



The Authorised Officer (AO)

of

IDBI BANK LIMITED

IDBI Bank Ltd, Retail Recovery
44 Shakespeare Sarani
Kolkata – 700017
West Bengal

BID DOCUMENT

For Amit Das

SALE OF ASSETS OF SHRI AMIT DAS (BORROWER) SITUATED AT
Mortgage by deposit of Regd. Conveyance Deed No. I-06130 dated 18.05.2012 in respect of
immovable properties consist of:

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H,
the building known as “Club Residenza” together with the right to use the common area parts and
facilities and undivided un-demarcated proportionate share in the land described in the first schedule
and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;
On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S.
Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No.
2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipalty, P.S. Airport, Dist:-
North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club
Residenza” under Rajarhat Gopalpur Municipalty, P.S. Airport, Dist:- North 24 Parganas, Kolkata
700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land
On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489
(Part)

Property stands in the name of Shri Amit Das

UNDER

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

&
The Security Interest (Enforcement) Rules, 2002

Dated: 09.03.2026

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IMPORTANT DATES & INFORMATION:

Bid Increase Amount	By Rs 10,000/-
Sale of Bid / Tender document	Bid Document can be obtained from Kolkata Zonal Office , on working days (11.00 A. M. to 4.00 P. M.) or from the website : www.idbibank.in and www.baanknet.com till March 26, 2026.
Date of Inspection	March 18,2026 Between 11.00 A. M. to 12.30 P. M.
Last Date of submission of Bid along with EMD & KYC documents	March 26, 2026 up to 4.00 PM
Date of e –auction/ Time of e – Auction	March 27, 2026 from 11.00 A.M. to 12.30 P.M.

I. Public Notice for Sale published in the newspapers :

IDBI BANK	IDBI BANK LTD Retail Recovery Department, 44, Shakespeare Sarani 2nd Floor, Kolkata - 700 017 Landline : 033-6655 7746, Ph. No.: 7797842662 Website : www.idbibank.in , CIN : L65190MH2004GOI148838	SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.		
Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the secured creditor, the Physical Possession of which has been taken by the Authorised Officer of IDBI Bank, Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and basis on 27.03.2026 .		
1) Name & Address of the Borrower 2) Name & Address of the Co-Borrower 3) Loan Account Numbers	a) Demand Notice Date b) Possession Date c) Outstanding Balance as per Demand Notice	A) Reserve Price B) Earnest Money Deposit (E.M.D.) C) Bid Increment Amount D) Date of e-auction
Shri Amit Das (Borrower) Rina Das (Co-Borrower)	a) 12.07.2022 b) 28.03.2024 c) Rs. 13,60,345.18 (Rupees Thirteen Lakh Sixty Thousand Three Hundred forty five and paise eighteen only) as on 10.04.2022 (with interest recon upto 09.04.2022), together with further interest thereon at the contractual rate upon the footing compound interest from 10.04.2022.	Description of Immovable Property All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as "Club Residenza" together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below : On the North : Passage and Flat No 5 K; On the South : Vendors Land; On the East : Flat No 5 I; On the West : 10 ft passage and Block II. First Schedule : ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burdola, near Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhamnagar (Salt lake City) and building known as "Club Residenza" under Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below : On the North : R.S. Dag No 490 (Part); On the South : Land; On the East : R.S. Dag No 489 (Part) and 12 ft. wide passage; On the West : R.S. Dag No 489 (Part).
Gist of Terms and Conditions appearing in the bid documents : 1. The sale would be on E-Auction platform at the website https://baanknet.com/ through auction service provider PSB Alliance Pvt. Ltd. situated at Unit 1, 3rd Floor, VIOS Tower, Anik Nagar, Wadala East, Mumbai - 400037. 2. The Bid Document can be obtained from Kolkata Zonal Office, 44, Shakespeare Sarani, Kolkata - 700017 on working days (11.00 A.M. to 4.00 P.M.) from the website www.idbibank.in and https://baanknet.com/ till 26-March-2026, 4.30 PM 3. To the best of knowledge and information there are no encumbrances on the above properties. 4. This publication is also statutory sale notice to the Borrower's / Gaurantor's / Mortgagor's for sale under rule 9 (1) as per amended SARFAESI Act 2002. 5. Further details and General Terms and Conditions Bank's website (www.idbibank.in) and or contact the Branch Officials mentioned above and also refer to the bid document hosted therein. 6. The Authorised Officer reserves the right to accept or reject any or all of the bids without assigning reason(s) or cancel the auction process. 7. Date and time of Inspection is 16.03.2026 from 11 am to 12.30 pm 8. Date and time of e auction is 27.03.2026 from 11 am to 12.30 pm		
Date : 09.03.2026 Place : Kolkata		Sd/- Authorized Officer, IDBI Bank



IDBI BANK

আইডিবিআই ব্যাংক লিমিটেড

রিটেইল রিকার্ডার ডিপার্টমেন্ট
৪৪, শেখরশিয়র সরণি, ৩য় তল, কলকাতা ৭০০ ০১৭
ল্যান্ডলাইন: ০৩৩-৬৬৫৫৭৭৪৩, ফোন নং: ৭৭৯৭৮৪২৬৬২
ওয়েবসাইট: www.idbibank.in, সি আই এন:
এল৬৫১২০এমএইউ২০০৪জিওআই১৪৮৮৩৮

স্থাবর সম্পত্তি বিক্রয়ের জন্য বিক্রয় বিজ্ঞপ্তি

সিকিউরিটি ইন্টারেস্ট (এনফোর্সমেন্ট) রুলস, ২০০২-এর রুল ৮ (৬)-এর শর্তাবলীর সাথে পঠিত সিকিউরিটাইজেশন আ্যাক্ট রিকনস্ট্রাকশন অফ ফিন্যান্সিয়াল অ্যাসেটস আ্যাক্ট এনফোর্সমেন্ট অফ সিকিউরিটি ইন্টারেস্ট আ্যাক্ট, ২০০২-এর অধীনে স্থাবর সম্পদ বিক্রয়ের জন্য ই-অকশন বিক্রয় বিজ্ঞপ্তি।

এতদ্বারা জনসাধারণ এবং বিশেষ করে স্বর্ণগ্রহীতা(গণ), বন্ধকদাতা(গণ) এবং জমিদার(নর) নোটিস দেওয়া হচ্ছে যে নিম্নে বর্ণিত স্থাবর সম্পত্তি যা মর্টগেজ/চার্জ করা আছে, যার বাস্তবিক দখল অনুমোদিত অধিকারিক নিয়োগে, তা ২৭.০৩.২০২৬ তারিখে "যেমন আছে যেখানে আছে", "যেমন আছে যা আছে" এবং "যা কিছু আছে" ভিত্তিতে বিক্রি করা হবে।

১) স্বর্ণগ্রহীতা এবং সহ-স্বর্ণগ্রহীতা (দেয়) নাম ও ঠিকানা ২) সহ স্বর্ণগ্রহীতা নাম ও ঠিকানা ৩) লোন অ্যাকাউন্ট নং	(ক) ডিমান্ড নোটিসের তারিখ (খ) বাস্তবিক দখলের তারিখ (গ) ডিমান্ড নোটিস অনুযায়ী বাক্য	স্থাবর সম্পত্তির বিবরণ	ক) রিজার্ভ প্রাইস (খ) বাক্যনা জমা (ই.এম. ডি.) (গ) বিত বৃদ্ধির পরিমাণ (ঘ) ই- নিলামের তারিখ	দখল ধরন
শ্রী অমিত দাস (স্বর্ণগ্রহীতা) রীনা দাস (সহ-স্বর্ণগ্রহীতা)	(ক) ১২.০৭.২০২২ (খ) ২৮.০৩.২০২৪ (গ) ১০.০৪.২০২২ অনুযায়ী ২১৩,৬০,৩৪৫.১৮ (কেবল লক্ষ ঘটি হাজার তিনশো পঁয়তাল্লিশ টাকা এবং অষ্টাশ্রেয় পয়সা মাত্র) (০৯.০৪.২০২২ পর্যন্ত উদ্ধৃত সুদ সমেত) ও ১০.০৪.২০২২ থেকে চুক্তিবদ্ধ হারে চক্রবৃদ্ধি সুদের ভিত্তিতে উদ্ধৃত অতিরিক্ত সুদ সমেত।	প্রথম তফসিল-এ বর্ণিত জমিতে অবিস্তৃত ও অতিথিত আনুশঙ্গিক অংশ এবং সাধারণ এলাকা ও সুবিধাগুলি ব্যবহার করার অধিকার-সহ "জাব রেসিডেন্স" নামক ভবনের প্রক ৩-এ ৬ই তলে অবস্থিত ৮০৬ বর্গফুট সুপার বিল্ড আপ এরিয়া পরিমাপের ফ্ল্যাট নং ৫ এইচ-এর অপরিসর্য সমগ্র পরিমাণ। সম্পত্তির চৌহদ্দি: উত্তর- পাসেজ এবং ফ্ল্যাট নং ৫ কে; দক্ষিণ- বিজ্ঞপ্তির জমি; পূর্ব- ফ্ল্যাট নং ৫ আই; পশ্চিম- ১০ ফুট পাসেজ এবং প্রক ২। প্রথম তফসিল ১৯ কাঠা ২ ছটাক ৫২ বর্গফুট পরিমাপের জমির অপরিসর্য সমগ্র পরিমাণ যার স্থিতি ও বিবরণ: আর এস দাগ নং ৪২৯, ৪১৩, এল আর খতিয়ান নং ১২৪৯, মৌজা- গোপালপুর, জে এল নং ২, আর এস নং ১৪০, টোজি নং ২৯৯৮, ওয়ার্ড নং ৬, নারায়ণপুর, বহুতলা, রাধারহাট গোপালপুর মিউনিসিপালিটির কাছে, থানা- এয়ারপোর্ট, জেলা- উত্তর ২৪ পরগনা এবং এ ডি এস আর ও বিধাননগর (সেটলেক সিটি) এবং কলকাতা ৭০০১৩৬-এর "জাব রেসিডেন্স" নামক ভবন। জমির চৌহদ্দি: উত্তর- আর এস দাগ নং ৪৩০ (অংশ); দক্ষিণ- জমি; পূর্ব- আর এস দাগ নং ৪৩৯ (অংশ) এবং ১২ ফুট চওড়া পাসেজ; পশ্চিম- আর এস দাগ নং ৪৩৯ (অংশ)।	(ক) ২৭,৫০,০০০/- (খ) ২৭,৫০,০০০/- (গ) ২১০,০০০/- (ঘ) ২৭,০৩,২০২৬	বাস্তবিক

বিত্ত তত্ত্বমুখ্যে নিয়ম ও শর্তাবলীর সারসংক্ষেপ:

- ১) বিক্রয়টি ই-অকশন প্রায়সর্বে <https://banknet.com/>-এর মাধ্যমে অকশন পরিবেশে প্রদানকারী শিএসবি অ্যাপ্লিকেশন আইডেটি লিমিটেড, যার ঠিকানা ইউনিট ৪র্থ তল, ডিআইওএস টাওয়ার, অমিক নগর, ওয়ারালা পূর্ব, মুম্বই-৪০০০৩৭-এর দ্বারা পরিচালিত হবে।
- ২) বিত তত্ত্বমুখ্যে কলকাতা জেনারেল অফিস, ৪৪, শেখরশিয়র সরণি, কলকাতা-৭০০০১৭ থেকে কার্যের নিয়ন্ত্রণে (সকাল ১১.০০টা থেকে বিকেল ৪.০০টা পর্যন্ত) এবং www.idbibank.in ও <https://banknet.com/> ওয়েবসাইটে থেকে ২৬ মার্চ, ২০২৬ বিকেল ৪.৩০ মিনিট পর্যন্ত পাওয়া যাবে।
- ৩) জ্ঞান ও বিবাস মতে উপরিউক্ত সম্পত্তিগুলির উপর কোনও দায় নেই।
- ৪) এই প্রকাশনটি সংশ্লিষ্ট সারসংক্ষেপ আ্যাক্ট ২০০২-এর রুল ৯ (১) অনুযায়ী বিক্রয়ের জন্য স্বর্ণগ্রহীতা/জমিদার/বন্ধকদাতাদের জন্য একটি বিবিধ বিক্রয় বিজ্ঞপ্তিও গঠে।
- ৫) আগত বিশদ বিবরণ এবং সারসংক্ষেপ নিয়ম ও শর্তাবলীর জন্য ব্যাঙ্কের ওয়েবসাইটে (www.idbibank.in) দেখুন এবং/অথবা উপরে উল্লিখিত শাখা অধিকারিকদের সঙ্গে যোগাযোগ করুন এবং সেখানে প্রাপ্ত বিত তত্ত্বমুখ্যে দেখুন।
- ৬) অনুমোদিত অধিকারিক কোনও কারণ বর্ণনায় ছাড়ই যে কোনও বা সমগ্র বিত গ্রহণ বা বাতিল করার বা নিলাম প্রক্রিয়া বাতিল করার অধিকার সংরক্ষণ করেন।
- ৭) পরিদর্শনের তারিখ ও সময় ১৬.০৩.২০২৬ সকাল ১১টা থেকে দুপুর ১২.৩০ মিনিট পর্যন্ত।
- ৮) ই- নিলামের তারিখ ও সময় ২৭.০৩.২০২৬ সকাল ১১টা থেকে দুপুর ১২.৩০ মিনিট পর্যন্ত।

তারিখ: ০৯.০৩.২০২৬
স্থান: কলকাতা

স/-
অনুমোদিত অধিকারিক, আইডিবিআই ব্যাংক

The above sale notice was published in the following newspapers on 12.03.2026

- i) Business Standard (English) – Kolkata Edition
- ii) Aajkal (Bengali) – Kolkata Edition

II. POSSESSION NOTICE PUBLISHED IN NEWSPAPERS

 IDBI BANK		Place: Kolkata		Canara Bank	
		IDBI Bank Limited, Retail Recovery Department CIN : L65190MH2004G0148838 44, Shakespeare Sarani, 2nd Floor, Kolkata - 700017 Ph. No : (033) 66557755/766		APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Property)	
Whereas, the undersigned being the Authorised Officer of IDBI Bank Ltd, Retail Recovery Cell, IDBI Bank Ltd, Zonal Office Building (2nd Floor), S. Sarani, Kolkata - 700017 under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice on the date mentioned against the accounts calling upon the Borrowers/Co-borrowers having failed to repay the amount, notice is hereby issued to the Borrowers/Co-borrowers and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules 2002, rules on the dates mentioned against each accounts. The Borrowers/ Co-borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of IDBI Bank Ltd, Retail Recovery Cell, IDBI Bank Ltd, Zonal Office Building (2nd Floor), S. Sarani, Kolkata - 700017 for the amounts mentioned below plus applicable interest & cost/charges thereon. 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.					
a) Name of the Borrower/ Co-Borrower / Guarantor b) Possession Type c) A/c No.		1) Demand Notice 2) Date of Possession 3) Claim amount as per Demand Notice		Description of Property	
a) Shri. Amit Das (Borrower) & Smt. Rina Das (Co-Borrower) b) Physical c) 0690675100000611, 0690675100000620		1) 12.07.2022 2) 28.03.2024 3) Rs. 13,60,345.18 (Rupees Thirteen Lakh Sixty Thousand Three Hundred Forty Five and Paise Eighteen Only) as on 10.04.2022 with further interests, charges and costs thereon		Flat Details:- All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5 H, the building known as "Club Residenza" together with the right to use the common area parts and facilities and undivided undemarcated proportionate share in the land described in the first schedule and butted and bounded as below : On the North :- Passage and Flat No 5 K; On the South :- Vendors Land; On the East :- Flat No 5 I; On the West :- 10 ft passage and Block II. Land Description:- ALL That piece and parcel of land measuring about 19 cottahs 2 chittaks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khalian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Nanyanpur, Burfola, near Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as "Club Residenza" under Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below : On the North :- R.S. Dag No 490 (Part) ; On the South :- Land, On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part).	
Date : 29 March 2024 Place : Gopalpur, Rajarhat, Kolkata					
Sd/- Authorised Officer, IDBI Bank Ltd.					

[illegible]

The above possession notice was published in the following newspapers on **29.03.2024**.

- i) Business Standard (English) – West Bengal edition with circulation in West Bengal
- ii) Ekdin (Bengali) – West Bengal edition with circulation in West Bengal

III. **BRIEF DESCRIPTION OF SECURED ASSETS**

LOT-I – Movable property : Nil

LOT – II – Immovable property

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as “Club Residenza” together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;
On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club Residenza” under Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land
On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part)

IV. **OUTSTANDING DUES OF THE SECURED LENDERS**

Shri Amit Das

IDBI Bank Ltd:-

As on 11.04.2022

Facility	Amount in Rs.
Home Loan	13,61,053.18
Expenses	62,229.42 (As on 04.02.2026)
Total Outstanding	14,23,282.60

Total outstanding amount of Rs. **14,23,282.60** (Rupees Fourteen Lakh Twenty Three Thousand Two Hundred Eighty Two and sixty Paise only) as on 11-04-2022 (with interest recon upto 09-04-2022) plus further applicable interest cost & charges w.e.f. 10-04-2022.

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V. TERMS AND CONDITIONS

1	The Authorised Officer (AO) of IDBI Bank Ltd (IDBI), exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as “the SARFAESI Act”) is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the ‘Secured Assets’) and the same are being sold on “As is where is, as is what is & whatever there is and without recourse” basis.
2.	Auction/ bidding shall only be through “online electronic mode” through the website of the service provider : https://baanknet.com/ Address:- PSB Alliance Pvt. Ltd. “Unit 1, 3rd Floor, VIOS Tower, Anik Nagar, Wadala East, Mumbai-400037” Help desk number of e-auctioneer:- M. No- 8291220220 E-mail- support.baanknet@psballiance.com
3.	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with offer Form is on sale from March 12, 2026 to March 26, 2026 on any working day between 11.00 am to 4.00 p.m and can be obtained from Shri Uday Kumar Tiwari, Deputy General Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017, Shri Sukanta Saha, Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017, Phone: 7797842662 on payment of non-refundable fees of Rs.100/- (Rupees One Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd- A/c Amit Das” payable at Kolkata issued by Scheduled Commercial Bank. The bid document can also be downloaded from IDBI website www.idbibank.in. 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 bid along with EMD.
4	<u>Reserve Price</u> The Reserve price for the sale of the Secured Assets is as under: • LOT – II – Rs.17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only) <u>Earnest Money Deposit (EMD)</u>

	The EMD has been fixed at LOT – II - Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand Only)
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” 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 does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. 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 Shri Amit Das or Mortgagor/Guarantor including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser.
7	<u>Inspection of assets</u> The interested parties may inspect the assets at their own cost between 11.00 A.M. to 12.30 P.M. on the assigned date (March 18, 2026) in the presence of a representative of the AO available at the site to facilitate the inspection.
8	<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, pending litigations (if any) etc. whether the bidder actually inspects or visits or verifies or not.
9	To the best of knowledge and information of Bank /Authorized Officer no other encumbrances exists on the stated properties/assets. However, prospective bidders may peruse the copies of title deeds available with Bank with prior appointment and also carry out their own enquiries to satisfy themselves regarding encumbrances, if any over the above properties/assets.
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 movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding

	any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
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	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Offer form(s) annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Offer. Offers received for sale and / or accepted are not transferable. The Format for submission of Profile of the bidder are given in Chapter VII & VIII respectively of this Tender Documents. The format Chapter VII is for Individuals and The format Chapter VIII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
13	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card & Address proof) to the Authorised Officer at IDBI Bank Ltd. After scrutinizing if the bid documents are complete in all respect, the eligible bidders have to create user id / password for registering in the e-auction through service provider PSB Alliance Pvt. Ltd. M. No- 8291220220.
14	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
15	The Tender/Offer shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
16	The Tender/Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
17	<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, Shri Uday Kumar Tiwari, Deputy General Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017. Phone: 7797842662, <u>not later than 04.00 P.M. on March 26, 2026</u> in a sealed cover containing a crossed A/c Payee Demand Draft/Pay Order of Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand only) for LOT – II The DD / PO should be drawn in favour of “IDBI Bank Ltd- A/c Amit Das” payable at Kolkata issued by Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD), which shall be superscribed “EMD for Amit Das” and the other sealed cover containing

	the Bid Document superscribed “Bid Document – for Amit Das”. <u>Remittance of EMD by way of RTGS</u> Bidders who prefer to submit the EMD by way RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 69034915010026, IFSC Code: IBKL0000690, Branch : Garia, Kolkata. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms. Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in or from the website of the e-auction service provider: www.baanknet.com must pay Rs.100/- (Rupees one hundred only) towards the cost of the same, by way of DD/ PO or by way of RTGS.
18	Only those bidders will be permitted to participate in the e –auction whose Tender/ Offer /Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint – Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.
19	<u>Registration with E-Auction Service Provider</u> Participants who are not already registered with the e-auction provider PSB Alliance Pvt. Ltd. , M. No- 8291220220 should register themselves by following the procedure mentioned at the website: https://baanknet.com/ The user id and password has to be created by participants / intending purchasers from the website https://baanknet.com/. After creation of userid / password, in case any bidders feel the need for any support, such bidders may contact Helpline No. :- 8291220220 who is the Service Provider to arrange e – auction. The bidders may be participating in e – auction for bidding from their place of choice and internet connectivity shall have to be ensured by bidder himself. The Bank/ AO / e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.
20	The e- auction day : <u>March 27, 2026</u> E –Auction time: <u>From 11 A.M to 12.30 P.M. (Subject to unlimited extensions of 5</u>

minutes each as explained herein below)

LOT-I – Movable property : **Nil**

LOT – II – **Immovable property**

Mortgage by deposit of Regd. Conveyance Deed No. I-06130 dated 18.05.2012 in respect of immovable properties consist of:

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as “Club Residenza” together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;
On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipalty, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club Residenza” under Rajarhat Gopalpur Municipalty, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land
On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part)

Interested bidders, who have been found to be eligible and submitted their refundable & non interest bearing EMD, not below Reserve price, before the last date mentioned shall be eligible for participating in the e- bidding process.

Online Auction shall be held **primarily for a period of one and a half hours** on e-auction platform at website: <https://www.baanknet.com> 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. **Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is valid bid in terms of e-auction notice published and this Tender document.** If such valid bid is not received in the said last 5 minutes, the auto-extension will not take place and the E-auction shall get closed automatically without any further extension and the last highest bid received would be treated as the successful bid and auction would be treated as concluded subject to acceptance and approval of the Bid by the Authorised Officer. Necessary

	communication in this regard shall be sent in writing by the Authorised Officer to the successful Bidder. 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. <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. <u>In multiples of Rs.10,000/-</u> Increase in bid amount below the said Rs.10,000/- will be rejected. First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.
21	AO reserves the right to retain the EMD of top three bids upto two month 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 bids will be returned within 7 days from the date of e-auction.
22	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and the purchaser shall immediately i.e. on the same day or not later than next working day will be required to deposit 25% of the sale price (less the amount of EMD) on acceptance of his/her bid by crossed A/c Payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd. – A/c Amit Das payable at Kolkata issued by Scheduled Commercial Bank. The balance 75% of the sale price on or before 15th day of confirmation of sale by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd. – A/c Amit Das” – payable at Kolkata issued by Scheduled Commercial Bank. Or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer.
23	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.
24	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.
25	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 13 to 20 above and further in terms of this Bid Document.
26	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the movable and immovable

	property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
27	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.
28	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.
29	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.
30	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.
31	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above terms and conditions as may be deemed necessary in the light of the facts and circumstances.
32	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.
33	The AO reserves the right and liberty to accept/reject any or all the Bids/Offers 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.
34	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the uthori 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.
35	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 after e-auction is held.
36	Offers received for sale and / or accepted are not transferable.
37	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.
38	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
39	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.
40	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Kolkata shall have the exclusive jurisdiction to entertain /adjudicate such disputes.

VI. BRIEF DETAILS OF BID DOCUMENT

BID FORM FOR PURCHASE OF SECURED ASSETS OF AMIT DAS

LOCATED AT NARAYANPUR, GOPALPUR, RAJARHAT, KOLKATA IN THE STATE OF WEST BENGAL

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of Regd. Conveyance Deed No. I-06130 dated 18.05.2012 in respect of immovable properties consist of:

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as “Club Residenza” together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;
On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club Residenza” under Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land
On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part)

1	Issue of Bid Document :	The Bid Document can be obtained from Shri Uday Kumar Tiwari, DGM / Shri Sukanta Saha, Manager, IDBI Bank Ltd., 2 nd floor, IDBI Bank Ltd 44 Shakespeare Sarani, Kolkata-700017, from 12.03.2026 to 26.03.2026 on any working day between 11.00 A.M. to 4.00 P.M. on payment of non refundable fees of Rs.100/- (Rupees One Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “ IDBI Bank Ltd- A/c Amit Das ” payable at Kolkata issued by any Nationalized bank / Scheduled Bank. The Bid Document can also be downloaded from IDBI website (www.idbibank.in) and https://www.baanknet.com . Those bidders preferring to download the Bid Document from the website shall have to furnish the non-refundable fee of Rs.100/- (Rupees One Hundred only) as mentioned above at the time of submission of the Bid
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			Document. Interested parties can participate in the e-auction for only one lot or all, as they desire. Separate Bid Documents along with EMD to be submitted for each lot.
2. If bids received for both lots, Sale allowed for both LOTs. However land will be handed over only after removal of P & M, in case successful bidders for the lots, are different.			
3	Cost of the Bid Document	:	Rs. 100/- (Rupees One Hundred Only).
4	Last Date and time for submission of Bid Document together with EMD	:	March 26, 2026 up to 04.00 P.M.
5	Place, Date and time of E-Auction	:	Place: e-auction platform at website: https://www.baanknet.com Date: March 27, 2026 From 11 A.M. to 12.30 P.M. (Subject to unlimited extensions of 5 minutes each)

* * *

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

For purchase of secured assets of Amit Das (Borrower/Mortgagor) Located at Club Residenza, Block-III, 5TH Floor, Flat-5H, Narayanpur, Burtolla, Gopalpur, Kolkata-700136, in the State of West Bengal.

(To be filled and submitted by the Bidder)

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of Regd. Conveyance Deed No. I-06130 dated 18.05.2012 in respect of immovable properties consist of:

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as “Club Residenza” together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;

On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club Residenza” under Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land

On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part)

1	8 Full Name of the Bidder (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder 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 Bid Document of Rs.200/-		
	Form No.		
	Demand Draft No. / Pay Order No.		
	Date of Demand Draft / Pay Order		
	Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid Document from IDBI website www.idbi.com and prefers to remit Rs.100/- separately by way RTGS must indicate RTGS UTR No., Amount and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6	Details of Earnest Money Deposit (EMD)	:	
	Demand Draft No. / Pay Order No.	:	
	Date of Demand Draft / Pay Order	:	
	Name of the issuing Bank and Branch	:	
	Bidders who prefer to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder	:	

* 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

Name and Designation of the Authorised Signatory

Place:

Date:

VIII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP/INDIVIDUAL

For purchase of secured assets of Shri Amit Das (Mortgagor/Borrower) Located at Club Residenza, Block-III, 5TH Floor, Flat-5H, Narayanpur, Burtolla, Gopalpur, Kolkata-700136, in the State of West Bengal.

(To be filled and submitted by the Bidder)

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of Regd. Conveyance Deed No. I-06130 dated 18.05.2012 in respect of immovable properties consist of:

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as “Club Residenza” together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;
On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipalty, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club Residenza” under Rajarhat Gopalpur Municipalty, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land
On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part)

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)

		d)
		e)
		f)
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	8 Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorize Person	:
11	Relationship, if any, the Bidder has with any employee of IDBI Bank Ltd.	:
12	Details of Purchase of Bid Document of Rs.200/-	
	i) Form No.	
	Demand Draft No. / Pay Order No.	
	Date of Demand Draft / Pay Order	
	Name of the issuing Bank and Branch	
	Bidders who have downloaded the Bid Document from IDBI website www.idbi.com and prefers to remit Rs.200/- separately by way RTGS must indicate RTGS UTR No., Amount and date.	
	RTGS UTR No.	
	Amount remitted	
	Date	
13	Details of Earnest Money Deposit (EMD)	:
	Demand Draft No. / Pay Order No.	:
	Date of Demand Draft / Pay Order	:
	Name of the issuing Bank and Branch	:
	Bidders who prefers to remit EMD by way RTGS must indicate RTGS UTR No., Amount and date.	
	RTGS UTR No.	
	Amount remitted	
	Date	

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

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer

or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID

(Note: This Appendix forms part of the Bid)

To,
Authorised Officer, IDBI Bank Ltd.
Retail Recovery,
IDBI Bank Ltd, 2nd Floor, IDBI House,
44 Shakespeare Sarani, Kolkata-700017

Sir/Madam,

Sale of secured assets of Amit Das (Mortgagor/Borrower) Located at Club Residenza, Block-III, 5TH Floor, Flat-5H, Narayanpur, Burtolla, Gopalpur, Kolkata-700136 in the State of West Bengal

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of Regd. Conveyance Deed No. I-06130 dated 18.05.2012 in respect of immovable properties consist of:

All That a flat measuring 806 sq ft super built up area at the Block III, 5th Floor, being Flat No 5H, the building known as “Club Residenza” together with the right to use the common area parts and facilities and undivided un-demarcated proportionate share in the land described in the first schedule and butted and bounded as below:

On the North :- Passage and Flat No 5 K ; On the South :- Vendors Land;
On the East :- Flat No 5 I ; On the West :- 10 ft passage and Block II.

First Schedule:

ALL THAT piece and parcel of land measuring about 19 cottahs 2 chittacks 52 sq ft comprised R.S. Dag No. 429, 419, R.S. Khatian No. 1249 of Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, Ward No 6, Narayanpur, Burtolla, near Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas and A.D.S.R.O. Bidhannagar (Salt lake City) and building known as “Club Residenza” under Rajarhat Gopalpur Municipality, P.S. Airport, Dist:- North 24 Parganas, Kolkata 700136. The land is butted and bounded as below:

On the North :- R.S. Dag No 490 (Part) ; On the South :- Land
On the East :- R.S. Dag No 489 (Part) and 12 ft. wide passage ; On the West :- R.S. Dag No 489 (Part)

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

Document.

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

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

I/We further understand that if my/our Bid is accepted, after making full payment of the sale price within 15 days of acceptance of bid 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.

3. 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 Amit Das 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 is accepted.
4. I/We understand that you are not bound to accept the highest or any Bid 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.
5. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.

6. I/We also enclose Demand Draft/Pay Order of value of

- **Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only)** for **LOT – II** towards Earnest Money Deposit (EMD) in the name of “IDBI Bank Ltd.-A/c Amit Das” Payable at Kolkata

Or

I/ We have remitted **Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only)** for **LOT – II**

towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in

favour of IDBI Bank Limited, Account No. 69034915010026, IFSC Code: IBKL0000690, Branch : Garia, Kolkata

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

8. We understand that the Bid should be unconditional and Bid having conditions contrary to the terms and conditions of the Bid Document can be summarily rejected.

Place:

Dated ...__ day of _____ 2026

Signature in the capacity of

duly authorized to sign Bid for and on behalf of

(Name and address of the Bidder)
(IN BLOCK CAPITALS)

WITNESS :

Signature :

Name & Address :

Occupation :

X **Disclaimer**

The information contained in this Bid Document or information provided subsequently to bidder(s) or applicants whether verbally or in documentary form by or on behalf of “IDBI Bank Ltd.”, is provided to the bidder(s) on the terms and conditions set out in this Bid Documents and all other terms and conditions subject to which such information is provided.

This Bid Document is not an agreement and is not an offer or invitation by IDBI Bank Ltd to any parties other than the applicants who are qualified to submit the bids. The purpose of this Bid Document is to provide the Bidder(s) with information to assist the formulation of their proposals/offer. This Bid Document does not claim to contain all the information each Bidder may require. Each Bidder may conduct its own independent investigations and analysis and is free to check the accuracy, reliability and completeness of the information in this Bid Document. IDBI Bank Ltd makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Bid Document. IDBI Bank Ltd may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Bid Document.

IDBI Bank Ltd reserves the right to reject any or all the expression of interest / proposals/offer received in response to this Bid Document at any stage without assigning any reason whatsoever. The decision of IDBI Bank Ltd shall be final, conclusive and binding on all the parties/Bidders.