

The Authorized Officer (AO)

of

IDBI BANK LIMITED

**Retail Recovery
Hall No . H-2, Gr Floor, Padamdeep Tower
G-10/8, Sanjay Place
Agra, Pincode : 282002
Uttar Pradesh**

TENDER DOCUMENT

For

Sale of Assets

**All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare
comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within
the Registration Sub-District Agra and District Agra.**

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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(I)

POSSESSION NOTICE- Dated 31.05.2023

 IDBI BANK		क्षेत्रीय कार्यालय- दिल्ली रोड, मन्डोला चौक, चण्डीगढ़ के सामने, गुरुदासपुर- 244001। उत्तर प्रदेश, मोई साईन 1: 0591-2485914/15/16/18		
आईडीसीआई बैंक लि., अवर हाउस फ्लोर, प्लॉट नं० 30/80-बी, प्रगत अकाउंटेंट, पतौलाबाद रोड, लखनौ, आगरा- 282001, उत्तर प्रदेश				
कच्चा भोटिस नियम 3(1) (अंशतः सम्पत्ति को लिए)				
एलन द्वारा निर्धारित आवासों का प्रतिनिधित्व और पुनर्निर्माण और प्रतिनिधित्व-सिंह का प्रदर्शन अधिनियम 2002 (2002 का 54) के अन्तर्गत और प्रतिनिधित्व सिंग (प्रदर्शन) अधिनियम 2002 के नियम 3 के साथ प्रतिष्ठान 13 (12) के अन्तर्गत प्रस्तावित अधिनियम का प्रयोग करते हुए भोटिस सिंग प्राप्त है। बैंक ने निम्न प्रकारक/सह-उपकारक/परिष्कारक/बन्धककर्ता को उनके नामों के समाने दर्ज की गई लॉन्ग को संपन्न करने की कि उपर्युक्त भोटिस की प्रति की लॉन्ग से 60 दिन के भीतर भोटिस के वर्णित प्रति को प्रस्तुत कर दें। यदि वे उपर्युक्त प्रति को प्रस्तुत नहीं कर सकें, अतः उन्हें और आप नग्न को लम्बुआरा संपन्न की जाती है कि अपेक्षाकृत वे उपर्युक्त नियमों के नियम 8 के साथ प्रतिष्ठान उपर्युक्त (अधिनियम) की धारा 13 (4) के अन्तर्गत प्रस्तावित अधिनियम का प्रयोग करते हुए उपकारक को उसके (उपरोक्त) नाम के समाने दर्ज की गई लॉन्ग को संपन्न करवाएँ। विशेषकर उपकारक/सह-उपकारक/परिष्कारक/बन्धककर्ता और आप नग्न पर आप नग्न को लम्बुआरा संपन्न किया जाता है कि वे ऐसी संपत्ति का सौदा न करें, ऐसी संपत्ति के लोटे पर कोई वर्णित प्रति और उस पर अधिकार के अन्तर्गत प्रस्ताव आईडीसीआई बैंक लिमिटेड के प्रचार के अधीन होने।				
क्र.सं./आपनटर के नाम	बंधक सम्पत्ति का विवरण	भौग. भोटिस की तिथि	कच्चा होने की तिथि	बकाया राशि
1. श्री. मैतल गोसावई आर्ट एवं कार्पस, उमेश कुमार, बंधककर्ता/आपनटर: संपन्न संपत्ति।	बंधक भूमि के संपत्ति संपन्न व गुरुदास, संपन्न क्षेत्र 0.1340 हेक्टेयर अर्थात् 1340 वर्ग मीटर, भूमि संपन्न नं० 453 का संपन्न, सिंग चौक संपन्न संपन्न, संपन्न-सिग-संपन्न एवं सिंग-आगरा (2000) पर पंजीकृत है। संपन्न-उत्तर: संपन्न संपन्न की भूमि, संपन्न: संपन्न की भूमि, गुरुदास संपन्न रोड, संपन्न: संपन्न संपन्न की भूमि।	07.01.2023	31.05.2023	₹ 69,24,053 + उस पर संपन्न
2. श्री. मोहन सिंह, बंधककर्ता/आपनटर: संपन्न देवी, लखनौ देवी	बंधक भूमि के संपत्ति संपन्न व गुरुदास, संपन्न क्षेत्र 358 वर्ग मीटर, एवं संपन्न नं० 103 का संपन्न, संपन्न नं० 212 का संपन्न, संपन्न-सिग-संपन्न संपन्न संपन्न रोड, संपन्न-सिग-संपन्न, संपन्न-सिग-सिग-संपन्न एवं सिंग-सिग-संपन्न (2000) पर पंजीकृत है एवं संपन्न नं० 103, संपन्न नं० 212 का संपन्न, संपन्न क्षेत्र 372 वर्ग मीटर, संपन्न-सिग-संपन्न संपन्न संपन्न रोड, संपन्न-सिग-सिग-संपन्न एवं सिंग-सिग-संपन्न (2000) पर पंजीकृत है। संपन्न-उत्तर: सिंग सिंह की भूमि, संपन्न: सिंग सिंह की भूमि, गुरुदास रोड, संपन्न: सिंग सिंह की भूमि।	30.09.2021	30.05.2023	₹ 53,88,046/- + उस पर संपन्न
3. श्री. बंधककर्ता: संपन्न कुमार गुप्ता, देवी गुप्ता।	संपन्न नं० 1. बंधक भूमि के संपत्ति संपन्न व गुरुदास, संपन्न क्षेत्र 40.74 वर्ग मीटर, संपन्न नं० 1059 का संपन्न, संपन्न-सिग-सिग-संपन्न एवं सिंग-सिग-संपन्न (2000) पर पंजीकृत है। संपन्न-उत्तर: संपन्न नं० 1060, संपन्न: संपन्न नं० 1058, गुरुदास संपन्न नं० 1074, संपन्न: 6 मीटर चौड़ा संपन्न एवं सिंग। संपन्न नं० 2. बंधक भूमि के संपत्ति संपन्न व गुरुदास, संपन्न क्षेत्र 40.74 वर्ग मीटर, संपन्न नं० 1060 का संपन्न, संपन्न-सिग-सिग-संपन्न एवं सिंग-सिग-संपन्न (2000) पर पंजीकृत है। संपन्न-उत्तर: संपन्न नं० 1061, संपन्न: संपन्न नं० 1059, गुरुदास संपन्न नं० 1073, संपन्न: 6 मीटर चौड़ा संपन्न एवं सिंग।	30.11.2022	31.05.2023	₹ 32,47,742.15 + उस पर संपन्न
4. श्री. संपन्न संपन्न आगरा	संपन्न नं० 1. बंधक भूमि के संपत्ति संपन्न व गुरुदास, संपन्न क्षेत्र 27.87 वर्ग मीटर, संपन्न संपन्न का संपन्न, सिंग संपन्न-19, संपन्न-सिग-संपन्न संपन्न संपन्न, संपन्न-सिग-संपन्न के संपन्न से संपन्न-2, संपन्न-सिग-संपन्न एवं सिंग-सिग-संपन्न (2000) पर पंजीकृत है। संपन्न-उत्तर: संपन्न संपन्न, संपन्न: संपन्न नं० 20, गुरुदास संपन्न नं० 18, संपन्न: सिंग की संपन्न। संपन्न नं० 2. बंधक भूमि के संपत्ति संपन्न व गुरुदास, संपन्न क्षेत्र 0.3278 हेक्टेयर से संपन्न 1.6390 हेक्टेयर एवं संपन्न नं० 375 का संपन्न, सिंग चौक संपन्न, संपन्न-सिग-संपन्न एवं सिंग-सिग-संपन्न (2000) पर पंजीकृत है। संपन्न-उत्तर: संपन्न का संपन्न नं० 375 का संपन्न, संपन्न: संपन्न संपन्न, गुरुदास संपन्न, संपन्न: संपन्न की भूमि।	10.08.2022	31.05.2023	₹ 67,36,802.01 + उस पर संपन्न
उस पर संपन्न संपन्न के संपन्न संपन्न संपन्न एवं संपन्न संपन्न की संपन्न संपन्न और संपन्न।				
दिनांक:-03.06.2023		स्थान -- आगरा		
				प्राधिकृत अधिकारी

Business Standard
 NEW DELHI | MONDAY, 5 JUNE 2023

IDBI BANK

Regional office-Delhi Road, Majhola Chowk Opp. Dharankanta,
 Moradabad- 244001, Uttar Pradesh, Board Line 1: 0591-2485914/15/16/18

IDBI Bank Ltd., Upper Ground Floor, Plot No. 30/50-B, Mughal Apartment, Fatehabad Road, Tagganj, Agra- 202001, Uttar Pradesh

POSSESSION NOTICE (For immovable Property under Rule 8(1))

Notice is hereby given under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule-3 of the Security Interest (Enforcement) Rules, 2002. The Bank issued demand notice to the following borrower/Co-borrower/ Guarantor/Mortgagor on the date mentioned against their name calling upon them to repay the amount within sixty days from the date of receipt of said notice. Since they failed to repay the amount, notice is hereby given to them and to the public in general that the undersigned has taken the possession of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with Rule 5 of the said Rules on the dates mentioned against the name of the borrower. The borrower/Co-borrower/Guarantor/Mortgagor, in particular and the public in general are hereby cautioned not to deal with the property. Any dealing with the property will be subject to the charge of IDBI Bank Limited for the amount given against their names with future interest charges thereon.

S. No.	Name of the Borrower/Co-borrower/ Guarantors	Description of Immovable Property	Date of Demand Notice	Date of Possession Notice	Amount outstanding as mentioned in the demand notice
1.	Borrower: M/s Gopal Art and Crafts, Umesh Kumar, Mortgagor/ Guarantor: Seema Sharma.	All that piece and parcel of land admeasuring 0.1340 Hect. or 1340 sq. mts comprised in and forming part of Land Gata No 653 situated at: Mouza Vera Tehsil within the Registration Sub-District Khargharh and District Agra (UP). Bounded: On the North by: Land of Mahesh Chandi, On the South by: Land of Raju, On the East by: Agra Gendler Road, On the West by: Land of Mahesh Chandi	07.01.2023	31.05.2023	Rs. 69,24,053/- + interest thereon
2.	Borrower: Maulhar Singh, Mortgagor/ Guarantor: Charan Devi, Saroj Devi.	1) All that piece and parcel of land admeasuring 558 Sq.mt. comprised in and forming part of House No 103, part of Khassra No 212, Village Bhokanpur, Meghpur, Shant Road, Post Khargharh within the Registration Sub-District Shikohabad and District Firozabad (UP) and House No 103, part of Khassra No 212 area 372 sq.mts. Village Bhokanpur, Meghpur, Shant Road Post Khargharh within the Registration Sub-District Shikohabad and District Firozabad (UP) Bounded: On the North by: Land of Nihal Singh, On the South by: Land of Nihal Singh, On the East by: Sati Road, On the West by: Land of Nihal Singh	30.09.2021	30.05.2023	Rs. 53,88,046/- + interest thereon
3.	Borrower/Mortgagor: Sonjay Kumar Gupta, Rekha Gupta	Property No. 1. All that piece and parcel of land admeasuring 40.74 Sq.mt. comprised in and forming part of House No 1059 Sector-8 situated in Pt. Deen Dayal Upadhyaypuram, Sikandra Yojna within the Registration Sub-District Agra and District Agra (UP). Bounded: On the North by: House No 1060, On the South by: House No 1058, On the East by: House No 1074, On the West by: Road 6 metre wide & Nikas.	30.11.2022	31.05.2023	Rs. 32,47,742.15/- + interest thereon
Property No. 2. All that piece and parcel of land admeasuring 40.74 Sq.mt. comprised in and forming part of House No 1060 Sector-8 situated in Pt. Deen Dayal Upadhyaypuram, Sikandra Yojna within the Registration Sub-District Agra and District Agra (UP). Bounded: On the North by: House No 1061, On the South by: House No 1059, On the East by: House No 1073, On the West by: Road 6 metre wide & Nikas.					
4.	Branch: Sanjay Palace, Agra Borrower: M/s Priya Creation, Yogesh Kumar, Mortgagor/ Guarantor: Mukesh, Joshi, Ram Murty Sharma.	Property No.1. All that piece and parcel of land admeasuring 27.67 Sq.mt., comprised in and forming part of immovable property situated at: St-19 in basement of Parvathi Panchsati Plaza, Tajnagar Phase-II within the Registration Sub-District Agra and District Agra (UP). Bounded: On the North by: Common Corridor, On the South by: Store No -20, On the East by: Store No -18, On the West by: Property of Seller	10.08.2022	31.05.2023	Rs. 67,36,802.01/- + interest thereon
Property No. 2. All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khassra No. 375 situated at: Mouza Gutla within the Registration Sub-District Agra and District Agra (UP). Bounded: On the North by: Remaining portion of Khassra no. 375 of the others, On the South by: Government Road, On the East by: Government Road, On the West by: Others Agricultural Land					

Together with all and singular the structures and erections thereon, both present and future.

Date - 03.06.2023 Place - Agra Authorized Officer, IDBI Bank

S. No.	Newspapers	Edition	Date on which Published
1	Business Standard (English)	Delhi/NCR	03/06/2023
2	Business Standard (Hindi)	Delhi/NCR	03/06/2023

E-Auction Notice dated 19.03.2026

 IDBI BANK		Hall No. H-2, Gr Floor, Padamdeep Tower G-10/8, Sanjay Place Agra Uttar Pradesh Pin: 282002	Regional office- Delhi Road, Majhola Chowk Opp. Dharamkanta, Moradabad- 244001, Uttar Pradesh	SALE NOTICE			
PUBLIC NOTICE/ 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the IDBI Bank, the Symbolic possession of which has been taken by the Authorized Officer of IDBI Bank will be sold on "As is Where is", "As is What is" and "Whatever there is" on 19.03.2026 , for recovery of Rs. 1,30,63,305 + applicable Interest and charges due to the IDBI Bank from (i) M/s Ram Murty Sharma (ii) Ram Murty Sharma S/o Ram Bharosey (iii) Mukesh Joshi S/o Deena Nath Joshi (iv) M/s Priya Creation (v) Yogesh Kumar S/o Deena Nath Joshi . The reserve price will be Rs. 1,50,84,076/- and the earnest money deposit will be Rs. 15,08,407.6/- . The details of the Borrower(s), Mortgagor(s) and Guarantor(s) amount due, reserve price and earnest money deposit and brief description of the immovable property with known encumbrances, if any is as mentioned in the table below :-							
Sl. No.	Name of the Borrower/ Co-Borrower/Guarantor/Mortgagor	Description of the Immovable Secured Assets	Outstanding amount mentioned as per Demand notice	Date and Time of E-auction	A. Reserve Price B. EMD	Name of Contact No. of Authorised Officer/ Nodal Officers	Encumbrances Known to the Secured creditor
1.	1. M/s Ram Murty Sharma (a) Mr. Ram Murty Sharma S/o Ram Bharosey (Proprietor/ Borrower/Mortgagor) (i) R/o B-502, Buland City, Fatehabad Road Agra, UP-282001. (b) Mukesh Joshi S/o Deena Nath Joshi (Guarantor/Mortgagor) R/o 43 R/A, 57-58 Raj Nagar 1st Behind Parswanath Prema Colony Fatehabad Road, Agra, UP-282001.	All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutla within the Registration Sub-District Agra and District Agra (UP). Bounded: On the North by: Remaining portion of Khasra no. 375 of the others, On the South by: Government Road, On the East by: Government Road, On the West by: Others Agricultural Land.	Rs. 63,26,503.00 (Rupees Sixty Three Lakh, Twenty Six Thousand, Five Hundred Three Only) towards the outstanding dues in respect of the Loans as on 30.05.2021, together with further interest plus applicable expenses (less recovery, if any)	19.03.2026 From 11:00 am -02.00 Noon	Rs. 1,50,84,076/- Rs. 15,08,407.6 Incremental Bidding- Rs. 50,000/-	Shri Parikshit Pathak 9760367567 Shri Vivek Kumar Rai 7030670099 Shri Manish Kumar 8090098551	Not Known any
2.	M/s Priya Creation (a) Mr.Yogesh Kumar S/o Deena Nath Joshi (Proprietor/ Borrower), R/o 43 R/A, 57-58 Raj Nagar 1st Behind Parswanath Prema Colony Fatehabad Road, Agra, UP-282001. (b) Ram Murty Sharma S/o Ram Bharosey (Proprietor/ Borrower/Mortgagor), R/o B-502, Buland City, Fatehabad Road Agra, UP-282001. (c) Mukesh Joshi S/o Deena Nath Joshi (Guarantor/Mortgagor) R/o 43 R/A, 57-58 Raj Nagar 1st Behind Parswanath Prema Colony Fatehabad Road, Agra, UP-282001.		Rs. 67,36,802/- (Rupees Sixty Seven Lakh, Thirty Six Thousand, Eight Hundred Two Only) towards the outstanding dues in respect of the Loans as on 31-12-2021, together with further interest thereon plus applicable expenses (less recovery, if any)				
Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth							
Last date of deposit of EMD- 18.03.2026 by 4:00 p.m., Date & time of inspection of property- 17.03.2026 from 11:00 a.m. to 4:00 pm, Details of account in which EMD is to be deposited through RTGS/NEFT & IFSC Code-08034915010026 (RR Receipt Pending for Appropriation account), IFSC- IBKL0000080							
Details of account in which EMD is to be deposited through RTGS/NEFT & IFSC Code- 08034915010026 (RR Receipt Pending for Appropriation account), IFSC- IBKL0000080. 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 website of e-service provider i.e. PSB Alliance Pvt Ltd (BAANKNET Platform), website- https://baanknet.com. Help line desk contact no- Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220. For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Limited Secured Creditor's website i.e. www.idbibank.com.							
Date - 27.02.2026		Place - Agra		Authorized Officer, IDBI Bank			

 IDBI BANK		हॉल नं० एच-2, भूतल, पदमदीप टॉवर, जी-10/8, संजय प्लेस आगरा, उत्तर प्रदेश- 282002		क्षेत्रीय कार्यालय- दिल्ली रोड, माजोला चौक, धर्मकंठ के सामने, मुल्हबाद- 244001। उत्तर प्रदेश		बिक्री सूचना	
अचल सम्पत्तियों के लिए बिक्री के लिए सार्वजनिक सूचना/बिक्री सूचना							
प्रतिष्ठित विरा (प्रवर्तन) नियम, 2002 के नियम 8 (6) के परन्तु के साथ प्रतिष्ठित विरा के प्राथमिकता और पुनर्गठन एवं प्रतिष्ठित विरा का प्रवर्तन अधिनियम, 2002 (संशोधित) के अन्तर्गत अचल सम्पत्तियों के विपरीत हेतु ई-बीडिंग विधि पर आधारित। और गारंटी को नोटिस दिया जाता है कि नीचे वर्णित अचल सम्पत्तियाँ आईडीबीआई बैंक के पास गिरवी/पान के तहत हैं, जिसका सम्पत्ति कर्मा बैंक के प्राथमिक अधिकारी द्वारा ले लिया गया है। आईडीबीआई बैंक को 19.03.2026 को "जैसा है जहाँ है", "जैसा है जो है" और "जो कुछ भी है" के आधार पर आईडीबीआई बैंक के कर्जा नीचे से गुरु तालिका में उल्लिखित ब्याज और मूल के साथ ₹ 1,30,63,305 + लागू मूल्य एवं ब्याज की वसूली के लिए बेचा जाएगा। (i) मैसर्स राम मूर्ति शर्मा, (ii) राम मूर्ति शर्मा पुत्र राम भारोसे, (iii) श्री मुकेश जोशी पुत्र देना नाथ जोशी (iv) मैसर्स प्रिया क्रिएशन (v) योगेश कुमार पुत्र देना नाथ जोशी। आरंभित मूल्य ₹ 1,50,84,076/- होगा और बचाना राशि ₹ 15,08,407.6/- होगी। उपायकर्ता, गिरवीकर्ता और गारंटीर को देय राशि, आरंभित मूल्य और बचाना राशि का विवरण और ज्ञात बाधाओं के साथ अचल संज्ञित का संक्षिप्त विवरण, यदि कोई हो, नीचे से गुरु तालिका में उल्लिखित है :-							
क्र.सं.	कामी/राम-कामी/धारक/भण्डारकर्ता का नाम एवं पता	अचल सम्पत्ति का विवरण	निर्धारित नोटिस के अनुसार बचाना राशि	ई-बीडिंग की तिथि एवं समय	(ए) अधिकतम मूल्य (बी) ईएमडी	संक्षिप्त विवरण/नोटिस अधिनियम के नाम एवं नम्बर	सुरक्षित बचाना के साथ धार
1.	मैसर्स राम मूर्ति शर्मा, (ए) राम मूर्ति शर्मा पुत्र राम भारोसे (धारक/कामी/भण्डारकर्ता), निवासी: बी-502, बुन्द सिटी, फतेहाबाद रोड, आगरा, 282001- 282001. (बी) मुकेश जोशी पुत्र देना नाथ जोशी (धारक/भण्डारकर्ता), निवासी: 43 आर/ए, 57-58, राज नगर प्रथम पार्वनाथ प्रेरणा कॉलोनी के पीछे, फतेहाबाद रोड, आगरा, 282001- 282001.	संयुक्त भूमि के समीप भाग व भूखंड, माप क्षेत्रफल 0.3278 हैक्टेयर, सम्मिलित 1.6390 हैक्टेयर में से बाहर एवं खसरा नं० 375 का भाग, स्थित मौजा गुटिला, सब-रजिस्ट्रार ऑफिस आगरा एवं जिला- आगरा (उपमंडल)। सीमाएँ:- उत्तर: अन्य का खसरा नं० 375 का क्षेत्र भाग, दक्षिण: सरकारी रास्ता, पूर्व: सरकारी रास्ता, पश्चिम: अन्य की कृषि भूमि।	₹ 63,26,503.00 (रुपये छिहत्तर लाख छब्बिस हजार पांच सौ तीन) दिनांक 30.05.2021 को ऋण के समर्थन में बचाना राशि के संबंध में, साथ-साथ लागू ब्याज (कम वसूली, यदि कोई हो)	19.03.2026 सुबह 11.00 बजे से दोपहर 02.00 बजे तक	₹ 1,50,84,076/- ₹ 15,08,407.6 नोटी बूडिंग राशि ₹ 50,000/-	श्री परीक्षित पाठक 9760367567 श्री विवेक कुमार राय 7030670099 श्री मनीष कुमार 8090098551	कोई ज्ञात नहीं
2.	मैसर्स प्रिया क्रिएशन (ए) योगेश कुमार पुत्र देना नाथ जोशी (धारक/कामी/भण्डारकर्ता), निवासी: 43, आर/ए, 57-58, राज नगर प्रथम, पार्वनाथ प्रेरणा कॉलोनी के पीछे, फतेहाबाद रोड, आगरा, 282001- 282001. (बी) राम मूर्ति शर्मा पुत्र राम भारोसे (धारक/राम/भण्डारकर्ता), निवासी: बी-502, बुन्द सिटी, फतेहाबाद रोड आगरा, 282001, (सी) मुकेश जोशी पुत्र देना नाथ जोशी (धारक/भण्डारकर्ता), निवासी: 43 आर/ए, 57-58, राज नगर प्रथम पार्वनाथ प्रेरणा कॉलोनी के पीछे, फतेहाबाद रोड, आगरा, 282001- 282001.		₹ 67,36,802 (रुपये सड़सठ लाख छठीस हजार आठ सौ दो) ऋण के समर्थन में बचाना राशि दिनांक 31.12.2021 तक, साथ-साथ लागू ब्याज (कम वसूली, यदि कोई हो)				
साथ ही उन पर मौजूद सभी हमारों और संरचनाएं और जमीन से जुड़े या जमीन से जुड़ी किसी चीज से स्थायी रूप से जुड़े सभी संबंध और मशीनरी							
ईएमडी जमा करने की अंतिम तिथि- 18.03.2026 शाम 04.00 बजे तक सम्पत्ति के निरक्षण की तिथि एवं समय- 17.03.2026, प्रातः 11:00 बजे से प्रातः 04:00 बजे तक, उस बाते का विवरण जिसमें ईएमडी आरटीपीएस/एनआईएस और आईएसएससी कोड-08034915010026 के माध्यम से जमा किया जाना है (विनिर्देश बाते के लिए संबंधित आरआर रसीद), आईएसएससी- IBKL0000080							
निम्न अकाउंट में ईएमडी जमा करने है, उसकी डिटेल्स RTGS/NEFT और IFSC कोड- 08034915010026 (आरआर रसीद विनियोग अकाउंट के लिए पॉइंट है), IFSC& IBKL0000080 के जरिए। बिक्री के डिटेल्स नियम और शर्तों के लिए, कृपया IDBI बैंक की वेबसाइट यानी www.idbibank.com पर दिए गए लिंक को देखें। नीलाम/बोली सिस्टम ई-सर्विस प्रोवाइडर यानी PSB अलायंस ग्राहक लिमिटेड (BAANKNET प्लेटफॉर्म) की वेबसाइट, वेबसाइट- https://baanknet.com के जरिए "ऑनलाइन नीलामी मॉड" से होगी। हेल्पलाइन टेक्स्ट का कॉन्टेक्ट नंबर- सुश्री स्वामी/चर्मेश अशेर/श्री उदय जाधव, नंबर 9990605075/9892219848/9820878255/8291220220। बिक्री के डिटेल्स नियम और शर्तों के लिए, कृपया IDBI बैंक लिमिटेड सिस्कोई क्रॉडिटर को वेबसाइट यानी www.idbibank.com पर दिए गए लिंक को देखें।							
दिनांक- 27.02.2026		स्थान- आगरा		प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड			

The above notice was published as below:

S. No.	Newspapers	Edition	Date on which Published
1	Business Standard (English)	Delhi/NCR	27/02/2026
2	Business Standard (Hindi)	Delhi/NCR	27/02/2026

BRIEF DESCRIPTION OF THE ASSETS

(a) Details of Properties

Sr. No.	Property Description.
1.	All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.

IV.

**Outstanding dues of IDBI Bank (Sole lender) in the account of
A/c M/s Ram Murty Sharma & M/s Priya Creation, Ram Murty Sharma, Mukesh
Joshi**

Particulars	Principal	Interest & others (Expenses)	Total
Financial Assistance for M/s Ram Murty Sharma	Rs. 6655007	Rs. 81795	Rs. 6736802
Financial Assistance for M/s Priya Creation	Rs. 6213732	112771	Rs. 6326503
TOTAL	Rs. 12868739	Rs. 194566	Rs. 13063305

Total dues as on **30.05.2021 for M/s Ram Murty Sharma**: Rs. 6736802/- plus further interest and costs w.e.f. 01.06.2021 till date of payment.

Total dues as on **31.12.2021 for M/s Priya Creation**: Rs. 6326503/- plus further interest and costs w.e.f. 02.04.2022 till date of payment.

V. 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 Tender Document along with required Forms is available from 27.02.2026 to 19.03.2026 on any working days between 11.00 am to 4.00 pm with Shri Vivek kumar Rai, (Contact no: 7030670099) AGM, Retail Recovery, IDBI Bank Limited, IDBI Bank Mugal Appartment Tajganj 282001 or at any other Branch of the IDBI Bank Ltd. The Tender Document can also be downloaded from IDBI website (www.idbibank.in) and https://baanknet.com the website of e-auction service provider.						
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 piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.</td><td>Rs. 1,50,84,076</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</th></tr></table>	Property Details	Reserve Price	All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.	Rs. 1,50,84,076	Property Details	Earnest money Deposit
Property Details	Reserve Price						
All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.	Rs. 1,50,84,076						
Property Details	Earnest money Deposit						

		(EMD)	
	All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.	Rs. 15,08,407.6 /-	
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 M/s Ram Murty Sharma and M/s Priya Creation, Ram Murty Sharma, Yogesh Kumar & Mukesh Sharma, 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 Tender Document. However, the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.		
5	<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 inspects or visits or verifies or not.		
6	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		

Ram murty Sharma & Priya Creation – Bid Document

	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.
7	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.
8	<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 Tender Documents. Bidders may fill in only the form relevant/applicable to them.
9	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
10	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.
11	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.
12	<u>Last date for submission of Tender/Offer /Bid Document</u> The interested parties may submit Tender Document duly filled and signed on each page along with EMD and other required documents to the “Authorised Officer, Manish Kumar, DGM, Retail Recovery, IDBI Bank Limited, Delhi Road, Majhola Chowk, Opp.Dharamkanta,Moradabad, Pincode : 244001 Uttar Pradesh, not later than 4:00 PM on 18.03.2026 in a cover, which shall be super-scribed as “ Tender Document and EMD : A/c

	Ms Ram Murty Sharma and M/s Priya Creation, Ram Murty Sharma & Mukesh Sharma, Yogesh Kumar” <u>Remittance of EMD by way of NEFT/RTGS</u> Bidders have to deposit the EMD by way of NEFT/RTGS, may remit the respective EMD amount in favour of IDBI Bank Limited, Account No. 08034915010026, IFSC Code: IBKL0000080, Branch : Sanjay Palace, Agra. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.
13	Only those bidders will be permitted to participate in the e -auction who's Tender/ Offer Document is complete in every respect and EMD is found to be in order and Remittance 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 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, submitted by them, will be intimated by e-mail and through mobile.
14	<u>Registration with E-Auction Service Provider</u> a. Participants, who are not already registered with the e-auction provider Baanknet should register themselves by following the procedure mentioned at the website: https://baanknet.com . The participants/intending purchasers are necessarily required to submit following documents/papers for registration to provider Baanknet: b. Self attested copy of Pan Card. c. Self Attested valid residential proof (Aadhar Card, Voter Id 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 Tender Document is complete in all respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of NEFT/RTGS proceeds is credited into the account indicated well before the cut-off time and whose documents are complete in all the respects, 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 bidder feels the need for training / e – auction support</u>, may contact https://baanknet.com,

	For queries during the live auction contact: https://baanknet.com, 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.
15	<u>The E- auction day: 19.03.2026 from 11.00 am to 12:00 noon</u> The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website https://baanknet.com. 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.50,000/- (Rupees Fifty 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) in multiples as mentioned above.
16	Authorised Officer (AO) reserves the right to retain the EMD of top three bids up to 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.
17	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.
18	<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 M/s Ram Murty Sharma and M/s

Ram murty Sharma & Priya Creation – Bid Document

	Priya Creation, Ram Murty Sharma, Mukesh Sharma & Yogesh Kumar” payable at Agra issued by any Scheduled Commercial Bank or by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 08034915010026, IFSC Code: IBKL0000080, Branch: Sanjay Palace, Agra. 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 - A/c Ms Ram Murty Sharma and M/s Priya Creation, Ram Murty Sharma, Yogesh Kumar & Mukesh Sharma” payable at Agra issued by any Scheduled Commercial Bank or by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 08034915010026, IFSC Code: IBKL0000080, Branch : Sanjay Palace, Agra or such extended period, as may be agreed upon in writing between the successful bidder and the AO.
19	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.
20	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.
21	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.
22	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.
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 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

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	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, transfer charges, 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.
25	The submission of the Bid/Offer means and implies that the Bidder/Offer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
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	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 in the presence of such bidders who wish to attend.
28	<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.
29	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.
30	The AO reserves the right and liberty to accept/reject any (including the highest bid) or all the Bids/Offer 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.
31	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.
32	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.
33	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.
34	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	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Agra shall have the exclusive jurisdiction to entertain adjudicate such disputes.

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

For purchase as described in “Public Notice for Sale” by **IDBI BANK LTD** situated at All part and parcel of Property at **All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.**

(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.	:	

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	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	:	
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” by **IDBI BANK LTD** situated at **All part and parcel of Property at All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.**

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

1.	a) Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	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 <i>(in Block letters)</i> (Original Authorised letter to be	:

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	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:

VIII. 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. Manish Kumar
Authorised Officer,
IDBI Bank Limited.,
Retail Recovery
Delhi Road, Majhola Chowk, Opp.Dharamkanta,Moradabad,
Pincode : 244001
Uttar Pradesh

Sir,

Sale of Secured Assets / Properties

All that piece and parcel of land admeasuring 0.3278 hectare out of 1.6390 hectare comprised in and forming part of Khasra No. 375 situated at: Mauza Gutila within the Registration Sub-District Agra and District Agra.

- 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 **M/s Ram Murty Sharma and M/s Priya Creation, Ram Murty Sharma, Yogesh Kumar & Mukesh Sharma**, 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 I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.
- 7 I/We also enclose a Demand Draft/Pay Order of value Rs. _____/- towards Earnest Money Deposit (EMD) in the name of **"IDBI Bank Limited-A/c M/s Ram**

Murty Sharma and M/s Priya Creation, Ram Murty Sharma, Yogesh Kumar & Mukesh Sharma Borrower” payable at Agra

Or

I/ We have remitted Rs. _____/- towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of NEFT/RTGS amount in favour of IDBI Bank Limited, Account No. **08034915010026**, IFSC Code: **IBKL0000080**, Branch : Sanjay Palace, Agra

- 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 _____ 2025

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 :
