

The Authorized Officer (AO)

of

IDBI BANK LIMITED

Retail Recovery

**8th Floor, Plate- B, Block-2, NBCC Office Complex,
East Kidwai Nagar, New Delhi, Pin Code-110023.**

TENDER DOCUMENT

For

Sale of Assets

All that part and parcel of the Immovable Property situated at

**All that double story Residential House No. 37, situated on land bearing having
Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64 sq.m., or
100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near
Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of
Uttarakhand**

Sale Under the provisions of

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

and

The Security Interest (Enforcement) Rules, 2002

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E-Auction Notice dated 27-03-2026

बिज़नेस स्टैंडर्ड नई दिल्ली | बुधवार, 11 मार्च 2026

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Business Standard

CAMPUS TALK

WYSIWYG-NAYTARANG 2026 CELEBRATED WITH GREAT ENTHUSIASM AT I.T.S., MOHAN NAGAR, GHAZIABAD

The 1st Annual Fest "WYSIWYG-NAYTARANG 2026" was successfully organized on 26th & 27th February 2026 at I.T.S., Mohan Nagar, Ghaziabad. The vibrant event witnessed tremendous participation from over 2000+ students from 100+ institutes from across Delhi-NCR, celebrating talent, creativity, and cultural diversity.

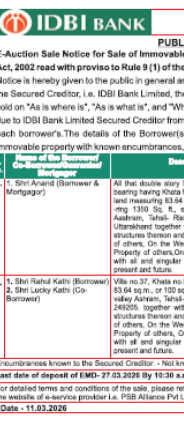
The fest was inaugurated by Aprii Chadha, Vice Chairman of I.T.S. – The Education Group, in the presence of Maya Kulabresha, a renowned Bharatanatyam artist, through the traditional lamp-lighting ceremony. The occasion was graced by the presence of Dr. Ajay Kumar, Dr. Bunt K P Pandey, and Dr. Nancy Sharma, along with faculty members and students.

Addressing the gathering, Shri Apri Chadha appreciated the enthusiastic participation of students and highlighted the importance of such events in nurturing creativity, teamwork, and confidence among young learners. A major highlight of the inaugural ceremony was the mesmerizing Bharatanatyam performance by Mr. Maya Kulabresha, who captivated the audience with her graceful expressions and rhythmic movements followed by impressive cultural performances by students and an energetic presentation by children from nearby slum area associated with the institute's Uthman Club.

The grand fest concluded with an electrifying live performance by popular singer Laxmy Kapoor, whose soulful voice and energetic stage presence enthralled the audience and provided a memorable finale to the two-day celebration.

The festival featured 23 diverse competition, including Quiz, Fashion Show, Group Dance, Nukkad Natak, Solo Dance, Solo Singing, Duo Singing, War of Bands, Sastuk, Business Plan Competition, etc., providing a dynamic platform for students to showcase their artistic and intellectual talents.





Regional Office: Nehru Colony Dehradun - 244001

Uttarakhand



PUBLIC NOTICE/ SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, i.e. IDBI Bank Limited, the symbolic possession of which has been taken by the Authorised Officer of IDBI Bank Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever therein" **on 27.03.2026**, for recovery of outstanding dues plus interest and expenses as mentioned in table below due to IDBI Bank Limited Secured Creditor from Shri. Anand, and Shri Raviul Khatkhat. The revenue price and the earnest money deposit is mentioned in below table against each borrower's. The details of the Borrower(s), Mortgage(s) and Guarantor(s) amount due, reserve price and earnest money deposit and brief description of the immovable property with known encumbrances, if any, as is mentioned in the table below:-

Sl. No. of the Borrower/ Mortgagee/ Guarantor	Description of the Immovable Property	Outstanding amount mentioned on pro-rata	Date and Time of Auction	A. Reserve Price Rs. INR	Name of Applicant/ Bidder/ Other Officers
1. Shri Anand (Borrower & Mortgagor)	All the drastic story Numbered from No. 76, situated on plot bearing bearing No. 10079 (1422/27-07), covered area 793 sq.mt and measuring 83.84 m x 93.57 ft, situated at Sector 14, near Panchsheel, "Nehru- Nehru Colony, Dehradun" in the state of Uttarakhand together with all the rights and interest therein and all the structures therein and bound as follows: On the East By: Property of others, On the West By: Property of others, On the North By: Property of others, On the South By: 18' feet wide road together with all and singular the structures and erections therein, both present and future.	Rs. 66,37,891/- (Rupees Sixty Six Lakhs Thirteen Thousand Eight Hundred Ninety One Only) towards outstanding dues in respect of the said loan as on 31-07-2024, together with further interest therein at the contractual rate upon the footing of compound interest from 12.10.2023.	27.03.2026 From 11:00 am to 1:00 pm	Rs. 27,35,950/- Rs. 27,35,950/-	Shri. Divya Khatkhat 865222-365 Shri Sumit Singh Dargi 9890101000 Shri Saahin Thapliyal 954930130 Shri Manish Kumar 809690551
2. Shri Raviul Khatkhat (Borrower) & Shri Laxay Khatkhat (Guarantor)	Villa no. 37, Chela no. 10079, Area 793 Mm. Land measuring 83.84 m x 100 sq ft situated at Mazra Rakhwa, Near Gupka village, Aulim, "Nehru-Rakhwa & Chela- Deradun, Uttarakhand" 244026, together with undivided share in the land and all the structures therein and bound as follows: On the East By: Property of others, On the West By: Property of others, On the North By: Property of others, On the South By: 18' feet wide road-together with all and singular the structures and erections therein, both present and future.	Rs. 45,77,686/- (Rupees Forty Five Lakhs Seventy Seven Thousand Six Hundred Eighty Six Only) towards outstanding dues in respect of the said loan as on 31-07-2024, together with further interest therein at the contractual rate upon the footing of compound interest from 04.05.2022	27.03.2026 From 11:00 am to 1:00 pm	Rs. 27,35,950/- Rs. 2,73,595/-	Mrs. Deepika Kumar 862720966 Shri Anish Singh 9116927163

Encumbrances known to the Secured Creditor: - Not known to the Bank.

Last date of deposit of EMO: 27.03.2026 By 10:30 a.m.

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank's website i.e. www.idbibank.com. Auction/bidding shall only be through "online auction mode" through the IDBI Bank's e-auction portal i.e. www.idbibank.com and IDBI Auction Platform, website: www.idbi.auction.com. Help desk contact no.: 0980605576/ 980210848.

Date - 15.03.2026

Place - Dehradun

Authorized Officer, IDBI Bank Ltd.

The above notice was published as below:

S. No.	Newspapers	Edition	Date on which Published
1	Business Standard (Hindi)	New Delhi	11-03-2026
2	Business Standard (English)	New Delhi	11-03-2026

II

BRIEF DESCRIPTION OF THE ASSETS

(a) Details of Properties

Sr. No.	Property Description.
1.	All those pieces and parcels of immovable properties situated at : All that double story Residential House No. 37, situated on land bearing having Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64 sq.m., or 100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of Uttarakhand

III.

**Outstanding dues of IDBI Bank (Sole lender) in the account of
Sh. Rahul Kathi and Sh. Lucky Kathi as on 11.08.2023**

LAN	Particulars	Principal	Interest	Total
0178675100004640	Housing Loan	4446656	131012	4577668

Total dues as on **11.08.2023** is **Rs 45,77,668/-** plus further interest ,costs and Legal Expenses in a/c 0178675100004640 w.e.f. 01.04.2023 till date of payment.

**IV.
TERMS AND CONDITIONS**

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets').								
2	<u>Issue of Tender/ Offer / Bid Document</u> The Bid Document along with required Forms is available from 11-03-2026 to 27-03-2026 on any working days between 11.00 am to 4.00 pm, and can be obtained from Authorised Officer, IDBI Bank Ltd. Retail Recovery, 8th Floor , plate B, NBCC Office Complex, East Kidwai Nagar , New Delhi 110023 or at any other Branch of the IDBI Bank Ltd. The Bid Document can also be downloaded from IDBI website (www.idbibank.in)->Announcements->e-Auction Notices and also from E- Auction Service Provider M/s PSB Alliance Pvt. Ltd. – https://psballiance.com/ / https://baanknet.com,								
3	<u>Reserve Price</u> The Reserve price for the sale of the Secured Assets is fixed as under: <table><tr><th>Property Details</th><th>Reserve Price</th></tr><tr><td>All that double story Residential House No. 37, situated on land bearing having Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64 sq.m., or 100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of Uttarakhand</td><td>Rs. 27,35,955/-</td></tr><tr><td></td><td></td></tr></table> <u>Earnest Money Deposit (EMD)</u> The EMD to be deposited by the intending bidders is fixed as under: <table><tr><th>Property Details</th><th>Earnest money Deposit (EMD)</th></tr></table>	Property Details	Reserve Price	All that double story Residential House No. 37, situated on land bearing having Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64 sq.m., or 100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of Uttarakhand	Rs. 27,35,955/-			Property Details	Earnest money Deposit (EMD)
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4	i. The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</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. ii. AO does not take or assume any responsibility for any shortfall of the movable (Plant & Machineries, Stocks & Spares etc) and Immovable Assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Sh. Rahul Kathi and Sh. Lucky Kathi including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser. iii. Details of encumbrances known to the secured creditor are given in the Bid Document. However, the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.	
5	<u>Inspection of assets :</u> The interested parties may inspect the assets at their own cost on 17^h Mar 2026 from 11:00 am to 5 pm in the presence of the representative of the AO available at the site to facilitate the inspection..	
6	<u>De 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 inspects or visits or verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
8	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
9	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Profile of the Bidder and “Declaration by the Bidder 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 sign each page of all the documents. Offers received for sale and / or accepted are not transferable. The Format for submission of “ Profile of the Bidder ” & “ Declaration by the Bidder ” are given in Chapter VI, VII & VIII of this Bid Documents. Bidders may fill in only the form relevant/applicable to them.
10	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid Documents shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12	The Bid Documents shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	Last date for submission of Bid Document

	Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website https://baanknet.com for depositing in bidders Global EMD Wallet . NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheque / DD will not be accepted .Bidders, not depositing the required EMD online will not be allowed to participate in the e-auction .The Earnest Money Deposited will not bear any interest . Bidders who prefer to submit the EMD by way of NEFT/RTGS, may remit the respective EMD amount in favour of IDBI Bank Limited, Account No. 17834915010026, IFSC Code: IBKL0000178, Branch :Mahalaxmi Plaza ,VC-2,Sector -3,Next to Aaykar Bhawan ,Vaishali , Ghaziabad 201012 . Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.
14	Only those bidders will be permitted to participate in the e -auction whose Bid Document is complete in every respect and whose EMD by way of NEFT/RTGS proceeds is credited into the account, indicated above, well before the cut-off time. Bank 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, 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 through mobile.
15	<u>Registration with E-Auction Service Provider</u> Participants, who are not already registered with the e-auction provider M/s. PSB Alliance Pvt. Ltd. should register themselves by following the procedure mentioned at the website: https://baanknet.com using their mobile no. and e mail id Further they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider. The intending Bidders / purchasers have to transfer the EMD amount in his /her global EMD Wallet before the e-Auction Date and time in the portal. The Registration, Verification of KYC documents and transfer of EMD in Wallet must be completed well in advance, before e-Auction. <u>In case any bidder feels the need for training / e – auction support</u>, such bidders may contact on (M) 82912 20220 and on support.baanknet@psballiance.com and other helpline numbers available in the Service Providers helpdesk. Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/alternative

	arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
16	<u>The E- auction day: 27-03-2026 from 11.00 am to 01.00 pm</u> The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website <u>https:// baanknet.com</u>. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated. <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. 15,000/- (Rupees Fifteen Thousand Only). Increase in bid amount below the above amount will not be accepted. First bid should be of at least equal to or above the Reserve Price or increment(s) over the Reserve Price in multiples as mentioned above.
17	Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto two months from the date of 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 auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of auction.
18	To improve the amount, inter say bidding between 3 Highest bidders may be conducted at the venue at the sole discretion of the Authorized Officer.
19	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately on 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 "Sh. Rahul Kathi and Sh. Lucky Kathi " payable at Delhi issued by any Scheduled Commercial Bank or by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 17834915010026, IFSC Code: IBKL0000178, Branch : Branch :Mahalaxmi Plaza,VC 2,Sector 3, Next to Aaykar Bhawan , U.P. 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 Limited – Sh. Rahul Kathi and Sh. Lucky Kathi " payable at New Delhi issued by any Scheduled Commercial Bank or by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 17834915010026 , IFSC Code: IBKL0000178 , Branch : Branch :Mahalaxmi Plaza,VC 2,Sector 3, Next to Aaykar Bhawan , U.P Branch :Mahalaxmi Plaza,VC 2,Sector 3, Next to Aaykar Bhawan , U.P or such extended period, as may be agreed upon in writing between the successful bidder and the AO.
20	In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
21	All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
22	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to re - sell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 9 to 16 above and further in terms of this Bid Document.
23	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 properties in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
24	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 Asset within a maximum of 10 days. 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.

25	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, sale tax etc. for transfer of assets in his/her name. 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.
26	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.
27	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.
28	In the event of IDBI's office remaining closed on the day of opening the bid for any unforeseen reason, the bids shall be opened on the next working day of IDBI Bank Ltd. at 11:00 am to 12:00 Noon.
29	<u>General Terms and Conditions :</u> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
30	The entire procedure of auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
31	The AO reserves the right and liberty to accept/reject any (including the highest bid) or all the Bids/Offeres and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.

32	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
33	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
34	Particular specified in schedule above has been stated to the best of the information of the Authorized officer/Bank. Authorized Officer and/or Bank will not be answerable for any error, Mis-statement or omission in this Public Notice.
35	Tenderer(s) must ensure the following while submitting the tender: A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID 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 TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER 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 TENDERER'S SIGNATURE.
36	As per Sec 194-I A of Income Tax ,1961,TDS @ 1% or 0.75% as the case may will be applicable on the sale proceeds where the Sale consideration is Rs. 50 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 the Authorised Officer.
37	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in New Delhi/Delhi shall have the exclusive jurisdiction to entertain adjudicate such disputes.

V.

PROFILE OF THE BIDDER- INDIVIDUAL

For purchase as described in “Public Notice for Sale” of the property. as mentioned below:-

All that double story Residential House No. 37, situated on land bearing having Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64 sq.m., or 100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of Uttarakhand

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

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid Document.	:	
5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD).	:	
	i) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	

	iiii) Name of the Issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way of NEFT/RTGS, must indicate NEFT/RTGS UTR No., Amount remitted and date.		
	NEFT/RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

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

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

Signature of the duly Authorized official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase as described in “Public Notice for Sale” of the below mentioned property:-
situated at All that double story Residential House No. 37, situated on land bearinghaving Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64sq.m., or 100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of Uttarakhand for loan availed by Sh. Rahul Kathi and Sh. Lucky Kathi

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

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

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

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

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

Place:

Date:

VII

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,

Mr. Inder Pal Singh
Authorised Officer,
IDBI Bank Limited.,
Retail Recovery
NBCC Office Complex,
East Kidwai Nagar,
New Delhi-110023

Sir,

Sale of Secured Assets / Properties

All that double story Residential House No. 37, situated on land bearing having Khata No.00791 (1422-27 fasli), khasra no 793 min, land measuring 83.64 sq.m., or 100 sq. yard, covered area measuring 1350 Sq. ft., situated at Mauza Raiwala, Near Orovally Aashram, Tehsil- Rishikesh, District- Dehradun in the state of Uttarakhand

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

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

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of Borrowers, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
- 5 I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
- 6 We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.
- 7 I/ We have remitted Rs. _____/- towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of NEFT/RTGS amount in bidders Global EMD Wallet

- 8 We understand that the EMD will not carry any interest.
- 9 We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected.

Place:

Dated ...__ day of _____ 2026

Signature in the capacity of.....

Duly authorised to sign Bid/Offer for and on behalf of.....

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

WITNESS:

Signature :

Name & Address :

Occupation :
