IDBI Bank Limited,
NPA Management Group
7th Floor, IDBI Tower, WTC Complex,
Cuffe Parade, Colaba, Mumbai – 400005

BID DOCUMENT
For

Sale of Immovable Secured Assets of
Bokadia Textile Mills Pvt. Ltd.

By
The Authorised Officer ("AO") of IDBI Bank Ltd.

Sale Under The Provision of Section 13(4) of

The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

and

The Security Interest (Enforcement) Rules, 2002

Date: March 11, 2026

CONTENTS

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Bidders Signature ___________________

I. Public Notice for Sale published in the newspapers

IDBI BANK
CIN:L65190MH2004GOI148838

NPA Management Group,
Head Office, 7th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Colaba, Mumbai – 400005.

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
(See proviso to Rule 8(6))

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.Notice is hereby given in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** on **March 27, 2026** for recovery of Rs.10,01,52,943/-(Rupees Ten Crore One Lakh Fifty Two Thousand Nine Hundred Forty Three Only) as on March 31, 2012 together with further interest and expenses due to IDBI Bank Ltd., Secured Creditor, from Bokadia Textile Mills Pvt. Ltd. and its guarantors Shri Shankar Lal Jain, Shri Jayantilal S Jain, Shri Sudhir S Jain, Shri Jitendra S Jain and Smt. Bhawari Devi Jain. The Reserve Price and Earnest Money Deposit will be as under:

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property	Reserve Price (Rs. lakh)	EMD (Rs. lakh)
Land admeasuring 2.80 hectares located at Survey No.96/3/2 (p), New Survey No.96/12 in Village: Gandhare, Taluka : Wada, Dist: Palghar, Maharashtra.	298	29.8

i.For detailed terms and conditions of the sale, please refer to the link provided in www.baankeauctions.com and IDBI Bank's website i.e. www.idbibank.in.ii.For any clarification, interested parties may contact Sh. Gaurav Kumar (Contact No.9873405103), (e-mail: gauravkumar@idbi.co.in) and Shri. Nipun Paliwal (Contact No.9940684265) ,(e-mail: nipun.paliwal@idbi.co.in).iii.For E-auction support, such bidders may contact support.baanknet@psballiance.com; 8291220220

Date: 11-03-2026
Place : Mumbai

SD/-
Authorised Officer

IDBI BANK
CIN : L65190MH2004GOI148838

एनपीए मॅनेजमेंट ग्रुप
मुख्य कार्यालय, ७ वा मजला, आयडीबीआय टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ परेड, कुलाबा, मुंबई – ४००००५.

स्थावर मिळकतीच्या विक्रीकरिता जाहीर सूचना
(नियम ८(६) साठी परंतुके पहा)

सिक्युरिटायझेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ सहवाचता नियम ८(६) च्या सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ अंतर्गत स्थावर मोठ्या विक्रीसाठी ई-लिलाव विक्री सूचना. सर्वसामान्य जनता आणि विशेषतः कर्जदार आणि हमीदार यांना सूचना याद्वारे देण्यात येते की, खालील नमूद वर्णिलेली स्थावर मिळकत तारण धनकोकडे गहाण/प्रभारित आहे, जिचा रचनात्मक कब्जा आयडीबीआय बँक लि., तारण धनकोंच्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे. कर्जदार बोकाडिया टेक्सटाईल मिल्स प्रा. लि. व त्याचे हमीदार श्री. शंकरलाल जैन, श्री. जयंतिलाल एस जैन, श्री. सुधीर एस जैन, श्री. जितेंद्र एस जैन व श्रीम. भवरी देवी जैन यांचेकडून आयडीबीआय बँक लि., तारण धनकोना रु. १०,०१,५२,९४३/-(रुपये दहा कोटी एक लाख बावन्न हजार नऊशे त्रेचाळीस मात्र) वसुलीसाठी, दिनांक ३१ मार्च २०१२ पासून पुढील व्याज व खर्चांसह, आयडीबीआय बँक लि., सुरक्षित कर्जदार यांना देय असलेल्या रकमेकरिता, २७ मार्च २०२६ रोजी ''जे आहे जेथे आहे'', ''जे आहे जसे आहे'', ''जे काही आहे तेथे आहे'' आणि ''विना अवलंब'' तत्वाने विकण्यात येणार आहे. राखीव किंमत आणि इसारा अनामत रक्कम खालीलप्रमाणे राहील.

स्थावर मिळकतीचे तपशीलवार वर्णन

मिळकतीचे वर्णन	राखीव किंमत (रु.लाख)	ईएमडी (रु.लाख)
जमीन क्षेत्र मोजमापित २.८० हेक्टर, सर्व्हे क्र. ९६/३/२ (भाग), नवीन सर्व्हे क्र. ९६/१२, गाव: गांधारे, ता: वाडा, जि: पालघर, महाराष्ट्र येथे स्थित.	२९८	२९.८

i) विक्रीच्या तपशीलवार अटी आणि शर्तीसाठी, कृपया **www.baankeauctions.com** आणि बँकेच्या वेबसाइट **www.idbibank.in.** वर दिलेल्या लिंकचा संदर्भ घ्या.
ii) कोणत्याही स्पष्टीकरणासाठी, इच्छुक पक्ष श्री. गौरव कुमार, (संपर्क क्र. ९८७३४०५१०३) (ई-मेल) – **gauravkumar@idbi.co.in** किंवा श्री. निपुण पालीवाल , (संपर्क क्र. ९९४०६८४२६५), (ई-मेल)– **nipun.paliwal@idbi.co.in**
iii) ई-लिलाव सहाय्यासाठी असे बोलीदार **support.baanknet@psballiance.com** ; ८२९१२२०२२० येथे संपर्क साधू शकता.

दिनांक : ११-०३-२०२६
ठिकाण: मुंबई

सही/-
प्राधिकृत अधिकारी

Bidders Signature ___________________

The above notices were published in the following newspapers on March 11, 2026

(i) Free Press Journal (Maharashtra edition)

(ii) Navshakti (Maharashtra edition)

II. INTRODUCTION

IDBI Bank Ltd. ("IDBI" / "IDBI Bank" / "Bank") having its Registered Office at IDBI Tower, World Trade Centre Complex, Cuffe Parade, Mumbai-400005 and amongst others a branch called NPA Management Group, 7th Floor, IDBI Tower, World Trade Centre Complex, Cuffe Parade, Mumbai-400005, under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (2) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 had issued a Demand Notice dated **13.04.2012 and a Corrigendum to the aforesaid Demand Notice,** calling upon the Borrower, **Bokadia Textile Mills Pvt. Ltd.** at **Regd. Office – 577/579, Omshanti Bhavan, 2nd Floor, JSS Road, Mumbai - 400002** and the guarantors, viz. are **1. Shri Shankar Lal Jain, 2. Shri Jayantilal S Jain, 3. Shri Jitendra S Jain, 4. Shri Sudhir Jain and 5. Smt. Bhawari Devi Jain, ("Guarantors")** all residing at 181/182, 18th Floor, Jolly Maker No.2, Cuffe Parade, Mumbai – 400005 to repay the amount mentioned in the notice being **Rs.10,01,52,943/- (Rupees Ten Crore One Lakh Fifty Two Thousand Nine Hundred Forty Three Only)** as on **31.03.2012** together with interest thereon at contractual rate (s) and incidental expenses, costs, charges, etc. till the receipt of final payment.

The Borrower and Guarantors mentioned hereinabove having failed to repay the above amount, the Authorised Officer ("AO") has taken symbolic possession of the property described herein below on 19th day of July of the year 2012.

Bidders Signature ___________________

III. BRIEF DESCRIPTION OF SECURED ASSET

Property Description.
All those pieces and parcels of land admeasuring 2.80 hectares located at Survey No.96/3/2 (p), New Survey No.96/12 in Village: Gandhare, Taluka: Wada, Dist: Palghar, Maharashtra. Boundary of Survey No.96/3/2 (p) are: East : Land of Gat No.96/3/2 (A) West : Land of Gat No.96/4 South : Land of Gat No.70 North : Land of Gat No.70

IV. OUTSTANDING DUES OF THE SECURED LENDER (IDBI BANK) IN ACCOUNT OF BOKADIA TEXTILE MILLS PVT. LTD. AS ON THE DATE OF June 10, 2025 and known encumbrances:

Financial Assistance	Amount (INR)
Principal	5,16,83,865.60
Interest, Additional Interest and Further Interest	68,12,88,411.58
Expenses	99,16,983.37
Total	**74,28,89,260.55**

OUTSTANDING DUES OF THE SECURED LENDER (IDBI BANK) IN ACCOUNT OF TUFF ENTERPRISES AS ON THE DATE OF June 10, 2025

Financial Assistance	Amount (INR)
Principal	4,99,99,014.28
Interest, Additional Interest and Further Interest	77,28,21,155.28
Expenses	1,30,774.18
Total	**82,29,50,943.74**

 Bidders Signature ___________________

V. TERMS AND CONDITIONS

1	The AO of IDBI Bank 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 asset/property mentioned at Chapter No. III of the Bid Document (hereinafter referred to as the 'Secured Asset') and the same is being sold free from charges and encumbrances of the secured lender mentioned at Chapter No. II of the Bid Document with IDBI Bank.
2	**Issue of Bid Document** The Bid Document and the Offer Form can be obtained from Shri Nipun Paliwal, Deputy General Manager, IDBI Bank Ltd., 7th floor , C Wing, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005 from February 11, 2026 to February 25, 2026 from 11:00 am to 4:00 pm (on all working days) by making payment of non-refundable fee of Rs.100/- (Rupees One Hundred only) by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of **"IDBI Bank Ltd. – A/c Bokadia Textile Mills Pvt. Ltd."** payable at Mumbai issued by any Nationalized Bank/ Scheduled Bank. The bid document can also be downloaded from IDBI website https://www.idbibank.in and e-auction service provider's website https://baanknet.com/ Those bidders preferring to download the Bid Document shall have to furnish the non-refundable fee of Rs.100/- as mentioned above, at the time of submission of the offer/ bid along with EMD.

Bidders Signature ___________________

3 **Reserve Price : The Reserve price** and the **Earnest Money Deposit (EMD)** for the sale of the Secured Asset is fixed as under:

Description of the Secured Asset	Reserve Price	EMD	Mortgagor	Area
	(Rs. Lakh)			
All those pieces and parcels of land admeasuring 2.80 hectares located at Survey No.96/3/2 (p), New Survey No.96/12 in Village: Gandhare, Taluka: Wada, Dist: Palghar, Maharashtra. **Location:** on Bhiwandi-Wada Road **Landmark:** Near Sneh Garden **Boundaries of Survey No.96/3/2 (p) are:** East : Land of Gat No.96/3/2 (A) West : Land of Gat No.96/4 South : Land of Gat No.70 North : Land of Gat No.70	298	29.8	Bokadia Textile Mills Pvt. Ltd.	2.80 hectare

4 The sale of Secured Asset is on "***As is where is", "As is what is" and "Whatever there is"*** basis. The description of the immovable property is based on the mortgage created by the Borrower 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 asset or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and 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 borrower *Bokadia Textile Mills Pvt. Ltd.*, including such dues that may affect transfer of the asset in the name of the purchaser and such dues, if any, will have to be borne/paid by the successful bidder.

5 **Inspection of asset**

The interested parties may inspect the asset at their own cost on **March 20, 2026** (Friday) between 11:00 hrs. and 15:00 hrs. in the presence of a representative of the AO available at the site to facilitate the inspection.

 Bidders Signature ___________________

6	**Due Diligence by the Bidders** The interested parties may carry out their own comprehensive due diligence in respect of the Secured Asset including any dues relating to the Secured Asset. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Asset 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 property and condition/ details of immovable asset and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttals of the secured asset/property and that the bidder concurs or otherwise admits the identity of the secured asset/property purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the secured asset/property and their condition.
8	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the asset and matters incidental thereto or for any other purpose in connection with purchase of the asset under reference.
9	**Submission of Bid/Offer** The Bidder shall submit all the details like the Profile of the Bidder, KYC Documents, relevant forms, identifications documents, financial documents as applicable to them, complete in all respects on website of e-auction service provider M/s PSB Alliance Private Limited - **https://baanknet.com** . **The Bidder shall sign each page of the Bid/Offer.** Bids/Offers received for sale and / or accepted are not transferable. The Format for submission of Profile of the bidder is given in Chapter VI & VII respectively of this Bid Document. **The format at Chapter VI is for Individuals**

Bidders Signature ___________________

	The format at Chapter VII is for Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
10	The Bid/Offer Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid/Offer Documents 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 Bid/Offer.
12	The Bid/Offer Documents shall not be detached one from the other document submitted and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	**Last date for submission of Bid/Offer Document** The interested parties may submit Bid / Tender complete in all respect along with EMD amount and other required documents as detailed on the website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com For technical support, bidder may contact (Tel No. 82912 20220, E-mail ID support.baanknet@psballiance.com).
14	Only those bidders will be permitted to participate in the auction whose Bid/ Offer Document is complete in every respect and EMD is credited with e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com, well before the cut-off date & time. Bank/ e-auction service provider does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and/or through mobile.
15	**Registration with E-Auction Service Provider** Participants, who are not already registered with the e-auction provider, M/s PSB Alliance Private Limited should register themselves by following the procedure

 Bidders Signature ___________________

	mentioned at the website: https://baanknet.com by creating user ID and password for participating in the e-auction. 1. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s PSB Alliance Pvt. Limited: a. Form duly signed & filled up. Please download or fill details as indicated on website of e-auction provider - www.baanknet.com b. Self-attested copy of Pan Card and Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) c. For Corporate Bidders, registration shall include Company Name and Tax Identification Number. d. Valid e-mail id and mobile number. The participants/ intending purchasers shall upload other identification documents and financial documents wherein after verification of the same, accounts are activated. 2. The participants/ intending purchasers shall thereafter navigate to the Auctions Listing on the website of e-auction provider - www.baanknet.com and select the relevant listing related to proposed e-auction. EMD amount and payment option shall be auto displayed on the website based on auction details. 3. The participants/ intending purchasers may make EMD payment through Net banking, UPI/Wallets, Cards and once EMD amount is successfully paid online, a digital receipt shall be generated for the EMD paid. The user id and password will be then sent directly to the registered participants/ intending purchasers whose Bid Document is complete in every respect. After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may contact (Tel No. 82912 20220, E-mail ID support.baanknet@psballiance.com) of M/s PSB Alliance Pvt Ltd.	
16	**Date and Time of e–Auction**	**March 27, 2026 (Friday)** **1100 hrs. to 1300 hrs.**
	The auction would be held with **unlimited** extensions of 10 minutes each, **if required**, on **e-Auction platform at website:** https://baanknet.com/ In case no	

Bidders Signature ___________________

	further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated. **Increase in Bid Amount** It may be noted that increase in bid amount, if any, during the e-Auction period shall be made as under: **In multiples of Rs.1,00,000/- (Rupees one Lakh only).** **Increase in bid amount below the said Rs.1,00,000/- (Rupees one Lakh) will be rejected.** First bid should be above the Reserve Price or increment(s) over the Reserve Price in multiples as above.
17	AO reserves the right to retain the EMD of top three bidder's upto three months from the date of e-Auction and **the amount of such EMD will not carry any interest**. The Bids so retained will be valid for three months from the date of e-Auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 working days from the date of e-Auction.
18	**Payment of Sale Price** The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and Successful Bidder will be required to deposit 25% of the sale price (less the amount of EMD) immediately i.e. on the same day or not later than next working day from the date of letter intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of **"IDBI Bank Limited -A/c *Bokadia Textile Mills Pvt. Ltd.*"** payable at Mumbai issued by any Scheduled Commercial Bank or by way of **RTGS** in favour of **IDBI Bank Limited -** Account No.100034915010017, IFSC Code: IBKL0001000, Branch: **IDBI Bank Limited**, **NPA Management Group, IDBI Tower, 7th Floor, WTC Complex, Cuffe Parade, Mumbai – 400005.** The balance amount of the sale price shall have to be paid within **15 days** from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of **"IDBI Bank Ltd - A/c *Bokadia Textile Mills***

 Bidders Signature ___________________

	***Pvt. Ltd.*"** payable at Mumbai issued by any Scheduled Commercial Bank or by way of **RTGS/ NIFT/IMPS** in favour of IDBI Bank Limited, Account No.100034915010017, IFSC Code: IBKL0001000, Branch: **IDBI Bank Limited**, **NPA Management Group, 7th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400005** or **such extended period as may be agreed** upon in writing between the successful bidder and the AO but not exceeding 3 months, as permitted under the Security Interest (Enforcement) Rules, 2002, from the date of letter intimating acceptance of his/her bid.
19	In case the successful bidder fails to deposit 25% of the sale price within stipulated period, the AO shall forfeit the EMD and if the successful bidder backs out after paying said 25% or more of the sale price, then AO shall forfeit the entire amount so deposited including the EMD.
20	The defaulting successful bidder shall forfeit all claims to the asset or to any part of the sum for which it may be subsequently sold. And defaulting successful bidder shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.
21	On confirmation of sale and if the terms of payment have been complied with and the successful bidder pays entire sale consideration, the AO exercising the power of sale shall issue "Certificate of Sale" for the immovable property in favour of the purchaser/Successful Bidder as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22	The Successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period (**with interest @ 7.25% p.a.)** as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Asset immediately thereafter within 10 days. **It is explicitly stated that once the Sale Certificate is issued by the AO, the AO/ IDBI Bank Ltd. or its any official shall not be held responsible for security and safe-keeping of the Secured Asset.** In case the successful bidder fails to take possession of the secured asset 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

Bidders Signature ___________________

	and go for re-bidding or sell the secured asset 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 asset or to any amount /s for which it may be subsequently sold.
23	After issuance of Certificate of Sale by AO, the Successful Bidder (purchaser) is required to get the same registered with the competent authority (if required) within four months or as per norms/guidelines of government authorities issued from time to time at his own cost. The purchaser / Successful Bidder shall be required to bear all the necessary expenses like stamp duty, registration expenses, conveyance expenses, etc. for transfer of asset 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 Successful 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 / municipal 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 asset transferred in his /her/their name. Bank does not take any responsibility to provide information on the same. As per Section 194-IA of Income Tax Act, 1961, TDS has to be deducted by the Successful Purchaser of any immovable property sold under the provisions of the Act subject to other terms and conditions. In this regard, copy of TDS payment challan shall be handed over by the Successful Purchaser to the AO.
24	The submission of the Bid/Offer means and implies that the Bidder/Offeror has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
25	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.
26	**General Terms and Conditions**

 Bidders Signature ___________________

	The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
27	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 the intending bidders shall have no right whatsoever to object to the same.
28	The AO reserves the right and liberty to accept/reject any or all the Bids/Offers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at her sole and absolute discretion, reserves the right to go for re-bidding or sell the asset 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.
29	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the wilful 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.
30	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
31	**Jurisdiction** All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.

Bidders Signature ___________________

32. Bidder(s)/Offerer(s) must ensure the following while submitting the bid/offer:

A. THAT THE BID/OFFER SHOULD BE FILLED IN THE FORMAT OF THE BID/OFFER FORM ENCLOSED AT ANNEXURE- VI/VII.

B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.

C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM.

D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.

E. THAT EVERY PAGE OF THE BID/OFFER DOCUMENT IS DULY SIGNED BY THE BIDDER/OFFERER BEFORE SUBMITTING THE BID/OFFER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED.

F. THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE BIDDER/OFFERER'S SIGNATURE.

*****

VI. BID FORM FOR INDIVIDUAL

For purchase of land admeasuring 2.80 hectares located at Survey No.96/3/2 (p), New Survey No.96/12 in Village: Gandhare, Taluka: Wada, District: Palghar, Maharashtra as described in "Public Notice for Sale" owned by Borrower**, Bokadia Textile Mills Pvt. Ltd.** at **Regd. Office – 577/579, Omshanti Bhavan, 2nd Floor, JSS Road, Mumbai - 400002** mortgaged by the owner/Borrower for exposure to **Bokadia Textile Mills Pvt. Ltd.**

(To be submitted by the Bidder/Offerer)

1.	***a)*** Full Name of the Bidder/Offerer *(in Block letters)*	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
	e) AADHAR No.		
2.	Brief particulars of business (if any)	:	
3.	Relationship, if any, the Bidder/Offeror has with any employee of IDBI Bank Ltd.	:	
4.	Name and particulars of the Company/Firm/Person in whose name the Secured Asset/property are to be purchased	:	
5.	**Details of Earnest Money Deposit (EMD)**		
5.1	Demand Draft/ Pay order No.		
5.2	Date of Demand Draft/ Pay order		

 Bidders Signature ___________________

5.3	Name of the issuing Bank & Branch		
	If by way of RTGS, then indicate the following		
5.4	Name of the Account from which the EMD amount is remitted		
5.5	Account No. from which the amount is remitted		
5.6	Name of the Bank/ Branch		
5.7	IFSC Code		
5.8	RTGS UTR NO.	:	
5.9	Amount remitted	:	
5.10	Date of remittance	:	
6.	Income Tax Permanent Account Number(s) (PAN) of Bidder/ Offerer	:	
7.	In case of rejection of bid or unsuccessful bidder, EMD is to be refunded and credited to above mentioned account		

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

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

Signature of the duly authorised official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :
Date :

VII. BID FORM FOR COMPANY/ PARTNERSHIP/ PROPRIETORSHIP FIRM

For purchase of land admeasuring 2.80 hectares located at Survey No.96/3/2 (p), New Survey No.96/12 in Village: Gandhare, Taluka: Wada, District: Palghar, Maharashtra as described in "Public Notice for Sale" owned by Borrower**, Bokadia Textile Mills Pvt. Ltd.** at **Regd. Office – 577/579, Omshanti Bhavan, 2nd Floor, JSS Road, Mumbai - 400002** mortgaged by the owner/Borrower for exposure to **Bokadia Textile Mills Pvt. Ltd.**

(To be submitted by the Bidder/Offerer)

1.	***a)*** Name of the Company/ Firm/Party *(in Block letters)*	
	b) Complete Registered Address (with CIN no.- Company)	
	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)
		f)

Bidders Signature ___________________

7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9.	***a)*** Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party ***(in Block letters)*** **(Original Authorised letter to be attached to carry out the e-Auction process)**	
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
	c) Mobile Nos.	
	d) E-mail ID	
10.	Designation of the Authorised Person	
11.	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	
12.	**Details of Earnest Money Deposit (EMD)**	
12.1	Demand Draft/ Pay order No.	
12.2	Date of Demand Draft/ Pay order	
12.3	Name of the issuing Bank & Branch	
	If by way of RTGS, then indicate the following	
12.4	Name of the Account from which the EMD amount is remitted	

Bidders Signature ___________________

12.5	Account No. from which the amount is remitted	
12.6	Name of the Bank/ Branch	
12.7	IFSC Code	
12.8	RTGS UTR NO.	
12.9	Amount remitted	
12.10	Date of remittance	
13.	Income Tax Permanent Account Number(s) (PAN) of Bidder/ Offerer	
14.	In case of rejection of bid or unsuccessful bidder, EMD is to be refunded and credited to above mentioned account	

* 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:

Place:
Date:

Company Seal

All authorizations should be annexed to this form.

VIII. DECLARATION BY THE BIDDER (ON GENERAL STAMP PAPER OF RS.100/-)

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

To,

The Authorised Officer,

IDBI Bank Limited.,

NPA Management Group,

WTC Complex, Cuffe Parade,

Mumbai – 400005

Dear Sir,

Bokadia Textile Mills Pvt. Ltd.
Sale of Secured Asset / Property

All those pieces and parcels of land admeasuring 2.80 hectares located at Survey No.96/3/2 (p), New Survey No.96/12 in Village: Gandhare, Taluka: Wada, District: Palghar, Maharashtra.

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

2 I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Bid/Offer and acquire the Secured Asset/property. If, I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

I/We further understand that if my/our Bid/Offer is accepted, and if, I/we fail to deposit the balance amount of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale

 Bidders Signature ___________________

consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, **I/we shall arrange to take possession of the secured asset within a maximum of 10 days**. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured asset. **I/We further understand that in the event I/We fail to take possession of the Secured Asset 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 asset or to any amount/s for which it may be subsequently sold**.

3 I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of **Bokadia Textile Mills Pvt. Ltd.,** including such dues that may affect transfer of the asset in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/Offer is accepted.

4 I/We understand that Bank is not bound to accept the highest or any Bid/Offer it may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the secured asset by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.

5 I/We understand that, I/We shall not form any type of cartel, to derail/influence the said process of bidding. If found so, I/We shall also be debarred from

 Bidders Signature ___________________

further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.

6 I/We understand that, in case the Successful Bidder fails to deposit 25% of the sale price within stipulated period, the Authorised Officer shall forfeit the EMD and if the Successful Bidder backs out after paying said 25% or more of the sale price, then Authorised Officer shall forfeit the entire amount so deposited including the EMD. And defaulting Successful Bidder can be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.

7 I/We understand that time is the essence for completing the acquisition formalities of the Secured Asset/property and I/we agree and undertake to abide by it.

8 I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.

9 I/We also enclose a Demand Draft/Pay Order of value Rs.____________/- towards Earnest Money Deposit (EMD) in the name of **"IDBI Bank Ltd - A/c Bokadia Textile Mills Pvt. Ltd."** payable at Mumbai issued by a Nationalized Bank.

Or

I/ We have remitted Rs._____________/- towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS amount in favour of IDBI Bank Limited, Account No.100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, IDBI Tower, 7th Floor, WTC Complex, Cuffe Parade, Mumbai – 400005.

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

Bidders Signature __________________

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

Place:
Date:

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 :

****

 Bidders Signature ___________________