

**The Authorized Officer (AO)  
of  
IDBI BANK LIMITED  
NPA Management Group  
IBU GIFT CITY BRANCH, IFSC BANKING UNIT,  
UNIT NO 1402, 14TH FLOOR, SIGNATURE TOWER,  
BLOCK 13, ROAD- IC, ZONE-1, GIFT SEZ, GIFT CITY,  
GANDHINAGAR PIN :382355, GUJARAT**

**TENDER DOCUMENT**

**For  
Sale of Assets in matter of  
M/s Kwaliti Dairy Products FZE (KDPF)**

**Sale of mortgaged property under the provisions of  
The Securitisation and Reconstruction of Financial Assets and  
Enforcement of Security Interest Act, 2002  
and  
The Security Interest (Enforcement) Rules, 2002**

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I. Possession Notice

Business Standard Dated 29.06.2019

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| <b>Weekend Business Standard</b> NEW DELHI   29 JUNE 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                    |
|  <b>IDBI BANK</b><br>CIN: L65190MH2004GO148838                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>IDBI Bank Ltd, Videocon Tower,<br/>1<sup>st</sup> Floor, E- 1, Jhandewalan<br/>Extension, New Delhi- 110055</b> |
| <b>POSSESSION NOTICE [Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                    |
| Whereas,<br>The undersigned being the authorized officer of the IDBI Bank Ltd, Videocon Tower, 1 <sup>st</sup> Floor, E-1, Jhandewalan Extension, New Delhi- 110055 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 27/09/2018 calling upon the Borrower M/s Kwaliti Dairy Products FZE and Mortgagor Shri Sanjay Dhingra s/o Shri J R Dhingra, to repay the amount mentioned in the notice being USD. 12,869,299.20 (US Dollar Twelve Million Eight Hundred Sixty Nine Thousand Two Hundred Ninety Nine and Cents Twenty Only) as on 01/09/2018 within 60 days from the date of receipt of the said notice with future interest and incidental charges w.e.f. 02/09/2018.<br>The borrower having failed to repay the amount, notice is hereby given to the borrower / Mortgagor 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 the Act read with rule 8 of the Security Interest (Enforcement) Rules on this 27 <sup>th</sup> Day of June of the year 2019.<br>The borrower/mortgagor 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 Ltd, Videocon Tower, 1 <sup>st</sup> Floor, E- 1, Jhandewalan Extension, New Delhi- 110055, for an amount USD 12,869,299.20 (US Dollar Twelve Million Eight Hundred Sixty Nine Thousand Two Hundred Ninety Nine and Cents Twenty Only) as on 01/09/2018 plus interest and incidental expenses incurred by bank w.e.f. 02/09/2018.<br>The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. |                                                                                                                    |
| <b>DESCRIPTION OF THE PROPERTY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                    |
| All that part and parcel of the property bearing Municipal No. WZ- 35-A measuring 19 Biswas i.e. 950 Sq. Yards, bearing Khasra No. 4072/243 & Khasra No. 4071/243, 4070/243, 4069/243 situated in colony known as Golden Park on Rampura Road, Village- Bassai Darapur, Delhi - 110015 bounded as under:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                    |
| On the East by: Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | On the North by: Property of Shri Ashok Kumar Jain                                                                 |
| On the West by: Other's Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | On the South by: Other's Property                                                                                  |
| Place : Delhi, Date : 27/06/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Authorised Officer, (IDBI Bank Ltd)                                                                                |

Business Standard Hindi- 29.06.2019

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|  <b>IDBI BANK</b><br>CIN:L65190MH2004GO148838                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           | आईडीबीआई बैंक लिमिटेड,<br>वीडियोकॉन टावर, प्रथम तल, ई-1,<br>झंडेवाला एक्सटेंशन, नई दिल्ली-110055 |
| <b>कच्चा सूचना (प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 8(1) के तहत)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                           |                                                                                                  |
| जवकि, अधोहस्ताक्षरी ने आईडीबीआई बैंक लिमिटेड, वीडियोकॉन टावर, प्रथम तल, ई-1, झंडेवाला एक्सटेंशन, नई दिल्ली-110055 के प्राधिकृत अधिकारी के रूप में वित्तीय आस्तियों का प्रतिभूतिकरण एवं पुनर्निर्माण और प्रतिभूति हित प्रवर्तन (सरफेसी) अधिनियम, 2002 (2002 का अधिनियम सं. 64) के तहत और प्रतिभूति हित प्रवर्तन नियमावली, 2002 के नियम 3 के साथ पठित धारा 13(12) के अधीन प्रदत्त शक्तियों के तहत एक मांग सूचना दिनांकित 27-09-2018 जारी की थी, जिसमें कर्जदार मैसर्स क्वालिटी डेरी प्रोडक्ट्स एफजैडई तथा बंधककर्ता श्री संजय डींगरा पुत्र श्री जे आर डींगरा से सूचना में वर्णितानुसार दिनांक 01-09-2018 तक बकाया यूएस डालर 12,869,299.20 (यूएस डालर बारह मिलियन आठ सौ उनहत्तर हजार दो सौ निर्यानवे तथा सेन्ट बीस मात्र) तथा 02-09-2018 की प्रभावी तिथि से आगे ब्याज एवं अनुषंगी प्रभार सहित बकाया राशि का भुगतान उक्त सूचना की प्राप्ति की तिथि से 60 दिन के भीतर करने की मांग की गई थी। |                           |                                                                                                  |
| घुंकि कर्जदार उक्त राशि चुकाने में असफल रहे हैं, अतः एतद्वारा कर्जदार/बंधककर्ता और जनसाधारण को सूचित किया जाता है कि अधोहस्ताक्षरी ने प्रतिभूति हित प्रवर्तन नियमावली, 2002 के नियम 8 के साथ पठित उक्त अधिनियम की धारा 13 की उप-धारा (4) के तहत उसको प्रदत्त शक्तियों का प्रयोग करते हुए दिनांक 27 जून, 2019 को नीचे वर्णित अचल संपत्तियों का कच्चा ले लिया है।                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                                                                                                  |
| विशेष रूप से कर्जदार/बंधककर्ता को तथा सामान्य रूप से जनसाधारण को इन संपत्तियों के संबंध में संख्यवहार नहीं करने हेतु सावधान किया जाता है और संपत्ति के संबंध में कोई भी संख्यवहार आईडीबीआई बैंक लिमिटेड, वीडियोकॉन टावर, प्रथम तल, ई-1, झंडेवाला एक्सटेंशन, नई दिल्ली-110055 की दिनांक 01-09-2018 तक बकाया यूएस डालर 12,869,299.20 (यूएस डालर बारह मिलियन आठ सौ उनहत्तर हजार दो सौ निर्यानवे तथा सेन्ट बीस मात्र) तथा 02-09-2018 की प्रभावी तिथि से ब्याज एवं अनुषंगी प्रभार चुकाने के बाद ही किया जा सकता है।                                                                                                                                                                                                                                                                                                                                                                          |                           |                                                                                                  |
| कर्जदार का ध्यान, प्रत्याभूत आस्तियों को छुड़ाने के लिए, उपलब्ध समय के संबंध में, अधिनियम की धारा 13 की उप-धारा (8) के प्रावधान की ओर आकृष्ट किया जाता है।                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |                                                                                                  |
| <b>अचल संपत्ति का वर्णन</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                                                                                  |
| संपत्ति के समस्त अंश एवं खंड : म्युनिसिपल संबर डब्ल्यूजैड-35-ए, परिमाण 19 बिस्वा अर्थात् 950 वर्ग गज, खसरा नंबर 4071/243, 4070/243, 4069/243, जो रामपुरा रोड पर गोल्लन पार्क नामक कालोनी, ग्राम - बसाई दारापुर, दिल्ली-110015 में स्थित है तथा निम्नानुसार परिवद्ध है :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                                                                                                  |
| पूरव में :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | रोड                       | उत्तर में :                                                                                      |
| पश्चिम में :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | दूसरे की संपत्ति          | दक्षिण में :                                                                                     |
| स्थान :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | दिल्ली, तिथि : 27-06-2019 | प्राधिकृत अधिकारी, (आईडीबीआई बैंक लिमिटेड)                                                       |

## **II. BRIEF DESCRIPTION OF THE ASSETS**

| <b>Property Description</b>                                                                                                                                                                                                                                                                   |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>Bank Property ID (<a href="https://baanknet.com">https://baanknet.com</a>):</b> IBKL400090813512                                                                                                                                                                                           |                                |
| <b>[Path:</b> <a href="https://baanknet.com/eauction-psb/eproperty/buyer/view-property-detail/241133/63D6816B3027A8C1752373E449B9BAEC2C6799B1">https://baanknet.com/eauction-psb/eproperty/buyer/view-property-detail/241133/63D6816B3027A8C1752373E449B9BAEC2C6799B1</a> <b>]</b>            |                                |
| All that part and parcel of property bearing Municipal No. WZ 35-A measuring 19 Biswas i.e. 950 sq. yards, bearing Khasra No-4072/243 , 4071/243, 4070/243 & 4069/243, situated in colony known as Golden Park on Rampura Road, village Bassai Darapur, Delhi -110015 and bounded as follows: |                                |
| On the East by                                                                                                                                                                                                                                                                                | : Road                         |
| On the West by                                                                                                                                                                                                                                                                                | : Other's Property             |
| On the North by                                                                                                                                                                                                                                                                               | : Property of Ashok Kumar Jain |
| On the South by                                                                                                                                                                                                                                                                               | : Other's Property             |
| Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.                                                                                                                               |                                |

**III. Outstanding dues of IDBI Bank in the account of M/s Kquality Dairy Products FZE  
(KDPE):- (as per Demand Notice dated September 27, 2018).**

Outstanding dues of USD. 12,869,299.20 (USD Twelve Million Eight hundred Sixty Nine Thousand Two Hundred Ninety Nine Dollar and Twenty cents only) towards the outstanding dues in respect of the Loans as on September 01, 2018 together with further interest thereon with effect from September 01, 2018 at the contractual rate.

#### **IV. TERMS AND CONDITIONS**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| 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/property mentioned at item No. II of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold on <b>“As is where is”, “As is what is &amp; whatever there is” and “without recourse”</b> basis.                                                                                                                                                                         |
| 2. | <p><b>Bank Property ID (<a href="https://baanknet.com">https://baanknet.com</a>):</b> IBKL400090813512<br/> <small>[Path:<a href="https://baanknet.com/eauction-psb/eproperty/buyer/search-property/1/1A1B3E478262E8EC9429003E891666321133CCC2">https://baanknet.com/eauction-psb/eproperty/buyer/search-property/1/1A1B3E478262E8EC9429003E891666321133CCC2</a>]</small></p> <p>Auction/ bidding shall only be through “online electronic mode” through the website of the service provider <a href="https://baanknet.com">https://baanknet.com</a>. For e-auction support, please contact: - PSB Alliance Pvt. Ltd., Ms. Swani – +91-9990605075 &amp; Shri Dharmesh Asher. Sr. Manager- +91-9892219848.</p> |
| 3. | <p><b><u>Issue of Tender/ Offer / Bid Document</u></b></p> <p>The Tender Document along with offer Form is on sale from <b>March 18, 2026 to April 03, 2026</b> on any working day <b>between 11.00 am to 4.00 pm</b> and can be obtained from Mr. Sanjeev Kumar Sirwalia, The Deputy General Manager, IDBI Bank Ltd., “Zonal Office, New Delhi, 9th Floor, Plate B, Block 2, NBCC Office, Complex East Kidwai Nagar, New Delhi, Pincode :110023 Delhi (UT-NCT).</p> <p>The bid document can also be downloaded from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> and PSB Alliance Pvt. Ltd. - website <a href="https://baanknet.com">https://baanknet.com</a>.</p>                      |
| 4  | <p><b><u>Reserve Price</u></b></p> <p>The Reserve price for the sale of the Secured Asset is Rs.9,25,27,910/- (Rupees Nine Crore Twenty Five Lakh and Twenty Seven Thousand Nine Hundred and Ten Only).</p> <p><b><u>Earnest Money Deposit (EMD)</u></b></p> <p>The EMD has been fixed at Rs.92,52,791/- (Rupees Ninety Two Lakh and Fifty Two Thousand Seven Hundred and Ninety One Only).</p>                                                                                                                                                                                                                                                                                                               |
| 5  | The amount of EMD paid by the interested bidders shall carry no interest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6  | The sale of Secured Assets is on <b>“As is where is”, “As is what is &amp; whatever there is” and ‘without recourse’</b> basis. The description of the immovable property is based on the mortgages created by borrowers/mortgagors with the secured lender from time to time and the representations made by them. The AO does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permission,                                                                                                                                                                                                                                                              |

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|    | etc. or for the dues of any authority established by law. The purchaser 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 the Kwality Dairy Products FZE (borrower)/ 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. |
| 7  | <p><b><u>Inspection of assets</u></b></p> <p>The interested parties may inspect the aforesaid Secured Assets at their own cost with prior intimation to Mr. Sanjeev Kumar Sirwalia, on (T) 011-234324/230330 email: <a href="mailto:sanjeev.kumar@idbi.co.in">sanjeev.kumar@idbi.co.in</a>, and/ or Mr. Subin Varughese, on (T) 079-6675 9930, email: <a href="mailto:subin_varughese@idbi.co.in">subin_varughese@idbi.co.in</a>. The Inspection date is fixed on March 27, 2026 from 11 am to 4.00 pm.</p>                                                                                                                                                                                                                                                                                                                                             |
| 8  | <p><b><u>Due Diligence by the Bidders</u></b></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  | To the best of knowledge and information of Bank /Authorized Officer no other encumbrances exists on the stated property. 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 property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 10 | 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 immovable 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/property and that the bidder concurs or otherwise admits the identity of the assets/property purchased by                                                                                                                                                                                                       |

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|    | him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/property and their condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 11 | 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.                                                                                                                                                                                                                                                                                                                                                         |
| 12 | <p><b><u>Submission of Tender/Offer</u></b></p> <p>The Bidder shall complete in all respects the Offer form(s) annexed to the Tender Document, and furnish the information called for therein and <b>shall sign and put date in each of the documents</b> in the space provided therein for the purpose. <b>The Bidder shall initial each page of the Offer.</b> Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of Profile of the bidder are given in Chapter VI &amp; VII respectively of this Tender Documents. Bidders may fill in only the form relevant to them.</p>                                                                            |
| 13 | The interested bidders <b>must first register online</b> on the e-auction portal <a href="https://baanknet.com">https://baanknet.com</a> . During registration, the Bidder <b>must complete the electronic Know Your Customer (eKYC) process by uploading all requisite KYC documents (PAN card &amp; Address proof, etc.).</b> The KYC documents shall be verified by the e-auction service provider and may take up to 2 working days. <b>Only upon successful KYC verification will the bidder be eligible to transfer the EMD and participate in the e-auction.</b> For e-auction support, please contact:- PSB Alliance, Ms. Swani - 9990605075 & Shri Dharmesh Asher. Sr. Manager- 91-9892219848. |
| 14 | The Tender/Offer shall be signed by the Bidder or 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 Tender/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><b><u>Last date for submission of Tender/Offer /Bid Document</u></b></p> <p><b>The submission of the bid documents and the EMD payment process must be completed online.</b> The Bidder must transfer the EMD amount of Rs.92,52,791/- <b>online</b> into their "<b>EMD Wallet</b>" on the BAANKNET portal (<a href="https://baanknet.com">https://baanknet.com</a>) <b>using the NEFT/RTGS Challan generated on the e-auction platform.</b> The last date and time for <b>EMD credit</b> into the EMD Wallet is <b>April 04, 2026, up to 10.00 am.</b> <b>Payment of EMD by any other mode such as Cheque, Demand Draft (DD), or direct transfer to the Bank's account without generating a challan from the portal will not be accepted.</b> Bidders are advised to transfer funds well in advance to ensure credit before the cut-off time. <b>Physical submission of any tender document or EMD instrument is not required.</b></p>                                                                                                                                                                                                                                                |
| 18 | <p>Only those bidders will be permitted to participate in the e-auction <b>whose online registration and eKYC is successfully verified by the e-auction service provider, and whose EMD Wallet is credited with the full EMD amount of Rs. 92,52,791/-</b> well before the cut-off time.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 19 | <p><b><u>Registration with E-Auction Service Provider</u></b></p> <p>Participants who are not already registered with the e-auction provider PSB Alliance-BAANKNET should register themselves <b>and generate their own login credentials (User ID/Password)</b> by following the procedure mentioned at the website: <a href="https://baanknet.com">https://baanknet.com</a>. After <b>successful registration, eKYC verification, and EMD credit</b>, bidders <b>will use their self-generated User ID/Password to log in and</b> participate 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:- PSB Alliance, PSB Alliance, Ms. Swani - 9990605075 &amp; Shri Dharmesh Asher. Sr. Manager- 91-9892219848, website <a href="https://baanknet.com">https://baanknet.com</a>.</p> <p>The bidders may be participating in e – auction for bidding from their place of choice and internet connectivity shall have to be ensured by bidder himself. <b>The Bank/ AO / e-auction service provider will not be responsible for any error occurred due to</b></p> |

|                                      | <b>power failure / computer hardware or software error / network error etc. at the time of e-auction.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                        |                                      |                                                                                                        |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| 20                                   | <p><b><u>The e- auction day</u> : on April 04, 2026 at 11.00 am to 2.00 pm</b></p> <table border="1"> <tr> <th><b>Property Description</b></th><th><b>E –Auction time</b></th></tr> <tr> <td>As described in Part II hereinbefore</td><td>11.00 am to 2.00 pm.<br/>(Subject to unlimited extensions of 5 minutes each as explained hereikn below)</td></tr> </table> <p>Interested bidders, who have been found to eligible and submitted their refundable &amp; 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 <b>primarily for a period Three hours</b> on e-auction platform at website: <a href="https://baanknet.com">https://baanknet.com</a> subject to the condition that if a bidder places a 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. <b>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.</b> 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><b><u>Increase in Bid Amount :</u></b></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.</p> <p style="padding-left: 40px;">In Multiples of Rs. 5,00,000/-</p> <p style="padding-left: 40px;">Increase in bid amount below Rs. 5,00,000/- will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p> | <b>Property Description</b> | <b>E –Auction time</b> | As described in Part II hereinbefore | 11.00 am to 2.00 pm.<br>(Subject to unlimited extensions of 5 minutes each as explained hereikn below) |
| <b>Property Description</b>          | <b>E –Auction time</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                        |                                      |                                                                                                        |
| As described in Part II hereinbefore | 11.00 am to 2.00 pm.<br>(Subject to unlimited extensions of 5 minutes each as explained hereikn below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |                        |                                      |                                                                                                        |

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| 21 | AO reserves the right to retain the EMD of top three bids upto three month from the date of e -auction and <b>the amount of EMD will not carry any interest.</b> The Bids so retained will be valid for 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 22 | The EMD shall be forfeited, if the party, whose offer/bid is finally accepted, defaults in making the balance payment in terms of the conditions of sale & 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 23 | <p><b><u>Payment of Sale Price</u></b></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 <b>"IDBI Bank Ltd.- A/c KDPF NMG Ahmedabad "</b> payable at Ahmedabad issued by <b>Nationalized Bank/ Scheduled Bank</b>. Or by way of RTGS in favour of IDBI Bank Ltd., Account No. <b>37534915010017</b>, IFSC: <b>IBKL0000375</b>, Branch: IDBI Complex, Off.C.G.Road, Opp Municipal Staff Quarters, Near Lal Bungalow, Ahmedabad.</p> <p>The balance 75% of the sale price on before 15<sup>th</sup> 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 <b>not exceeding three months</b> by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of <b>"IDBI Bank Ltd.-A/c KDPF NMG Ahmedabad"</b> payable at Ahmedabad issued by <b>Nationalized Bank/ Scheduled Bank</b>. Or by way of <b>RTGS</b> in favour of IDBI Bank Ltd., Account No. <b>37534915010017</b>, IFSC:<b>IBKL0000375</b>., Branch: IDBI Complex, Off.C.G.Road, Near Lal Bungalow, Ahmedabad</p> |
| 24 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 25 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| 26 | In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 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 Secured Asset/s 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 (in any case not exceeding three months), arrange to take possession of the Secured Assets <b>immediately thereafter</b> . 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 sale will attract provisions of TDS as applicable under Income Tax Act, 1961 on culmination of sale depending on sale price.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 30 | 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.                                                                                                                                                                                                                                                                                       |
| 31 | The EMD received from unsuccessful bidders will be refunded to them, without any interest, as mentioned above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| 32 | The submission of the Bid/Offer means and implies that the Bidder/Offer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 33 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 34 | <b><u>General Terms and Conditions</u></b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 35 | 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.                                                                                                                                                                                                                                                                                                                                     |
| 36 | The AO reserves the right and liberty to accept/reject any or all the Bids/Offer 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. |
| 37 | 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.                                          |
| 38 | 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.                                                                                                                                                                                                                                                                                                                                                                                                 |
| 39 | Offers received for sale and / or accepted are not transferable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 40 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 41 | All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 42 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 43 | 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.                                                                                                                                                                                                                                                                                                                                                                                            |
| 44 | 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. |
| 44 | <b><u>Jurisdiction</u></b><br>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.                                                                                                                                                                                                                                                                                                                                                                                    |

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## **V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT**

### **TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS ON SALE**

| <b>Property Description.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>All that part and parcel of property bearing Municipal No. WZ 35-A measuring 19 Biswas i.e. 950 sq. yards, bearing Khasra No-4072/243 , 4071/243, 4070/243 &amp; 4069/243, situated in colony known as Golden Park on Rampura Road, village Bassai Darapur, Delhi -110015 and bounded as follows:</p> <p style="margin-left: 40px;">On the East by : Road</p> <p style="margin-left: 40px;">On the West by : Other's Property</p> <p style="margin-left: 40px;">On the North by : Property of Ashok Kumar Jain</p> <p style="margin-left: 40px;">On the South by : Other's Property</p> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.</p> |

|   |                                                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |
|---|------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 1 | Issue of Bid/Offer Document                                            | : | The Tender Document along with Offer Form is on sale from <b>March 18, 2026 to April 03, 2026</b> on any working day between 11.00 am to 4.00 pm and can be obtained from Mr. Sanjeev Kumar Sirwalia, The Deputy General Manager, IDBI Bank Ltd., “Zonal Office, New Delhi, 9th Floor, Plate B, Block 2, NBCC Office, Complex East Kidwai Nagar, New Delhi, Pincode: 110023 Delhi (UT-NCT). The bid document can also be downloaded from IDBI website <a href="http://www.idbibank.in">www.idbibank.in</a> . |                                                                |
| 2 | Last Date and time for submission of Tender Document together with EMD | : | <b>April 04, 2026 upto 10.00 am</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
| 3 | Place, Date and time of E-Auction                                      | : | <b>Place: e-auction platform at website: <a href="https://baanknet.com">https://baanknet.com</a></b><br><b>April 04, 2026</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                                |
|   |                                                                        |   | <b>Property Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>E –Auction time</b>                                         |
|   |                                                                        |   | As mentioned at Part II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 11.00 a.m.to 02.00 pm. (with unlimited extension of 5 minutes) |

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**Form No.**

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

| <b>Property Description.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>All that part and parcel of property bearing Municipal No. WZ 35-A measuring 19 Biswas i.e. 950 sq. yards, bearing Khasra No-4072/243 , 4071/243, 4070/243 &amp; 4069/243, situated in colony known as Golden Park on Rampura Road, village Bassai Darapur, Delhi -110015 and bounded as follows:</p> <p style="margin-left: 40px;">On the East by : Road</p> <p style="margin-left: 40px;">On the West by : Other's Property</p> <p style="margin-left: 40px;">On the North by : Property of Ashok Kumar Jain</p> <p style="margin-left: 40px;">On the South by : Other's Property</p> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.</p> |  |

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

|   |                                                                                                               |   |  |
|---|---------------------------------------------------------------------------------------------------------------|---|--|
| 1 | i) Full Name of the Bidder/Offerer<br><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.1000/-                                                           | : |  |
|   | i) Form No.                                                                                                   | : |  |
|   | ii) Demand Draft No. / Pay Order No.                                                                          | : |  |

|   |                                                                       |   |  |
|---|-----------------------------------------------------------------------|---|--|
|   | iii) Date of Demand Draft /<br>Pay Order                              |   |  |
|   | iv) Name of the issuing<br>Bank and Branch                            |   |  |
|   | v) NEFT remitted through i.e.<br>Name of the Bank                     |   |  |
|   | vi) NEFT UTR No.                                                      |   |  |
| 6 | Details of Earnest Money<br>Deposit (EMD)                             | : |  |
|   | Demand Draft No. /<br>Pay Order No.                                   | : |  |
|   | Date of Demand Draft /<br>Pay Order                                   | : |  |
|   | Name of the issuing<br>Bank and Branch                                | : |  |
|   | RTGS remitted through i.e.<br>Name of the Bank                        |   |  |
|   | RTGS UTR No.                                                          |   |  |
|   | RTGS date                                                             |   |  |
| 7 | Income Tax Permanent Account<br>Number(s) (PAN) of Bidder<br>/Offerer | : |  |

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

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

Signature of the duly authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

**Form No.**

**VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER**  
**COMPANY/ PARTNERSHIP/ PROPRIETORSHIP**  
**For purchase**

| <b>Property Description.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>All that part and parcel of property bearing Municipal No. WZ 35-A measuring 19 Biswas i.e. 950 sq. yards, bearing Khasra No-4072/243 , 4071/243, 4070/243 &amp; 4069/243, situated in colony known as Golden Park on Rampura Road, village Bassai Darapur, Delhi -110015 and bounded as follows:</p> <p style="margin-left: 40px;">On the East by : Road</p> <p style="margin-left: 40px;">On the West by : Other's Property</p> <p style="margin-left: 40px;">On the North by : Property of Ashok Kumar Jain</p> <p style="margin-left: 40px;">On the South by : Other's Property</p> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.</p> |

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

|    |                                                                                                                       |    |
|----|-----------------------------------------------------------------------------------------------------------------------|----|
| 1. | a) Name of the Company/ Firm/ Party<br>(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.<br>(attested copy of PAN card of the company to be attached)                                       |    |
| 8. | Date of Last Income Tax Return<br>(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) |    |

|                                                                                   |                                                                                                                 |   |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---|
|                                                                                   | <b>(Original Authorised letter to be attached to carry out the e-auction process)</b>                           |   |
|                                                                                   | b) Complete Postal Address of the Authorise person with<br>PIN Code, Telephone Nos.;<br>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.1000/-                                                             |   |
|                                                                                   | i) Form No.                                                                                                     |   |
|                                                                                   | ii) Demand Draft No. /<br>Pay Order No.                                                                         |   |
|                                                                                   | iii) Date of Demand Draft /<br>Pay Order                                                                        |   |
|                                                                                   | iv) Name of the issuing<br>Bank and Branch                                                                      |   |
|                                                                                   | v) NEFT remitted through i.e Name of<br>the Bank                                                                |   |
|                                                                                   | vi) NEFT UTR No.                                                                                                |   |
| 13                                                                                | Details of Earnest Money<br>Deposit (EMD)                                                                       | : |
|                                                                                   | i) Demand Draft No. /<br>Pay Order No.                                                                          | : |
|                                                                                   | ii) Date of Demand Draft /<br>Pay Order                                                                         | : |
|                                                                                   | iii) Name of the issuing<br>Bank and Branch                                                                     | : |
|                                                                                   | iv) RTGS remitted through i.e. Name of<br>the Bank                                                              |   |
|                                                                                   | v) RTGS UTR No.                                                                                                 |   |
|                                                                                   | vi) 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<br>Number(s) (PAN) of the Authorised<br>person                                     | : |

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

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

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

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**VIII. 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,

Mr. Sanjeev Kumar Sirwalia,  
The Deputy General Manager,  
IDBI Bank Ltd., Zonal Office,  
9th Floor, Plate B, Block 2, NBCC Office Complex,  
East Kidwai Nagar, New Delhi - 110023

Sir,

Sale of Secured Assets / Property-

| <b>Property Description.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All that part and parcel of property bearing Municipal No. WZ 35-A measuring 19 Biswas i.e. 950 sq. yards, bearing Khasra No-4072/243 , 4071/243, 4070/243 & 4069/243, situated in colony known as Golden Park on Rampura Road, village Bassai Darapur, Delhi -110015 and bounded as follows:<br><br>On the East by : Road<br>On the West by : Other's Property<br>On the North by : Property of Ashok Kumar Jain<br>On the South by : Other's Property<br><br>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth. |

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

3. 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.
4. 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 her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 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. 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.
5. I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of property intended to be purchased by me, 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.
6. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. 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.
8. I/We also enclose a Demand Draft/Pay Order of value Rs.\_\_\_\_\_ (Rs.\_\_\_\_\_ only) towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd. A/c KDPF NMG Ahmedabad " payable at Ahmedabad
9. We understand that the EMD will not carry any interest.
10. We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected.
11. I/ We agree that the sale will be on **“As is where is, as is what is, whatever there is and without recourse basis”**. IDBI Bank does not provide any guarantee and/or warranty

in respect of the immovable property/ Secured Assets. The Principle of Caveat Emptor is applicable. Any mistake in the notice inviting tender shall not vitiate the sale.

Place :

Dated ...\_\_\_\_ day of \_\_\_\_\_2026

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 : ..... .....