਮੁੱਦਾ ਬੋਲੀਕਾਰ ਕੋਲ ਹੋਵੇਗਾ। 16. ਸਾਈਟ ਵਿਜ਼ਿਟ ਅਤੇ ਪੁੱਛਗਿੱਛ ਲਈ, ਦਿਲਚਸਪੀ ਰੱਖਣ ਵਾਲੀਆਂ ਧਿਰਾਂ (ਫੋਨ) 0172-5042188, 5001730 (ਈ-ਮੇਲ ਆਈਡੀ: virat.paul@idbi.co.in ; vikram.bishn@idbi.co.in) 'ਤੇ ਸੰਪਰਕ ਕਰ ਸਕਦੀਆਂ ਹਨ। 17. ਨਿਲਾਮੀ ਪ੍ਰਕਿਰਿਆ ਦੇ ਵਿਸਤ੍ਰਿਤ ਪ੍ਰਕਿਰਿਆ, ਨਿਯਮਾਂ ਅਤੇ ਸ਼ਰਤਾਂ ਲਈ, ਚਾਰਵਾਨ ਬੋਲੀਕਾਰ ਬੋਲੀ ਦਸਤਾਵੇਜ਼ ਦਾ ਹਵਾਲਾ ਲੈ ਸਕਦੇ ਹਨ।			
ਮਿਤੀ: 16.03.2026 ਸਥਾਨ: ਚੰਡੀਗੜ੍ਹ		ਅਧਿਕਾਰਤ ਅਫਸਰ, ਆਈਡੀਬੀਆਈ ਬੈਂਕ ਲਿਮਟਿਡ		

IV. BRIEF DESCRIPTION OF THE ASSETS

Property admeasuring 36 Kanal, 81 Marla and 15 Sq ft equivalent to 40 Kanal (approx.) i.e. 19381 Sq yds approx situated at village Randhawa Mansanda, Jalandhar in the name of Chalimex Leather Craft Pvt. Ltd, M/s Faltra Tools, & Shri Maninder Singh having following Sale Deeds:

i. **(a)** Property admeasuring **20K-2 M** vide Khata no 62/120 & 155/291, Khasra no 1520 (8-16), 1519 (21- 8) vide sale deed no 2201 dated 19/07/2005

(b) Property admeasuring **2K-17M** vide Khata no 451/792,440/780,441/781,445/785 Khasra no 1522 (22-8), 1523 (10-13), 1524 (26-3), 1526 (17-14) vide Sale deed no 6836 dated 08/01/2008

(c) Property admeasuring **2K-17M** vide Khasra no 1522 (22-8), 1523 (10-13), 1524 (26-3), 1526(17-14) vide sale deed no 2742 dated 21/07/2010

(d) Property admeasuring **10M** vide Khasra no 1523, 1524 & 1526 vide Sale deed no 285 dated 16/04/2004

(e) Property admeasuring **3K-6M** vide Khasra no 1522 (22-8) vide sale deed no 6102 dated 06/12/2007. **(1 Marla=272 Square Feet)**

(f) Property admeasuring **3K-6M** vide Khasra no 1522 (22-8) vide sale deed no 6103 dated 06/12/2007. **(1 Marla=272 Square Feet)**

all in the name of **Chalimex Leather Craft Pvt. Limited.**

ii. Property admeasuring **10M-15** Sq Ft vide Khasra No. 1523, 1524 and 1526 vide sale deed No.13978 dated 03/02/1998 in the name of **M/s Faltra Tools.**

iii. Property admeasuring **6K -13M** vide Khata no 410/803 Khasra no 1522 (22-8) vide sale deed no 2835 dated 21/06/1990 in the name of **Shri Maninder Singh s/o Shri Jaspal Singh.**

K= Kanal, M=Marla

**V. Outstanding dues of IDBI Bank in the account of
Chalimex Leather Craft Pvt Ltd as on March 01, 2026**

Nature of Facility	Outstanding/Overdue (Rs. in Cr)		
	Principal Outstanding	Interest & Others Charges	Total Outstanding
Cash Credit	16.61	170.04	186.65
Total	16.61	170.04	186.65

Total dues as on March 01, 2026 of Rs. **186.65 Cr** together with further interest and costs w.e.f. March 02,2026 till date of payment along with the expenses.

VI. 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. III of the Bid Document (hereinafter referred to as the 'Secured Assets').						
2	<u>Issue of Bid/ Offer / Bid Document</u> The Bid Document along with required Forms is available from March 19, 2026 to April 09, 2026 on any working day between 11:00 am to 4:00 pm from Monday to Saturday (except 2nd and 4th Saturday /bank holidays) and can be obtained from IDBI Bank Ltd, NMG, 1st Floor, SCO 72-73, Sector-17 B, Chandigarh-160017. The Bid document can also be obtained from any of our branches. The Tender Document can also be downloaded from IDBI website (www.idbibank.in) and also from the website of e-Auction service provider M/S PSB Alliance Private Limited – https://baanknet.com.						
3	<u>Reserve Price & Earnest Money Deposit [EMD]</u> The Reserve price for the sale of the Secured Assets and EMD to be deposited by the intending bidders is fixed as under: (Rs. In lakh) <table><tr><th>Details of the Secured Assets offered for Sale</th><th>Reserve Price</th><th>EMD</th></tr><tr><td>Property admeasuring 36 Kanal, 81 Marla and 15 Sq Ft equivalent to 40 Kanal (approx.) i.e. 19381 Sq yds approx situated at village Randhawa Masanda, Jalandhar forming of Chalimex Leather Craft Pvt. Ltd. Sale deed details are as under : i) Property admeasuring 20K-2M vide Khata no 62/120 & 155/291, khasra no 1520, 1519 vide sale deed no 2201 dated 19/07/2005 owned by Chalimex Leather Craft Pvt Ltd, ii) Property admeasuring 2K-17M vide Khata no 451/792,440/780,441/781,445/785 khasra no 1522,1523, 1524,1526 vide sale deed no 6836//dated 08/01/2008 owned by Chalimex Leather Craft Pvt Ltd iii) Property admeasuring 2K -17M vide khasra no 1522,1523,1524,1526 vide sale deed no 2742// dated 21/07/2010 owned by Chalimex Leather Craft Pvt Ltd iv) Property admeasuring 10M vide khasra no 1523, 1524 & 1526 vide sale deed no 285 dated 16/04/2004 owned by Chalimex Leather Craft Pvt Ltd</td><td>Rs.500.00 Lakh</td><td>Rs. 50.00 Lakh</td></tr></table>	Details of the Secured Assets offered for Sale	Reserve Price	EMD	Property admeasuring 36 Kanal, 81 Marla and 15 Sq Ft equivalent to 40 Kanal (approx.) i.e. 19381 Sq yds approx situated at village Randhawa Masanda, Jalandhar forming of Chalimex Leather Craft Pvt. Ltd. Sale deed details are as under : i) Property admeasuring 20K-2M vide Khata no 62/120 & 155/291, khasra no 1520, 1519 vide sale deed no 2201 dated 19/07/2005 owned by Chalimex Leather Craft Pvt Ltd, ii) Property admeasuring 2K-17M vide Khata no 451/792,440/780,441/781,445/785 khasra no 1522,1523, 1524,1526 vide sale deed no 6836//dated 08/01/2008 owned by Chalimex Leather Craft Pvt Ltd iii) Property admeasuring 2K -17M vide khasra no 1522,1523,1524,1526 vide sale deed no 2742// dated 21/07/2010 owned by Chalimex Leather Craft Pvt Ltd iv) Property admeasuring 10M vide khasra no 1523, 1524 & 1526 vide sale deed no 285 dated 16/04/2004 owned by Chalimex Leather Craft Pvt Ltd	Rs.500.00 Lakh	Rs. 50.00 Lakh
Details of the Secured Assets offered for Sale	Reserve Price	EMD					
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Chalimex Leather Craft Pvt Ltd– Bid Document

	v) Property admeasuring 3K -6M vide khasra no 1522 vide sale deed no 6102 dated 06/12/2007 owned by Chalimex Leather Craft Pvt Ltd vi) Property admeasuring 3K -6M vide khasra no 1522 vide sale deed no 6103 dated 06/12/2007 owned by Chalimex Leather Craft Pvt Ltd vii) Property admeasuring 10M-15 Sq Ft vide khasra No. 1523,1524 and 1526 vide sale deed No. 13978 dated 03/02/1998 in the name of M/s Faltra Tools viii) Property admeasuring 6K -13M vide Khata no 410/803 khasra no 1522 vide sale deed no 2835//dated 21/06/1990 owned by Sh. Maninder Singh S/o Shri Jaspal Singh		
4	i) The sale of Secured Assets is on “<i>As is where is basis</i>”, “<i>As is what is basis</i>”, “<i>whatever there is basis</i>” and “<i>without recourse basis</i>”. 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. ii) AO does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Chalimex Leather Craft Pvt Ltd 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. iii) Details of encumbrances known to the secured creditor as per the Bid Document. a) Revenue records reveals certain entries w.r.t demand from Income Tax authorities and Director General of Foreign Trade Green Field, Ludhiana and SBI which is in the knowledge of the Bank, which the bidder will have to ascertain and satisfy themselves. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties. The demarcation related issue of the above mentioned property will lies with the Bidder.		
5	<u>Inspection of assets</u> The interested parties may inspect the assets at their own cost on April 03, 2026 from 11:00 AM to 01:00 PM.		
6	<u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of		

Chalimex Leather Craft Pvt Ltd– Bid Document

	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-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
9	<u>Submission of Bid/Offer</u> The Bidder shall submit all the details like the Profile of the Bidder, KYC Documents, relevant forms, identifications documents, financial documents as applicable to them, complete in all respects on the website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com . Bidder to sign on each page of all documents including Bid document and upload the same on e-auction website and hard copy of original signed bid documents alongwith profile declaration of bidder to be submitted to bank before bid.
10	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid Documents shall contain the full address, Telephone No., Fax No., e-mail-ID (compulsory), of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12	The Bid Documents shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.

13	<u>Last date for submission of Bid/Offer /Bid Document</u> The interested parties may submit Bid / Tender complete in all respect along with EMD amount and other required documents as detailed on the website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com For technical support, bidder may contact Ms. Swani - 9990605075 & Shri Dharmesh Asher. Sr. Manager- 91-9892219848, Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com
14	Only those bidders will be permitted to participate in the auction who's Bid/ Offer Document is complete in every respect and who's EMD remittance is credited with e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com, well before the cut-off time. Bank/ e-auction service provider 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 Bid /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and/or through mobile.
15	<u>Registration with E-Auction Service Provider</u> Participants, who are not already registered with the e-auction provider M/s PSB Allianc Pvt Ltd, should register themselves by following the procedure mentioned at the website: https://www.bannknet.com. The participants/intending purchasers are necessarily required to submit following documents/papers for registration to M/s PSB Alliance Pvt Ltd - BID Form duly signed & filled up. Please download from https://www.bannknet.com. - Self attested copy of Pan Card and Aadhar Card - Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) - Self attested valid e-mail id and mobile no. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in all respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the whose documents are complete in all the respects, with further directions by the e-

	auction provider company, if any, for log in and participating in the auction through online process. <u>After receiving the user-id / password, in case any bidder feels the need for training / e-auction support</u>, such bidder may contact at (T) 82912-20220 E-mail: support.baanknet@psballiance.com of M/s PSB Alliance Pvt Ltd. The interested Bidder may also contact Bank official Virat Paul (Off No.: 0172-5001730, Mob.: No. 9988004132, email id – virat.paul@idbi.co.in or Vikram Singh Bisht (Off No.- 0172-5042188, Mob. No. 9803451111, email id- vikram.bisht@idbi.co.in) for assistance. Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
16	<u>The e- auction day: April 10, 2026 from 11.00 A.M to 12.00 Noon</u> The initial 10 minutes of each auction will be kept open for all the intending bidders to bid. The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: https://www.bannknet.com. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.
17	<u>Increase in Bid Amount:</u> It may be noted that increase in bid amount, if any, during the auction period shall be made as under. In multiples of Rs. 5,00,000/- (Rupees Five Lakhs only) Increase in bid amount below the above amount will not be accepted. First bid should be of at least equal to or above the Reserve Price or increment(s) in multiples as mentioned above. However in case of a single bid, the bidder should bid one increment above the Reserve Price otherwise the consent of borrower/ mortgagor should be required before confirmation of Sale in favor of successful bidder.
18	Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto three months from the date of auction and the amount of EMD will not carry any

Chalimex Leather Craft Pvt Ltd– Bid Document

	interest. The Bids so retained will be valid for two months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of auction.
19	To improve the amount, inter say bidding between the bidders will be conducted online on the website of e-auction service provider.
20	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his / her bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) within Two working days from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Limited - A/c Chalimex Leather Craft Pvt Ltd" payable at Chandigarh issued by any Scheduled Commercial Bank or by way of RTGS in favour of IDBI Bank Limited, Account name – NMG Receipt Pending Appropriation (RPA Account) Account , Account No. 14334915010017, IFSC Code: IBKL0000143, Branch : Sector 17 B, Chandigarh. The balance amount of the sale price (after deducting the TDS @1% on immovable property i.e. land and building) shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Limited - A/c Chalimex Leather Craft Pvt Ltd " payable at Chandigarh issued by any Scheduled Commercial Bank or by way of RTGS in favour of IDBI Bank Limited, Account name – NMG Receipt Pending Appropriation (RPA Account) Account , Account No. 14334915010017, IFSC Code: IBKL0000143, Branch : Sector 17 B, Chandigarh or <u>such extended period, as may be agreed between the parties in writing.</u> The Successful Bidder has to deposit the TDS amount with income tax department and require to submit Form-16 along with challan with the Bank before issuance of Sale Certificate.
21	In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
22	All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
23	In the event of the successful bidder failing to pay the consideration amount within the

Chalimex Leather Craft Pvt Ltd– Bid Document

	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.
24	On confirmation of sale and if the terms of payment have been complied with, the AO, exercising the power of sale, shall issue Certificate of Sale for the movable and immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
25	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period, as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. <u>It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets.</u> In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold.
26	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, sale tax etc. for transfer of assets in his/her name. <u>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.</u>
27	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
28	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.

Chalimex Leather Craft Pvt Ltd– Bid Document

29	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
30	The entire procedure of auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
31	The AO reserves the right and liberty to accept/reject any (including the highest bid) or all the Bids/Offeres and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
32	In the event the said sale in favour of the bidder not being confirmed by AO, 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 for payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
33.	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
34.	Particular specified in schedule above has been stated to the best of the information of the Authorized officer/Bank. Authorized Officer and/or Bank will not be answerable for any error, mis-statement or omission in this Public Notice.
35.	Where the sale price of the property is Rs.50.00 lacs and above, the auction purchaser has to deduct 1% of the sale price as TDS in the name of the seller of the property and remit to Income Tax Department as per Sec.194 IA of Income Tax Act and only 99 % of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 16 B along with challan and form 26QB for having remitted the TDS.
36.	In the event of IDBI's office remaining closed on the day of bid for any unforeseen reason, the bids shall be take place on the next working day of IDBI Bank Ltd. at

	11:00 AM.
37.	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Chandigarh shall have the exclusive jurisdiction to entertain adjudicate such disputes.

38. Bidder(s) must ensure the following while submitting the Bid:

- A. THAT THE BID SHOULD BE FILLED IN THE FORMAT AS AVAILABLE ON THE WEBSITE OF E_AUCTION SERVICE PROVIDER: <https://baanknet.com>.
- B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.
- C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM.
- D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.
- E. THAT EVERY PAGE OF THE BID DOCUMENT IS DULY SIGNED BY THE BIDDER BEFORE UPLOADING ON THE WEBSITE OF E_AUCTION SERVICE PROVIDER: <https://baanknet.com>.
- F. THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE BIDDER'S SIGNATURE.

* * * * *

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

For Purchase of property as described in “Public Notice for Sale” forming part of Chalimex Leather Craft Pvt Ltd, mortgaged for exposure of Chalimex Leather Craft Pvt Limited.

(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, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid Document.	:	
5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD).	:	
	i) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	
	ii) Name of the Issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	

Chalimex Leather Craft Pvt Ltd– Bid Document

7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
8	Bank Details		A/c Name: Account No.: IFSC Code: Branch Name: Branch Code: Branch Address:

* 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 :

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VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For Purchase of property as described in “Public Notice for Sale” forming part of Chalimex Leather Craft Pvt Ltd, mortgaged for exposure of Chalimex Leather Craft Pvt Limited.

(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 the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:
12	Relationship, if any, the	

	Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid Document.	
13	Details of Earnest Money Deposit (EMD).	:
	i) Demand Draft No. / Pay Order No.	:
	ii) Date of Demand Draft / Pay Order	:
	ii) Name of the Issuing Bank and Branch	:
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:
15	Bank Details	A/c Name: Account No.: IFSC Code: Branch Name: Branch Code: Branch Address:

* 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.

Place:

Date:

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,

Authorised Officer,
IDBI Bank Limited,
NPA Management Group
SCO 72-73, Sector 17 B,
Chandigarh-160017

Sir,

Sale of Secured Assets / Properties

Property admeasuring 36 Kanal, 81 Marla 15 Sq Ft. equivalent to 40 Kanal (approx.) i.e. 19381 Sq yds approx situated at village Randhawa Mansanda, Jalandhar and also known as Chalimex Leather Craft Pvt. Ltd details as per the Sale Deed mentioned below:

- i) Property admeasuring 20K-2M vide Khata no 62/120 & 155/291, khasra no 1520, 1519 vide sale deed no 2201//dated 19/07/2005 owned by Chalimex Leather Craft Pvt Ltd,
- ii) Property admeasuring 2K-17M vide Khata no 451/792,440/780,441/781,445/785 khasra no 1522,1523,1524,1526 vide sale deed no 6836//dated 08/01/2008 owned by Chalimex Leather Craft Pvt Ltd,
- iii) Property admeasuring 2K -17M vide Khasra no 1522,1523,1524,1526 vide sale deed no 2742// dated 21/07/2010 owned by Chalimex Leather Craft Pvt Ltd,
- iv) Property admeasuring 10M vide Khasra no 1523, 1524 & 1526 vide sale deed no 285// dated 16/04/2004 owned by Chalimex Leather Craft Pvt Ltd
- v) Property admeasuring 3K-6M vide Khasra no 1522 vide sale deed no 6102//dated 06/12/2007 owned by Chalimex Leather Craft Pvt Ltd (1 Marla = 272 Sq Feet)
- vi) Property admeasuring 3K-6M vide Khasra no 1522 vide sale deed no 6103//dated 06/12/2007 owned by Chalimex Leather Craft Pvt Ltd (1 Marla = 272 Sq Feet)
- vii) Property admeasuring 10M-15 Sq Ft vide khasra No. 1523,1524 and 1526 vide sale deed No. 13978 dated 03/02/1998 in the name of M/s Faltra Tools
- viii) Property admeasuring 6K-3M vide Khata no 410/803 khasra no 1522 vide sale deed no 2835//dated 21/06/1990 in the name of Shri Maninder Singh s/o Shri Jaspal Singh.

- 1 Having fully examined and understood the terms and conditions of the Bid Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Bid/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 Bid/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the

terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. 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. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of **Chalimex Leather Craft Pvt Ltd**, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
- 5 I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
6. I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.
- 7 I/We also enclose a Demand Draft/Pay Order of value Rs. towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Limited.-A/c ESS ESS Techno Consult Private Limited payable at Chandigarh
Or
I/ We have remitted Rs..... towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS amount in favour of IDBI Bank Limited, Account name : NMG Receipt Pending Appropriation (RPA Account) Account , Account No. 14334915010017, IFSC Code: IBKL0000143, Branch : Sector 17 B, Chandigarh 160017.
- 8 We understand that the EMD and the Sale Price 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 Bid/Offer document can be summarily rejected.

Place:

Dated day of 2024

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 :