The Authorised Officer (AO)
Of
IDBI BANK LIMITED
Retail Recovery Department, 2nd Floor, Mittal Court, B-Wing, Nariman Point, Mumbai-400021
Tel. No. : 022 – 61279377 / 61279350/ 61279342

BID/TENDER DOCUMENT
For
Sale of Asset of

1. Manoj Vinod Kakaria (Borrower) & Pratap V Kakaria (Co-Borrower)

The Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI Act)
and
The Security Interest (Enforcement) Rules, 2002

CONTENTS

IDBI BANK
CIN:L65190MH2004GOI148838

IDBI Bank Ltd.
Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021
Tel.No: 022 – 6127 9350 / 6127 9377 / 6127 9342

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6) & Rule 9(1)

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) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND " WITHOUT RECOURSE" basis on **27.03.2026** for recovery of dues, due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower(s). The reserve price and earnest money deposit will be as under:

Sr. No.	**Borrower / Mortgagor & Loan account no**	**Brief Description of Property**	**Physical Possession date**	**Reserve Price (Price in Rs)**	**EMD (Price in Rs)**	**Loan Outstanding**	**Date of Inspection**
1	Mr. Manoj Vinod Kakaria (Borrower) & Mr. Pratap V Kakaria. (Co. Borrower) Loan A/c No – 0501675100003483 & 0726675100011909	Office No. 603, 6th Flr, A-Wing, Saheen Chambers Commercial Premises CHSL, Andheri West 400058 Built-up Area-535 Sq. ft. (As per Index II)	12.06.2024	1,28,00,000/-	12,80,000/-	As on 01-02-2026, Rs.1,80,33,342.81 (plus further interest from 02-02-2026)	16.03.2026 (01:00 PM to 02:00 PM)
4	Sale of Bid/ Tender Document		13.03.2026 to 25.03.2026 (Till 4.00 P.M)				
5	Last Date of Submission of Bid along with EMD		25.03.2026 (Till 4.00 PM)				
6	Date and Time of e-auction		27.03.2026 (11.00 A.M to 12.00 Noon with unlimited extension of 5 min).				
7	For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and IDBI Bank's website i.e. www.idbi.com/www.idbibank.com For any clarification, the interested parties may contact, Shri. Arjun Thakur, DGM (M) 9850443331 (T) 022 –6127-9342 (e-mail) – arjun.thakur@idbi.co.in or Shri Tuhin Shome, AGM (M) 8981282408 (T) 022-6127-9377 (e-mail)- tuhin.shome@idbi.co.in or Shri Umesh Kumar Kori, AGM (M) 7000275146 (T) 022-6127-9253 (e-mail)- umesh.kori@idbi.co.in or Shri Shailesh Verma , Manager (M) 9527184260 (T) 022-6127-9350 (e-mail)-shailesh.verma@idbi.co.in or Shri Nitin Singh , Manager (M) 8539999774 (T) 022-6127-9236 (e mail) -nitin.singh@idbi.co.in. For e-auction support, you may contact PSB Alliance Pvt Limited, Mob: - M. No- 8291220220/ e-mail-support.baanknet@psballiance.com. **This is 15 days' Notice under Rule 9(1) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s)/ Guarantor(s)/Mortgagor(s) in the Loan.**						

Sd/-
Authorised Officer
IDBI Bank Ltd

Place : Mumbai
Date : 10.03.2026

II. BRIEF DESCRIPTION OF SECURED ASSET

Property Description (Sr. No. 1)
Office No. 603 6th Flr A-Wing Saheen Chembers, Commercial Premises CHSL, Andheri West, Mumbai 400058 Built-up Area-535 Sq. ft. (As per Index II)

III. OUTSTANDING DUES OF THE SECURED LENDERS

Sr. No.	Name of secured lenders	Total outstanding (including interest/ others)
For Sr. No. 1	IDBI Bank Ltd	As on 01-02-2026, Rs.1,80,33,342.81 (plus further interest from 02-02-2026)

IV TERMS AND CONNDITION

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned **at Sr. No. 1** of the Tender Document (hereinafter referred to as the 'Secured Asset') and the same are being sold free from charges and encumbrances of the secured lender mentioned at **Sr. No. 1** of the Tender Document.
2	**Issue of Tender/ Offer / Bid Document** The Tender Document along with Offer Form is available from **13-03-2026 to 25-03-2026 for Sr. No. 1** mentioned properties on any working day till 4.00 pm and can be obtained from Shri Arjun Thakur- DGM / Shri Tuhin Shome -AGM / Shri Umesh Kumar Kori – AGM/Shri Sanjiv Jha – AGM/Shri Nitin Singh-Manager/Shri Shailesh Verma-Manager- IDBI Bank, Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021. The bid document can also be downloaded from IDBI website (www.idbibank.in) and E-Auction service provider www.baanknet.com
3.	**Reserve Price and Earnest Money Deposit (EMD)**

Details for Sr. No. 1	Reserve Price	Earnest Money Deposit
Office No. 603 6th Flr A-Wing Saheen Chambers, Commercial Premises CHSL, Andheri West, Mumbai 400058 Built-up Area-535 Sq. ft. (As per Index II)	1,28,00,000/-	12,80,000/-

4.	The sale of Secured Assets is on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis. The description of the immovable properties is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them. The AO or the other secured lenders do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permissions/licenses, etc. or for the dues of any authority/ and or any other dues/ charges including property tax/water tax/ service charges/transfer fees/electricity dues or any other taxes/encumbrances etc of any authority established by law. It is expressly made clear that the AO/secured lenders do not take or assume any responsibility for any dues, statutory or otherwise of for **Sr. No. 1**, including such dues that may affect transfer of the assets in the name of the intending purchaser and such dues, if any, will have to be borne/ paid by the intending purchaser.

5	**<u>Inspection of Asset:-</u>** The interested bidders may inspect the asset at their own cost on the below mentioned dates in the presence of the representative of the AO available at the site to facilitate the inspection. 16.03.2026 (01:00 PM to 02:00 PM) For Serial No. 1,
6	**<u>Due Diligence by the Bidders</u>** 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 verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttal of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
8	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the asset under reference.
9	**<u>Submission of Tender/Offer</u>** The Bidder shall complete in all respects the Offer form(s) annexed to the Tender Document, and furnish the information called for therein and **shall sign and date each of the documents** in the space provided therein for the purpose. **The Bidder shall initial each page of the Offer.** Offers received for sale and / or accepted are not transferable and any requests received by the AO for issuance of sale certificate, registration of the sale certificate or any other deed if required under the applicable laws in the name of any person/entity other than the Bidder shall not be entertained. In the event of any such request made by the Bidder for issuance of sale certificate, registration of the sale certificate or any other deed in the name of some person/entity other than him/her/it, the AO shall be at liberty to cancel the sale and forfeit the EMD or any amounts paid by the Bidder.

	The Format for submission of Profile of the bidder are given in Chapter VI & VII respectively of this Tender Documents. **The format Chapter VI is for Individuals** and **The format Chapter VII is Company / Proprietorship / Partnership firms**. Bidders may fill in only the form relevant to them.
10	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Tender/Offer shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12	The Tender/Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	**<u>Last date for submission of Tender/Offer /Bid Document</u>** The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, **DGM, IDBI Bank, Retail Recovery Department**, **Mittal Court, 2nd Floor, “B” Wing, Nariman Point, Mumbai-400 021, <u>not later than 4 pm on 25-03-2026 for Sr. No. 1</u>**, in sealed cover by mentioning the details on envelope “Name of the Borrower”. Bidders to submit the EMD on www.baanknet.com by registering through OTP based authentication and logging in to their BAANKNET accounts and making payment by way of Net Banking/UPI/Wallets/Credit Cards/Debit Cards. Once paid, a digital receipt with transaction ID, EMD amount and auction details is generated. EMD amounts are held in a secure escrow account until the auction concludes. Unsuccessful bidders are notified by BAANKNET about EMD refunds to the original payment method within 07 working days.
14	Only those bidders will be permitted to participate in e-auction whose Tender/ Offer /Bid Document is complete in every respect and successful EMD transaction on www.baanknet.com successfully recorded under the Bidder’s profile in their BAANKNET accounts, well before the cut-off time will be permitted by www.baanknet.com to participate in the e -auction process. Secured Lender i.e IDBI Bank Limited does not take any responsibility and will not entertain any complaint for any delay/failure in transfer of funds by way of electronic mode on www.baanknet.com. Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection.

15	<u>**Registration with E-Auction Service Provider**</u> 1. Participants who are not already registered with the e-auction provider M/S. PSB ALLIANCE PVT LIMITED, should register themselves by following the procedure mentioned at the website: www.baanknet.com 2. The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/S.PSB ALLIANCE PVT LIMITED. a) SOI Form duly signed & filled up. Please download from provider www.baanknet.com b) Self-attested copy of Pan Card c) Self-Attested valid residential proof (Voter Id card, Aadhaar Card, Passport copy, Ration card, telephone bill, electric bill - any one) d) Self-attested valid e mail id and mobile no. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process. <u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support</u>, such bidders may contact to PSB Alliance Pvt Ltd, Mob: - M. No- 8291220220 / e-mail- support.baanknet@psballiance.com ; logon at www.baanknet.com **The Bank/ AO / e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.**	
16	**Date and Time of e-Auction :**	**27.03.2026** **(11:00 A.M. to 12 Noon with unlimited extension of 5 min, if required)**
	The auction would be held with unlimited extensions of 5 minutes each, if **required,** on e-auction platform at website: www.baanknet.com**.** In case no further valid bids are received during the extended period, the last highest bid (equivalent or more than Reserve Price) received would be treated as the successful bid and auction would be treated as closed/terminated. <u>**Increase in Bid Amount :**</u> 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. 25,000/-, Increase in bid amount below the said Rs. 25,000/- will be rejected. First bid should be of at least equal to Reserve Price with increment(s) over the Reserve Price in multiples as above.
17	AO reserves the right to retain the EMD of top three bidder's up to three months from the date of e -auction and **the amount of EMD will not carry any interest**. The Bids so retained will be valid for two months from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 7 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 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 to be issued**,** by way of **NEFT/RTGS** in favour of **IDBI Bank Limited, as per accounts details mentioned below.** **Property Details** / **Account No.** / **IFSC Code** / **Branch Name**: For Sr. No. 1 / 50134915010026 / IBKL0000501 / Mumbai –Dadar West The balance amount of the sale price shall have to be paid within **15** days of acceptance of his/her bid by way of **NEFT/RTGS** in favour of **IDBI Bank Limited, as per accounts details mentioned below.** **Property Details** / **Account No.** / **IFSC Code** / **Branch Name**: For Sr. No. 1 / 50134915010026 / IBKL0000501 / Mumbai –Dadar West Such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months subject to proper justification.
19	As per Sec 194-I A of Income Tax Act, 1961, TDS will be applicable on the sale proceeds where the sale consideration is Rs.50.00 Lakhs and above. Payment of TDS should be made through Form 29QB incorporating Bank's Pan Number by the successful Bidder and submit certificate to Authorised officer.
20	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall forfeit the EMD and if the successful bidder backs out or does not pay balance 75% of the sale within permitted time after paying 25% of the sale price, then AO shall forfeit the entire deposit of the sale consideration so deposited including the EMD.

21	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.
22	On confirmation of sale and if all the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
23	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
24	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his/ her/ their name. Bank does not take any responsibility to provide information on the same.
25	The submission of the Bid/Offer means and implies that the Bidder/ Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
26	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.

27	**<u>General Terms and Conditions</u>** The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
28	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.
29	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 his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
30	In the event the said sale in favour of the bidder is not 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.
31	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.
32	**<u>Jurisdiction</u>** 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.
33	**Tenderer (s) must ensure the following while submitting the tender:** A. That the tender should be filled in the format of the tender bids enclosed at Annexure-VI/VII. **B.** Copy of the Pan Card of the person/s 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 authorizing the person /partner to file the bid for the assets and copy of the identity proof of the said person/partner. **E.** That every page of the tender document is duly signed by the tenderer before submitting the tender and document 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 tenderer's signature.
34.	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s. PSB Alliance Pvt Limited.
35	Parties may get the Bid Document, which contains detailed terms and conditions of sale, bid forms etc. from any of our office, on all working days or downloaded from IDBI Bank's website.
36	AO/Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured assets or for procuring any permissions etc or for the dues of any authority established by law.
37.	The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount 75% of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
38.	AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
39.	The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
40.	The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc. for transfer of secured asset.

V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS

1	**Issue of Bid/Offer Document**	:	The Tender/Offer Document for Sr. No. 1 can be obtained from Shri Arjun Thakur, DGM (T) 022 –6127 9342 (M) 9850443331 (e-mail) – arjun.thakur@idbi.co.in / Tuhin Shome, AGM (M) 8981282408 (T) 022-6127-9377 (e-mail)-tuhin.shome@idbi.co.in / Shri Umesh Kumar Kori (e-mail-umesh.kori@idbi.co.in), (M) 9752205247 / Shri Sanjiv Jha, AGM, (M) 7903316665 (e-mail)- sanjiv.jha@idbi.co.in / Shri Nitin Singh (M) 8539999774 (e-mail)- nitin.singh@idbi.co.in/Shri Shailesh Verma (M) 9527184260 (e-mail)- shailesh.verma@idbi.co.in IDBI Bank , Retail Recovery Department, Mittal Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021 from **13.03.2026 to 25.03.2026 on any working day between 11.00 am to 4.00 pm.** The Tender/Offer Document can also be downloaded from IDBI website **(www.idbibank.in)** **and** **www.baanknet.com**
2	**Cost of the Tender/Offer Document**	:	Nil
3	**Last Date and time for submission of Tender Document together with EMD**	:	**25.03.2026 (Till 4.00 PM)**
4	**Place, Date and time of E-Auction**	:	**Place : e-auction platform at website:** www.baanknet.com **Date: 27.03.2026 (11:00 a.m. to 12 noon)** **with unlimited extension of 5 min each, if required**

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