

The Authorised Officer (AO)

of

IDBI BANK LIMITED

**Retail Recovery Department, Unit No.1, Safal Pride, Sion Trombay Road,
Deonar , Mumbai – 400 088**

BID/TENDER DOCUMENT

For

Sale of Asset of

**Smt. POONAM BHOJRAJ PANDEY & Shri. BHOJRAJ ROOPNARAYAN
PANDEY**

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

and

The Security Interest (Enforcement) Rules, 2002

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or otherwise of above secured asset, without our prior written consent.

Place : Mumbai

Date : 27/02/2026

Sd/-
RBL Bank Ltd
Authorized Officer



Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: Ground Floor, Unit No 1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400086
M. No.: 9130013885 / 7021954882
Email: tejo.t@idbi.co.in, rahul.kulkarni@idbi.co.in | www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Provision to Rule 8(6) or 9(1)

RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION

Sale of Immovable properties mortgaged as security for availing financial assistance

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 8(6) (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on 16th March 2026.

Inspection date: As indicated below in table With Prior Appointment.

Last date of Submission of Bid: 14th March 2026 (Till 4:00 PM).

Date of E-Auction: 16th March 2026 (From 11 AM to 12:00 PM).

Brief description of properties and other details are mentioned hereunder:

Sr. No.	Borrower/Mortgagor/Guarantor name Brief Description of Properties	Reserve Price	EMD	Outstanding Balance	Date of Inspection
1	Shri. Dipak Dhendu Phondake and Smt. Ratnali Ravindra Bhosale Flat No. 406, 4 th floor, Building No. 11, Sai Empire Complex S.No. 358, H. No. 2 of Village near Kargi Nagar, Marvebade Road, near M. Baris Estate Virar (East) Vasai Palghar Maharashtra Pin Code: 401305 Flat 1 BHK, (Built Up Area 388 Sq. Ft.)	₹ 16,50,000/-	₹ 1,66,000/-	₹ 21,97,640/- as on 1.02.2026	11-03-2026 11:00 AM to 2:00 PM with prior appointment
2	Shri. PRAKASH KHANU SONAWANE & Smt. MEERA PRAKASH SONAWANE Guarantor: Shri. SAMBHAR SHARAD NAIK Flat No. 202, 2 nd Floor, Ganaraj Co-op. Hsg. Soc. Ltd., Plot No B-184, Sector 20, CBD Belapur, New Mumbai, District Thane - 400614 Flat 1 BHK, (Built Up Area 485 Sq. Ft.)	₹ 35,00,000/-	₹ 3,50,000/-	₹ 44,10,271/- as on 1.02.2026	13-03-2026 11:00 AM to 2:00 PM with prior appointment
3	Shri. SATPUTE U KUMAR Property 1: Flat No. 001, Ground floor, C-Wing, Avanti Complex CHSL, Chandansar Road, Behind RK Hotel, Virar (E) 401303 - 2 BHK (Built Up Area 512 Sq. Ft.)	₹ 45,00,000/-	₹ 4,50,000/-	₹ 1,32,90,533/- as on 1.02.2026	10-03-2026 11:00 AM to 2:00 PM with prior appointment
4	Shri. SATPUTE U KUMAR Property 2: Flat No. 103, first floor, C-Wing, Avanti Complex CHSL, Chandansar Road, Behind R.K. Hotel, Virar (E) 401303 - 2 BHK (Built Up Area 588 Sq. Ft.)	₹ 45,00,000/-	₹ 4,50,000/-		
5	Smt. Poonam Bhojraj Pandey & Shri. Bhojraj Roopnarayan Pandey Unit No. 48-47, 4 th floor, "Phoenix Bazaar", Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kuria (West), Mumbai - 400 070 - Built Up Area 33.70 Sq. mtrs	₹ 1,21,50,000/-	₹ 12,15,000/-	₹ 2,51,29,304/- as on 1.02.2026	12-03-2026 11:00 AM to 2:00 PM with prior appointment
6	Smt. Poonam Bhojraj Pandey & Shri. Bhojraj Roopnarayan Pandey Unit No. 48-48, 4 th floor, "Phoenix Bazaar", Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kuria (West), Mumbai - 400 070 - Built Up Area 31.78 Sq. mtrs	₹ 1,02,80,000/-	₹ 10,26,000/-		
7	Smt. Aary Arvind Girse Bungalow No. 03, 2 BS Type Ampawadi Bungalow Scheme, S.No. 30, 29 of Village Waliv Near Vitthal Rakhumai Temple, Vasai East, Taluka Vasai, District Palghar - 401208 - Built Up Area: 125.46 sq. mtrs.	₹ 95,00,000/-	₹ 9,50,000/-	₹ 2,83,30,000/- as on 1.12.2025	09-03-2026 11:00 AM to 2:00 PM with prior appointment

Possession Type: Physical Possession

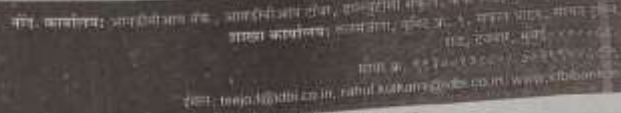
Dealing Officer Name & Contact: Shri. Tejo Thomas. Contact: 9130013885

Gist of the terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is: 10,000/-
- The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidder's upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.baanknet.com and shall take place on 16.03.2026 at 11.00 am to 12.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai, 400037. Contact person Email: support.baanknet@psballiance.com Phone No 8291220220 (For Technical and Bidding Process).
- Bidders are advised to go through the website: www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
- Earnest Money Deposit (EMD) shall be remitted into the e-wallet of the PSB Alliance portal after completion of one-time user registration by the interested bidders. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction after placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
- AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
- The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagors in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc. in the secured Assets or for procuring any permissions etc. or for the dues of any authority established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc. for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No. 1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400086 on Mobile No. - 9130013885 / 7021954882 Email: tejo.t@idbi.co.in, rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbibank.in.
- Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on M. No. 7021954882, Email: rahul.kulkarni@idbi.co.in at the above address in person during February 28, 2026 to March 14, 2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
- Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8(5) of the Rules

Place: Thane | Date: 28.02.2026

Sd/-
Authorized Officer, IDBI Bank Ltd

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कलकत्ता प्रकाशक : प्रियदर्शन कलकत्ता

द्विलिख अतिथिकारी नाम अणि संख्या : श्री. मेजो धीरज, संख्या : १२३००२३८८५

मोक्षी वृत्तवाद्येऽपि विद्यमाना अती आदिमि ज्ञाती च। अत्रात्रः

१. लक्षण वाचनमात्रो विज्ञे "जमे जाइ लेवे जाइ जाधापाय", "जमे अउने जे जाइ जाधापाय", "जमे जाइ ले जाही अहे जाधापाय" अर्थात् "कोषाणवाही आधापायिक" त धनको रक्षणमे । प्रायःहीनमात्र बैंक ति. बहिः अर्थात् बाहिरी केली जाइत ।

१. उपरोक्त माहान्यास या कागद केलेल्या राष्ट्रीय विमानपत्तीकडे फली विमानकडे अंतरात नाहीत. बोली वाढीची रक्कम रु. १०,०००/- आहे.

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य. - निम्नलिखित विक्री प्रक्रियांना भाग घेण्यासाठी बोली लावा. बाजपावडी तिलाच निविदा देण्यासाठी अटी व शर्तीसाठी बोली लावण्या वेळसाठी: www.banknet.com वा जाण्याचा कालावधी दिला जातो.

6. **इलाहाबाद जलविद्युत (इलाहाबाद) इन्फ्रामाईक प्रोजेक्ट** का कार्यकारी निदेशन पूर्व मन्त्रालय द्वारा जारी किया गया था। निदेशन में कहा गया है कि प्रोजेक्ट का कार्यकारी निदेशन पूर्व मन्त्रालय द्वारा जारी किया गया था।

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39. कोणकोटो बाराय न देठा कोणकोटो किंवा सर्व बोली स्वीकारण्याचा किंवा नाकारण्याचा अधिकार एको राखून देवतो. सर्व बोली नाकारण्यास तय्यार, एको न स्विकारी वाचदाख्ये तिहित केवळ कोणकोटो पटवोवयाय वया किंवाचा अधिकार राखून देवता असे

१. **प्रस्तावित विद्यार्थी संख्या** : प्रत्येक विषय के अंतर्गत प्रस्तावित विद्यार्थी संख्या १००० होगी।

गुप्तसमय चम्पासु सुभद्रा नामकनरिणः काचपुत्रः सुगुप्तः/जगन्नाथः/विमलः/राज्याः शिवद्वाराजितः किञ्च कौशल्यायाः पञ्चानन्दाः सुभद्राः मिथिलीभाषायाः किञ्च काचपुत्रे स्वर्गपतिः कर्तव्याः कोणाः प्रायःकल्लायाः देवः स्वमिथिली जलकहारी पितृ नहीनः

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वेबसाइट www.idbbl.com पर उपलब्ध है।

१३. एम.के. जगदीशीलाब रॉय लि., देवनागराबाद, मुंबई, प्राध्यापी मो. क्र. ७२३११५४८८२, ईमेल : mkjagdishilab@rediffmail.com वर ललित प्रकाशन फंडेशन २८, २०३६ ले मेल

२०१६ दशमान कोषमाथी कामगवा रिक्ती म. १४:०० तें दु. ०४:०० वा, दशमान बोली दलपोक मिल्किमावाती जण विक्रीका तयारीलाका अदी न सारी, बोली करी ३. पैकलि-रिफा अमरि लाकावा.

१४. कनैदा/जातिनदाना वादुरा समीपे कयदाबाबा विस्व ४(४) किंवा ५(४) मल्लिह मुपना देवाय आसी अजे की, वा मुपदेवना गारावेवातुर १५ स्थिमांला निवमाबाबा ८(५) निवमांवाजे निवमांवा बागालीकी की, कोमनादी एउलीया अजलाय ककन सदा कयाय यथा विकसी जाले.

विकास: हाथे

વિવાહ: ૨૮.૦૨.૨૦૨૬

II. BRIEF DESCRIPTION OF SECURED ASSET

Property No.	Property Description.
1	Unit No. 4B-47, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070. Commercial galla Built Up Area 37.70 Sq. mtrs
2	Unit No. 4B-49, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070 Commercial galla Built Up Area 31.78 sq mtrs.

III. OUTSTANDING DUES OF THE SECURED LENDERS **as on 01.02.2026**

Name of secured lenders	Borrower Name	Principal Outstanding	Total outstanding* (including interest/ others)
IDBI Bank Limited	SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY	Rs. 1,87,09,312/-	Rs. 2,51,29,304/-

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. 5 & 6 of the Tender Document (hereinafter referred to as the 'Secured Asset') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. 5 & 6 of the Tender Document.		
2	<u>Issue of Tender/ Offer / Bid Document :</u> The Tender Document along with Offer Form is on sale from during February 28, 2026 to March 14, 2026 on any working day between 10.00 am to 4.00 pm and can be obtained from Shri Rahul S. Kulkarni (Email : rahul.kulkarni@idbi.co.in), DGM & AO / Shri. Teejo Thomas, Manager IDBI Bank , Retail Recovery Department, Unit No.1 , Safal Pride , Sion Trombay Road, Chembur , Mumbai – 400 088 .The bid document can also be downloaded from IDBI Bank website (www.idbibank.in) and e-Auction service provider www.baanknet.com		
3.	<u>Reserve Price and Earnest Money Deposit (EMD)</u>		
a.	Details	Reserve Price	Earnest Money Deposit
	Unit No. 4B-47, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070.	Rs.121.50 Lakh	Rs.12.15 Lakh
	Commercial galla Built Up Area 37.70 sq mtrs		
	Unit No. 4B-49, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070.	Rs.102.60 Lakh	Rs.10.26 Lakh
	Commercial galla Built Up Area 31.78 sq mtrs		
4.	The sale of Secured Assets is on “ <i>As is where is</i> ”, “ <i>As is what is</i> ”, “ <i>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. The AO or the other secured lenders do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. It is expressly made clear that the AO/secured lenders do not take or assume any responsibility for any dues, statutory or otherwise of – SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY 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.		
5	<u>Inspection of Asset</u> The interested bidders may inspect the asset at their own cost on Thursday, 12th March 2026 (With Prior Appointment) between 11.00 a.m. to 2.00 p.m. for property 5 & 6 in the presence of the representative of the AO available at the site to facilitate the inspection.		
6	<u>Due Diligence by the Bidders</u>		

	The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttal of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
8	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the asset under reference.
9	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Offer form(s) annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Offer. Offers received for sale and / or accepted are not transferable. The Format for submission of Profile of the bidder are given in Chapter VI & VII respectively of this Tender Documents. The format Chapter VI is for Individuals and The format Chapter VII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
10	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Tender/Offer shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12	The Tender/Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	<u>Last date for submission of Tender/Offer /Bid Document</u> The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri Rahul S. Kulkarni, DGM, IDBI Bank, Retail Recovery Department, Unit No.1, Safal Pride, Sion Trombay Road, Chembur , Mumbai – 400 088, <u>not later than 4 pm on Saturday, 14/03/2026</u>, in sealed cover by mentioning the details on envelope “Documents for– SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY, Bidders to submit the EMD by way RTGS only in favour of IDBI Bank Limited, Account No. 12334915010026, IFSC Code:

	IBKL0000123, Branch: Vashi, Such bidders must indicate RTGS UTR No. Amount remitted and date in the appropriate space in the Bid Forms.	
14	Only those bidders will be permitted to participate in e-auction whose Tender/ Offer /Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e -auction process. 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.	
15	<u>Registration with E-Auction Service Provider</u> - Participants who are not already registered with the e-auction provider M/S. BAANKNET (Bank Asset Auction Network), should register themselves by following the procedure mentioned at the website: www.baanknet.com - The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/S. BAANKNET (Bank Asset Auction Network). - SOI Form duly signed & filled up. Please download from provider www.baanknet.com - Self-attested copy of Pan Card - Self-Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) - Self-attested valid e mail id and mobile no. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect <u>and</u> remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process. <u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support, such bidders may contact to M/S PSB Alliance Private Limited, Unit 1, 3rd floor , VIOS Commercial Tower, Wadala East,Mumbai 400037. Contact person Email : support.baanknet@psballiance.com Phone no 8291220220 (For Technical and Bidding Process)</u> The Bank/ AO / e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.	
16	Date and Time of e-Auction	Monday, 16th March 2026 (11.00 a,m to 12.00 pm with unlimited extension of 5 min)
	The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: www.baanknet.com . In case no further valid bids are received during the extended period, the last highest bid (equivalent or more than Reserve Price) received would be treated as the successful bid and auction would be treated as closed/terminated. <u>Increase in Bid Amount :</u> It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under. In multiples of Rs. 10,000/-, 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.	
17	AO reserves the right to retain the EMD of top three bidder's upto three months from the date of e -auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for two months	

	from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 7 days from the date of e-auction.
18	<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 i.e. on the same day or not later than next working day from the date of letter intimating acceptance of his/her bid to be issued on Tuesday ,17/03/2026 by way of RTGS in favour of IDBI Bank Limited, Account No. 12334915010026, IFSC Code: IBKL0000123, Branch: Vashi. The balance amount of the sale price shall have to be paid within 15 days of the date of letter intimating acceptance of his/her bid or by Tuesday, 31/03/2026 by way of RTGS in favour of IDBI Bank Limited, Account No. 12334915010026, IFSC Code: IBKL0000123, Branch: Vashi. Or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months.
19	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall forfeit the EMD and if the successful bidder backs out or does not pay balance 75% of the sale within permitted time after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
20	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.
21	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 immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
22	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period 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.
23	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. It is understood that there are certain dues pending in respect of the property located at Unit No. 4B-47 and 45- 49, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400070, payable to Graceworks Realty & Leisure Private Limited the same shall be required to be paid the successful bidder.
24	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.
25	The time here in above fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
26	<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.
27	The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
28	The AO reserves the right and liberty to accept/reject any or all the Bids/Offerers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
29	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
30	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.
31	As per Sec 194-I A of Income Tax Act, 1961, TDS will be applicable on the sale proceeds where the sale consideration is Rs.50.00 Lakhs and above. Payment of TDS should be made through Form 29QB incorporating Bank’s Pan Number by the successful Bidder and submit certificate to Authorised officer.
32	Tenderer (s) must ensure the following while submitting the tender: A. That the tender should be filled in the format of the tender bids enclosed at Annexure-VI/VII.

	B. Copy of the Pan Card of the person/s bidding and if it is a company / firm then copy of the pan card of company/firm. C. Copy of certificate of incorporation of the company/firm. D. Board Resolution of the company /firm authorizing the person /partner to file the bid for the assets and copy of the identity proof of the said person/partner. E. That every page of the tender document is duly signed by the tenderer before submitting the tender and document submitted shall be duly attested. F. That all alteration, erasures and over writing, if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.
33	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s. PSB Alliance Pvt Limited.
34	Parties may get the Bid Document, which contains detailed terms and conditions of sale, bid forms etc. from any of our office, on all working days or downloaded from IDBI Bank's website.
35	Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured assets or for procuring any permissions etc or for the dues of any authority established by law.
36	The successful bidder will be required to deposit 25% of the sale price less the amount of EMD deposited) at the time of confirmation of sale. The balance amount 75% of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
37	AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
38	The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
39	The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
40	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.

V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS OF SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY

1	Issue of Bid/Offer Document	:	The Tender/Offer Document can be obtained from Shri Rahul S.Kulkarni , DGM (M) 7021954882 (e-mail) – rahul.kulkarni@idbi.co.in , Shri. Teejo Thomas, Manager (M) 9130013885 (e-mail) – teejo.t@idbi.co.in IDBI Bank , Retail Recovery Department, Unit No.1 , Safal Pride , Sion Trombay Road, Chembur , Mumbai – 400 088 from February 28, 2026 to March 14, 2026 on any working day between 10.00 am to 4.00 pm. The Tender/Offer Document can also be downloaded from IDBI website (www.idbibank.in) and www.baanknet.com
2	Cost of the Tender/Offer Document	:	Nil
3	Last Date and time for submission of Tender Document together with EMD	:	Saturday ,14th March 2026 upto 4.00 p.m.
4	Place, Date and time of E-Auction	:	Place : e-auction platform at website: www.baanknet.com Date: Monday, 16th March 2026 11.00 a.m to 12.00 p.m with unlimited extension of 5 min each, if required

* * *

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

For purchase of secured assets / property of SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY Unit No. 4B-47, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070.(Commercial galla Built Up Area 37.70 Sq. Ft)

(To be filled and submitted by the Bidder/ Offerer individually for each property)

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 Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/ property are to be purchased	:	
5.	Details of Earnest Money Deposit (EMD)	:	
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7.	Bank account details(In case of refund of EMD amount)	:	Account Name: Account Number: IFSC Code: Bank Name & Branch:

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

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

Signature of the duly authorised official of the Bidder/Offerer
Name and Designation of the Authorised Signatory

Place :

Date :

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

For purchase of secured assets / property of SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY Unit No. 4B-49, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070. (Commercial galla Built Up Area 31.78 Sq. mtrs)

(To be filled and submitted by the Bidder/ Offerer individually for each property)

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 Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/ property are to be purchased	:	
5.	Details of Earnest Money Deposit (EMD)	:	
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7.	Bank account details(In case of refund of EMD amount)		Account Name: Account Number: IFSC Code: Bank Name & Branch:

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

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

Signature of the duly authorised official of the Bidder/Offerer
Name and Designation of the Authorised Signatory

Place :

Date :

**VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER COMPANY/
PARTNERSHIP/ PROPRIETORSHIP**

For purchase of secured assets / property of SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY Unit No. 4B-47, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070.(Commercial galla Built Up Area 37.70 Sq. mtrs).

(To be filled and submitted by the Bidder/Offerer individually for each property)

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	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	

**VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER COMPANY/
PARTNERSHIP/ PROPRIETORSHIP**

For purchase of secured assets / property of SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY Unit No. 4B-49, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070. (Commercial galla Built Up Area 31.78 Sq. mtrs)

(To be filled and submitted by the Bidder/Offerer individually for each property)

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	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	

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,

Shri Rahul S. Kulkarni
Authorised Officer,
IDBI Bank LTD,

Sale of Secured Assets/Property of SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY Immovable properties situated at:

Property 1 : Unit No. 4B-47, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070. (Commercial galla Built Up Area 37.70 Sq. mtrs)

Property 2 : Unit No. 4B-49, 4th floor, “Phoenix Bazaar”, Phoenix Paragon Plaza Mall, off. L.B.S. Marg, Kurla (West), Mumbai – 400 070. (Commercial galla Built Up Area 31.78 Sq. mtrs)

- 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 immediately thereafter. 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 **SMT. POONAM BHOJRAJ PANDEY & SHRI. BHOJRAJ ROOPNARAYAN PANDEY** 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 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 have remitted Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, Account No. **12334915010026**, IFSC Code: **IBKL0000123**, Branch : **Vashi Branch**.
- 7 We understand that the EMD will not carry any interest.
- 8 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: Mumbai

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 :