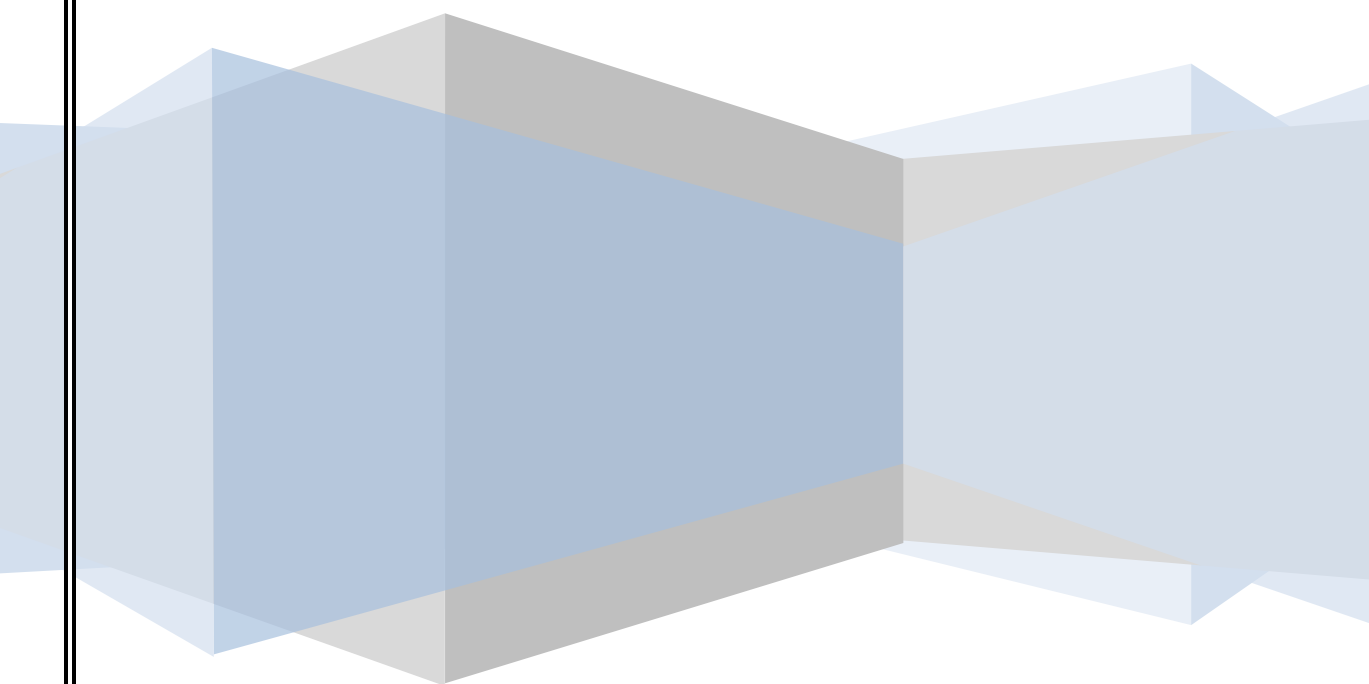


Bid Document- IDBI Bank Ltd.

**Bid Document for sale of assets under
SARFAESI Act 2002**



**The Authorized Officer (AO)
of
IDBI Bank Ltd.**

**IDBI Bank Ltd., Zonal Office Building, 2nd Floor, 44, Shakespeare Sarani, Kolkata-
700017, West Bengal**

BID DOCUMENT

For

**SALE OF SECURED ASSETS OF DURGAPUR REGION IN THE ACCOUNT OF
VINAYAK SWITCHGEAR PRIVATE LIMITED, SMT ANITA BAJAJ, SHRI RAHUL
BAJAJ & SHRI DEEP BAJAJ (BORROWER) & SMT JUHI BAJAJ (BORROWER)
SITUATED AT BENACHITY, DURGAPUR**

Under the provisions of

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

&

The Security Interest (Enforcement) Rules, 2002

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IMPORTANT DATES & INFORMATION:

Bid Increase Amount	By Rs.50,000/-
Sale of Bid / Tender document	May 28, 2026 till June 11, 2026 Between 11 am to 4.00 pm (except Saturday (2nd & 4th), Sunday and other intervening holidays)
Date of Inspection	June 02, 2026 11am. To 3.00pm
Last Date of submission of Bid along with EMD & KYC documents	June 11 , 2026 up to 4.00 pm
Date of e –auction/ Time of e – Auction	June 12, 2026 Between 11:00 a.m. to 1:00 p.m.

I. PUBLIC NOTICE FOR SALE PUBLISHED IN THE NEWSPAPERS

1. Financial Express, dated 23rd May, 2026



IDBI Bank Limited, Retail Recovery Department
CIN: L65190MH2004GOI14883844
Shakespeare Sarani, 2nd Floor, Kolkata - 700017
Ph. No.: (033) 66557725, Website: www.idbibank.in

WWW.FINANCIALEXPRESS.COM

FINANCIAL EXPRESS

[Appendix IV-A]
[See proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Schedule of Mortgaged properties

Sr.	a) Borrower - b) Account No.	c) Date of Possession d) Date of Demand Notice	e) Estimated Market Value f) Repayable Amount	g) Description of the property
1	a) Borrower - Rakshit Agarwal, Vikas Agarwal, Rajendra Agarwal, Pradyumna Agarwal b) 0358675100006620 0358675100010238 0358675100010247	1) 16.07.2023 2) 16.07.2023 3) Rs. 2,10,82,468.66/- due towards the outstanding on 10.07.2023 together with interest thereon with effect from 10.07.2023 4) Rs. 2,10,82,468.66/- due towards the outstanding on 10.07.2023 together with interest thereon with effect from 10.07.2023	1) Rs. 2,60,00,000/- 2) Rs. 26,00,000/- 3) Rs. 50,000/- 4) 01-05-06-2026	Land measuring 5 (five) decimals situated in the R.S. Plot No. 2116 C.S. Plot No. 1839 within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals situated in the R.S. Plot No. 2158, C.S. Plot No. 165, C.S. Khatian No. 148, P.S. Khatian No. 190, J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.
2	a) Borrower - Vinayak Switchgear Private Limited (Borrower) Anita Bajaj, Rajul Bajaj, Deep Bajaj (Co-borrower) for A/c No. 0256675100018221 & Jun Bajaj (Borrower) for A/c No. 0256675100020578 b) 0256675100018221 & 0256675100020578	1) 24/01/2024 & 04/01/2024 2) 14.01.2025 3) Rs. 1,85,42,693.24/- interest thereon with effect from 10.09.2021 in addition with Rs. 19,71,233/- with further interest from 10.09.2023	1) Rs. 2,65,00,000/- 2) Rs. 26,50,000/- 3) Rs. 50,000/- 4) 01-02-06-2026	All the One Floor of Land admeasuring 3.33 decimals along with building and structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace located on Plot No. 8 on the 3rd Floor, North Side measuring Godown situated in L.R. Plot No. 2135, 689/877, 691/877, R.S. Khatian No. 67, Mouza- Banachia, P.S. Durgapur, Dist. - Paschim Bardhaman under the name and style of Vinayak Switchgear Private Limited, bearing Assam Municipal Corporation Holding No. 1453 Khatian No. 332, 333, 334, 335 under Dag No. 1454 and 1455 within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.
3	a) Borrower - Amit Shaw & Aparna Shaw b) 0256675100024268 & 0256675100025627	1) 05/12/2022 2) 14.01.2025 3) Rs. 29,97,288.54/- interest thereon with effect from 10.09.2023	1) Rs. 20,52,000/- 2) Rs. 2,06,000/- 3) Rs. 10,000/- 4) 01-06-06-2026	Mortgage by Deposit of the Deeds bearing No. 1-967020217, in respect ALL The 400 Sq. Ft. Contained Flat No. 8 on the 3rd Floor, North Side measuring super built up area 500 Sq Ft., more or less consisting 2 Bed Rooms, 1 Kitchen, 1 Bath, 1 Balcony, constructed upon Cattaas land measuring an area of 3 Cattaas 10 Chittas together with structure thereon under Dag No. 1453 Khatian No. 332, 333, 334, 335 under Dag No. 1454 and 1455 within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.
4	a) Borrower - Chiradeep Dutta and Susmita Dutta b) 335675100000550/ 0256675100011468 / 0358675100007054	1) 26/11/2024 2) 14.01.2025 3) Rs. 13,15,477.76 due as on 14.01.2025 together with further interest cost & other charges thereon from 10.06.2024.	1) Rs. 16,15,500.00/- 2) Rs. 1,61,500.00/- 3) Rs. 10,000/- 4) 01-04-06-2026	All that Piece and parcel of Land admeasuring or 600 Sq. Ft. within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.

Notes:

- The Sale would be on E-Auction platform through auction service provider PSB Alliance Pvt. Ltd. Situated at Unit 1, 3rd Floor, VIOS Tower, Anik Nagar, Vardola East, Mumbai - 400037
- The Bidder has to deposit the Bid amount in the form of Demand Draft / Cheque / Bank Transfer to the account of PSB Alliance Pvt. Ltd. at the time of bidding.
- To the best of Knowledge and information there are no encumbrances on the above property.
- This public notice is issued in pursuance of the provisions of the SARFAESI Act 2002.
- Further details on General terms and Conditions is in Bank's website [www.idbibank.in] and or contact the Bank officials mentioned above and also refer to the bid document.
- The Authorized Officer reserves the right to accept or reject any or all of the bids without assigning reason(s) or cancel the auction process.

Sale of Bid / Tender document From 25 May 2026 till 11th June, 2026 upto 4.00 pm (except Saturday(2nd & 4th), Sunday and other Interim holidays)

Last Date of submission of Bid along with EMD & KYC documents **Jun 11th, 2026 up to 4.00 pm**

Date of e-auction/Time of e-Auction **Jun 12th, 2026 Between 11:00 am to 1:00 pm.**

For detailed terms and conditions of the sale, please refer to the link provided in <https://banknet.com/> & <https://www.idbibank.in>

Date : 23.05.2026 . Place : Kolkata

Sd/-Authorized Officer, IDBI Bank Ltd.

2. Ek Din (Kolkata Edition), Dated 23rd May, 2026



IDBI Bank Limited, Retail Recovery Department
CIN: L65190MH2004GOI14883844
Shakespeare Sarani, 2nd Floor, Kolkata - 700017
Ph. No.: (033) 66557725, Website: www.idbibank.in

[Appendix IV-A]
[See proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Schedule of Mortgaged properties

Sr.	a) Borrower - b) Account No.	c) Date of Possession d) Date of Demand Notice	e) Estimated Market Value f) Repayable Amount	g) Description of the property
1	a) Borrower - Rakshit Agarwal, Vikas Agarwal, Rajendra Agarwal, Pradyumna Agarwal b) 0358675100006620 0358675100010238 0358675100010247	1) 16.07.2023 2) 16.07.2023 3) Rs. 2,10,82,468.66/- due towards the outstanding on 10.07.2023 together with interest thereon with effect from 10.07.2023 4) Rs. 2,10,82,468.66/- due towards the outstanding on 10.07.2023 together with interest thereon with effect from 10.07.2023	1) Rs. 2,60,00,000/- 2) Rs. 26,00,000/- 3) Rs. 50,000/- 4) 01-05-06-2026	Land measuring 5 (five) decimals situated in the R.S. Plot No. 2116 C.S. Plot No. 1839 within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals situated in the R.S. Plot No. 2158, C.S. Plot No. 165, C.S. Khatian No. 148, P.S. Khatian No. 190, J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.
2	a) Borrower - Vinayak Switchgear Private Limited (Borrower) Anita Bajaj, Rajul Bajaj, Deep Bajaj (Co-borrower) for A/c No. 0256675100018221 & Jun Bajaj (Borrower) for A/c No. 0256675100020578 b) 0256675100018221 & 0256675100020578	1) 24/01/2024 & 04/01/2024 2) 14.01.2025 3) Rs. 1,85,42,693.24/- interest thereon with effect from 10.09.2021 in addition with Rs. 19,71,233/- with further interest from 10.09.2023	1) Rs. 2,65,00,000/- 2) Rs. 26,50,000/- 3) Rs. 50,000/- 4) 01-02-06-2026	All the One Floor of Land admeasuring 3.33 decimals along with building and structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace located on Plot No. 8 on the 3rd Floor, North Side measuring Godown situated in L.R. Plot No. 2135, 689/877, 691/877, R.S. Khatian No. 67, Mouza- Banachia, P.S. Durgapur, Dist. - Paschim Bardhaman under the name and style of Vinayak Switchgear Private Limited, bearing Assam Municipal Corporation Holding No. 1453 Khatian No. 332, 333, 334, 335 under Dag No. 1454 and 1455 within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.
3	a) Borrower - Amit Shaw & Aparna Shaw b) 0256675100024268 & 0256675100025627	1) 05/12/2022 2) 14.01.2025 3) Rs. 29,97,288.54/- interest thereon with effect from 10.09.2023	1) Rs. 20,52,000/- 2) Rs. 2,06,000/- 3) Rs. 10,000/- 4) 01-06-06-2026	Mortgage by Deposit of the Deeds bearing No. 1-967020217, in respect ALL The 400 Sq. Ft. Contained Flat No. 8 on the 3rd Floor, North Side measuring super built up area 500 Sq Ft., more or less consisting 2 Bed Rooms, 1 Kitchen, 1 Bath, 1 Balcony, constructed upon Cattaas land measuring an area of 3 Cattaas 10 Chittas together with structure thereon under Dag No. 1453 Khatian No. 332, 333, 334, 335 under Dag No. 1454 and 1455 within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.
4	a) Borrower - Chiradeep Dutta and Susmita Dutta b) 335675100000550/ 0256675100011468 / 0358675100007054	1) 26/11/2024 2) 14.01.2025 3) Rs. 13,15,477.76 due as on 14.01.2025 together with further interest cost & other charges thereon from 10.06.2024.	1) Rs. 16,15,500.00/- 2) Rs. 1,61,500.00/- 3) Rs. 10,000/- 4) 01-04-06-2026	All that Piece and parcel of Land admeasuring or 600 Sq. Ft. within C.S. Khatian No. 157, corresponding to R.S. Plot No. 2116 (one hundred and sixty four) and 1865 (one thousand and six hundred sixty four) J.L. No. 20, MOUZA-Ganta P.S. Hiranpur, Dist. Burdwan. Total area of land is 7.5 Decimals. Equivalent to 4 Cattaas 9 Chittas along with one two (2) storied residential building on the above land, under the name and style of PUSHPAM N.V.S. bearing Assam Municipal Corporation Holding No. 13856671. Ward No. 18, Panchayat, Assam. The said property is bounded and bounded by:- On the North - Prop. Of Lakshminant Roy; On the South - R.S. Plot No. 2116; On the East - R.S. Plot No. 2116; On the West - R.S. Plot No. 2116.

Notes:

- The Sale would be on E-Auction platform through auction service provider PSB Alliance Pvt. Ltd. Situated at Unit 1, 3rd Floor, VIOS Tower, Anik Nagar, Vardola East, Mumbai - 400037
- The Bidder has to deposit the Bid amount in the form of Demand Draft / Cheque / Bank Transfer to the account of PSB Alliance Pvt. Ltd. at the time of bidding.
- To the best of Knowledge and information there are no encumbrances on the above property.
- This public notice is issued in pursuance of the provisions of the SARFAESI Act 2002.
- Further details on General terms and Conditions is in Bank's website [www.idbibank.in] and or contact the Bank officials mentioned above and also refer to the bid document.
- The Authorized Officer reserves the right to accept or reject any or all of the bids without assigning reason(s) or cancel the auction process.

Sale of Bid / Tender document From 25 May 2026 till 11th June, 2026 upto 4.00 pm (except Saturday(2nd & 4th), Sunday and other Interim holidays)

Last Date of submission of Bid along with EMD & KYC documents **Jun 11th, 2026 up to 4.00 pm**

Date of e-auction/Time of e-Auction **Jun 12th, 2026 Between 11:00 am to 1:00 pm.**

For detailed terms and conditions of the sale, please refer to the link provided in <https://banknet.com/> & <https://www.idbibank.in>

Date : 23.05.2026 . Place : Kolkata

Sd/-Authorized Officer, IDBI Bank Ltd.

II. POSSESSION NOTICE PUBLISHED IN NEWSPAPERS

(a) Physical Possession Notice of the Property published in newspaper “Business Standard” The Page 4, dated 15th January 2025 in English.

 IDBI BANK		IDBI Bank Limited, Retail Recovery Department CIN : L65190MH2004GOI148838 44, Shakespeare Sarani, 2nd Floor, Kolkata - 700017 Ph. No : (033) 66557725, Website : www.idbibank.in	APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorised Officer of the IDBI Bank Ltd, 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, issued a demand notice on the date mentioned against the accounts calling upon the Borrowers / Co-Borrowers/Legal Heirs having failed to repay the amount, notice is hereby given to the Borrowers/ Co-borrowers/Legal Heirs, in particular and the public, in general, that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him/her under section sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned herein after. The Borrowers / Co-Borrowers/Legal Heirs, in particular and the public, in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to interest, Penal Interest, Charges, Costs thereon, the charge of the IDBI Bank Ltd., for an amount mentioned in the notice along with. The borrowers/Legal Heirs attention is invited to the provisions of Sub Section (8) of Section 13 of the Act, 2002 in respect of time available, to redeem the secured assets.			
Sl. No.	1) Name & Account No of the 2) Borrowers / Co-Borrowers	1) Date of Demand Notice 2) Date of Physical Possession 3) Claim Amount as per Demand Notice	Description of the Immovable Property
1.	1) Borrower/Co-Borrower – Vinayak Switchgear Private Limited, Smt Anita Bajaj, Shri Rahul Bajaj, and Shri Deep Bajaj 2) 0256675100020378	1) 24.01.2024 2) 14.01.2025 3) 1,85,42,693.24/- (Rupees One Crore Eighty Five Lakh Forty two thousand Six Hundred Ninety Three and Paise Twenty Four Only) as on 10-09-2021 together with further interest, cost and charges thereon.	Land admeasuring 3.33 decimals along with building and Structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace consisting of show room of electrical item and along with Godown situated in L.R. Plot No. 2135, 688/879, 691/877, 691/878, R.S Khatian No. 309, present L.R Khatian No. 1165, J.L No. 67, Mouza- Benachity, P.S. Durgapur, Dist – Paschim Bardhaman under DMC holding No. 6/7/1, Ward No.19. The Said Property is butted and bounded by as follows ; On the North : Property of Gunjan Bajaj, On the South : Durgapur Chamber of Commerce, On the East : Property of Rajeswari Bajaj, On the West : 30 feet wide Road.
Date : 15.01.2025, Place : Kolkata		Sd/- Authorised Officer, IDBI Bank Ltd.	

(b) Physical Possession Notice of the Property published in newspaper “Ekdin” Page 5 dated 15th January 2025 in in Bengali.

 IDBI BANK		আইডিবিআই ব্যাঙ্ক লিমিটেড, রিটেল রিকভারি ডিপার্টমেন্ট CIN: L65190MH2004GOI148838 ৪৪, শেক্সপিয়ার সরণি, ২য় তল, কলকাতা - ৭০০০১৭, ফোন নং- (০৩৩) ৬৬৫৫৭৭২৫, ওয়েবসাইট- www.idbibank.in	সংযোজনী- ৪ [রুল-৮(১)] দখল বিজ্ঞপ্তি (স্বাবর সম্পত্তির জন্য)
যেহেতু, নিম্নস্বাক্ষরকারী, সিকিউরিটিজেশন অ্যান্ড রিকনস্ট্রাকশন অফ ফিন্যান্সিয়াল অ্যাসেটস অ্যান্ড এনফোর্সমেন্ট অফ সিকিউরিটি ইন্টারেস্ট অ্যাক্ট, ২০০২ (২০০২-এর ৫৪) অধীনে আইডিবিআই ব্যাঙ্ক লিমিটেড-এর অনুমোদিত অফিসার স্বরূপ এবং সিকিউরিটি ইন্টারেস্ট (এনফোর্সমেন্ট) রুলস ২০০২-এর রুল ৩-এর সঙ্গে পঠিত সেকশন ১৩(১২) ধারা অধীনে তাঁর উপর ন্যস্ত ক্ষমতা প্রয়োগক্রমে নিম্নে বর্ণিত প্রতিটি অ্যাকাউন্ট এর সাপেক্ষে তারিখে দাবি বিজ্ঞপ্তি প্রদানপূর্বক আহ্বান জানিয়ে ঋণগ্রহীতাগণ/সহ-ঋণগ্রহীতাগণ/আইনি উত্তরাধিকারীগণ ওই অর্থ পরিশোধে ব্যর্থ হওয়ায় ঋণগ্রহীতাগণ/ সহ-ঋণগ্রহীতাগণ/আইনি উত্তরাধিকারীগণ এবং জনসাধারণকে এতদ্বারা বিজ্ঞপ্তি দেওয়া হচ্ছে যে, সিকিউরিটি ইন্টারেস্ট (এনফোর্সমেন্ট) রুলস, ২০০২-এর রুল ৮-এর সঙ্গে পঠিত উক্ত অ্যাক্টের সেকশন ১৩-র সাব-সেকশন (৪) অধীনে তাঁর উপর প্রদত্ত ক্ষমতার প্রয়োগক্রমে অত্র নিম্নে বর্ণিত সম্পত্তির দখল নিয়েছেন অত্র নিম্নে বর্ণিত তারিখে। বিশেষভাবে ঋণগ্রহীতাগণ/সহ-ঋণগ্রহীতাগণ/আইনি উত্তরাধিকারীগণ ও সাধারণভাবে জনগণকে এতদ্বারা সতর্ক করা হচ্ছে যে, তাঁরা যেন এই সম্পত্তি নিয়ে কোনওপ্রকার কাজকারবার না করেন এবং এই সম্পত্তি নিয়ে কোনওপ্রকার লেনদেনে নোটিসে উল্লিখিত অর্থ এবং তদুপরি সুদ, খরচ এবং চার্জ আইডিবিআই ব্যাঙ্ক লিমিটেড এর ধার্য সাপেক্ষ হবে। জামিনযুক্ত পরিসম্পদ-এর অর্থ পরিশোধের জন্য প্রাপ্তব্য সময় সম্পর্কে অ্যাক্টের সেকশন ১৩-র সাব-সেকশন (৮)-এর বিধানাবলির প্রতি ঋণগ্রহীতার দৃষ্টি আকর্ষণ করা হচ্ছে।			
ক্র. নং	১) ঋণগ্রহীতা/সহ-ঋণগ্রহীতার নাম ২) অ্যাকাউন্ট নম্বর	১) দাবি বিজ্ঞপ্তির তারিখ ২) বাস্তবিক দখলের তারিখ ৩) দাবি বিজ্ঞপ্তি অনুযায়ী দাবির পরিমাণ	স্বাবর সম্পত্তির বর্ণনা
১.	১) ঋণগ্রহীতা/সহ-ঋণগ্রহীতা - বিনায়ক সুইচগিয়ার প্রাইভেট লিমিটেড, শ্রীমতী অনিতা বাজাজ, শ্রী রাহুল বাজাজ, এবং শ্রী দীপ বাজাজ ২) ০২৫৬৬৭৫১০০০২০৩৭৮	১) ২৪.০১.২০২৪ ২) ১৪.০১.২০২৫ ৩) ১,৮৫,৪২,৬৯৩.২৪/- (এক কোটি পঁচাত্তর লক্ষ বিয়ান্নিশ হাজার ছয়শো তিরানব্বই টাকা এবং চব্বিশ পয়সা মাত্র) ১০-০৯-২০২১ অনুযায়ী তদুপরি আরও সুদ, খরচ এবং চার্জ	৩.৩৩ ডেসিমেল পরিমাপের জমি তৎসহ প্রায় ৫৫০০ বর্গফুট (প্রায়) এর জি + ৪ বিল্ডিং এবং কাঠামো, টেরেসে একটি কক্ষ সহ যেখানে কৈনুতিক জিনিসপত্রের শো রুম রয়েছে এবং একটি গোডাউন সহ এল.আর. প্লট নং ২১৩৫, ৬৮৮/৮৭৯, ৬৯১/৮৭৭, ৬৯১/৮৭৮, আর.এস. খতিয়ান নং ৩০৯, বর্তমান এল.আর. খতিয়ান নং ১১৬৫, জে.এল. নং ৬৭, মৌজা- বেনাচিতি, থানা- দুর্গাপুর, জেলা-পশ্চিম বর্ধমান, ডিএমসি হোল্ডিং নং ৬/৭/১, ওয়ার্ড নং ১৯-এর অধীনে অবস্থিত। উক্ত সম্পত্তি নিম্নরূপে পরিবেষ্টিত এবং সীমানাযুক্ত: উত্তরে- গুপ্তন বাজাজের সম্পত্তি, দক্ষিণে- দুর্গাপুর চেম্বার অফ কমার্স, পূর্বে- রাজেশ্বরী বাজাজের সম্পত্তি, পশ্চিমে- ৩০ ফুট প্রশস্ত রাস্তা দ্বারা।
তারিখ: ১৫.০১.২০২৫, স্থান: কলকাতা		স্বা/- অনুমোদিত অফিসার, আইডিবিআই ব্যাঙ্ক লিঃ	

III (a) INTRODUCTION

IDBI Bank Ltd (IDBI) having its Registered Office at IDBI Tower, Cuffe Parade, Mumbai 400005 through its office at IDBI Bank Ltd., Retail Recovery, Zonal Office Building (3rd floor), 44 Shakespeare Sarani, Kolkata-700017, Phone: 033-66557725/613 issued a demand notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “the SARFAESI Act”) dated 19th September 2022 calling upon Vinayak Switchgear Private Limited, Smt Anita Bajaj, Shri Rahul Bajaj and Shri Deep Bajaj (hereinafter referred to as the Borrower) and Smt Juhi Bajaj (hereinafter referred to as the Borrower) to repay within 60 days from the date of the said notice outstanding dues, details of which is furnished below:

IDBI Bank Ltd:-

Nature of Assistance	Amount	Further interest w.e.f.
LAP	Rs.1,85,42,693.24/- (Rupees One Crore Eighty Five Lakhs Forty Two Thousand Six Hundred Ninety Three and Paise Twenty Four Only) towards the outstanding dues in respect of the Loans as on 10-09-2021	10-09-2021
LAP	Rs.19,71,233/- (Rupees Nineteen Lakhs Seventy One Thousand Two Hundred Thirty Three Only) towards outstanding dues in respect of the Loans as on 12-10-2023	10-09-2023

together with further interest from as mentioned above at the contractual rates upon the footing of compound interest until payment/ realization. Though the Borrower duly acknowledged receipt of the said notice, it failed to discharge the liability.

As the borrower and mortgagor has mortgaged the property to IDBI Bank Ltd as security, dues recoverable from the Borrower constitute and represent 100% value of the outstanding dues having charge on the assets as envisaged under Section 13 (9) of SARFAESI Act. The possession of immovable properties at Mouza- Benachity, J.L. No. 67, P.S- Durgapur, Dist. Paschim Bardhaman within the limit of DMC Holding No.6/7/1, Ward No.19 on **14th January, 2025**. The AO has also got the assets valued after taking possession as required under the SARFAESI Act.

The list of secured assets being put on sale is mentioned hereinafter.

III (b) BRIEF DESCRIPTION OF SECURED ASSETS

All that One Piece of Land admeasuring 3.33 decimals along with building and Structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace consisting of show room of electrical item and along with Godown situated in L.R. Plot No. 2135, 688/879, 691/877, 691/878, R.S Khatian No. 2476, L.R Khatian No. 309, Present LR Khatian No.1165, J.L No. 67, Mouza- Benachity, P.S. Durgapur, Dist – Paschim Bardhaman under DMC holding No. 6/7/1, Ward No.19. The Said Property is butted and bounded by as follows:

On the North: Property of Gunjan Bajaj,
 On the South: Durgapur Chamber of Commerce,
 On the East: Property of Rajeswari Bajaj,
 On the West: 30 feet wide Road

IV. OUTSTANDING DUES OF THE SECURED LENDERS

Nature of Assistance	Amount	Further interest w.e.f.
LAP	Rs.1,85,42,693.24/- (Rupees One Crore Eighty Five Lakhs Forty Two Thousand Six Hundred Ninety Three and Paise Twenty Four Only) towards the outstanding dues in respect of the Loans as on 10-09-2021	10.09.2021
LAP	Rs.19,71,233/- (Rupees Nineteen Lakhs Seventy One Thousand Two Hundred Thirty Three Only) towards outstanding dues in respect of the Loans as on 12-10-2023	10.09.2023

V. TERMS AND CONDITIONS
V. TERMS AND CONDITIONS

1	The Authorised Officer (AO) of IDBI Bank Ltd (IDBI), exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as “the SARFAESI Act”) is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the ‘Secured Assets’) and the same are being sold on “As is where is, as is what is & whatever there is and without recourse” basis.
2.	Auction/ bidding shall only be through “online electronic mode” through the website of the service provider : https://baanknet.com/ Address:- PSB Alliance Pvt. Ltd. “Unit 1, 3rd Floor, VIOS Tower, Anik Nagar, Wadala East, Mumbai-400037” Help desk number of e-auctioneer:- M. No- 8291220220 E-mail- support.baanknet@psballiance.com
3.	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with offer Form is on sale from May 28, 2026 to June 11, 2026 on any working day between 11.00 a.m. to 4.00 p.m. and can be obtained from 1. Shri Uday Kumar Tiwari & Shri Vikas Kumar, Deputy General Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017 2. Shri Manish Ranaker Guria, AGM, Retail Recovery Mobile –7004286360 and Smt. Swapnasudha Sahoo, Manager, Retail Recovery, Regional Office, IDBI Bank Ltd, City Centre, Durgapur, Mobile-8093032805 IDBI BANK Ltd, Durgapur Regional Office,UCP-016, Ambedkar Sarani,

	Urvashi Phase-Bengal Ambuja, City Centre,Durgapur,Pin-713216, West Bengal, 3. Shri Sunil Kumar Yadav, AGM, BH, IDBI Bank Durgapur Branch, Mobile – 8709306303 Ruma Sweets Building, Nachan Road, Benachity, Durgapur Pin :713213,West Bengal on any working day (except Sunday, 2nd and 4th Saturdays & Holidays) between 11:00 a.m. and 4:00 p.m. on payment of non-refundable fees of Rs. 118 (Rs.100/- Fees Plus Rs.18/ GST) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd- A/c IDBI Bank Ltd. A/c No. 25634915010026” payable at Durgapur issued by any Nationalized Bank / Scheduled Bank 4. on payment of non-refundable fees of Rs.118/- (Rupees One Hundred Eighteen Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd- A/c “Vinayak Switchgear Private Ltd” payable at Durgapur issued by Scheduled Commercial Bank. The bid document can also be downloaded from IDBI website www.idbibank.in (Till June 11, 2026). Those bidders preferring to download the Bid Document shall have to furnish the non-refundable fee of Rs.118/- as mentioned above, at the time of submission of the bid along with EMD.
4	<u>Reserve Price</u> The Reserve price for the sale of the Secured Assets is as under: LOT – II – Rs.2,65,00,000/-/- (Rupees Two Crore Sixty Five Lakh Only) <u>Earnest Money Deposit (EMD)</u> The EMD has been fixed at LOT – II - Rs.26,50,000/- (Rupees Twenty Six Lakh Fifty Thousand Only)
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is</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 does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. The purchaser shall bear the applicable stamp

	duties/additional stamp duty/transfer charges, fee etc. and all statutory liabilities charges for conveyance/Taxes/maintenance fee/ electricity/water charges etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Vinayak Switchgear Private Limited or Mortgagor/Guarantor including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser.
7	<u>Inspection of assets</u> The interested parties may inspect the assets at their own cost between 11.00 A.M. to 1.00 P.M. on the assigned date (June 02, 2026) in the presence of a representative of the AO available at the site to facilitate the inspection.
8	<u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, pending litigations (if any) etc. whether the bidder actually inspects or visits or verifies or not.
9	To the best of knowledge and information of Bank / Authorized Officer no other encumbrances exists on the stated properties/assets. However, prospective bidders may peruse the copies of title deeds available with Bank with prior appointment and also carry out their own enquiries to satisfy themselves regarding encumbrances, if any over the above properties/assets. The copy of Mutation of Conveyance Deed in favour of borrower/mortgagor is not available with Bank. Prospective bidders may take note of that.
10	The bidders shall be deemed to have inspected, verified documents and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied

	himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
11	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
12	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Offer form(s) annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall initial each page of the Offer. Offers received for sale and / or accepted are not transferable. The Format for submission of Profile of the bidder are given in Chapter VII & VIII respectively of this Tender Documents. The format Chapter VII is for Individuals and The format Chapter VIII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
13	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card & Address proof) to the Authorised Officer at IDBI Bank Ltd. After scrutinizing if the bid documents are complete in all respect, the eligible bidders have to create user id / password for registering in the e-auction through service provider PSB Alliance Pvt. Ltd. M. No- 8291220220.
14	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
15	The Tender/Offer shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.

16	The Tender/Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
17	<u>Last date for submission of Tender/Offer /Bid Document</u> The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the 1.Shri Uday Kumar Tiwari & Shri Vikas Kumar, Deputy General Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017 2. Shri Manish Ranaker Guria, AGM Retail Recovery, Mobile – 7004286360 and Smt. Swapnasudha Sahoo, Manager Retail Recovery, Mobile-8093032805, IDBI Bank Ltd, Durgapur Regional Office,UCP-016, Ambedkar Sarani, Urvashi Phase-Bengal Ambuja, City Centre,Durgapur,Pin-713216, West Bengal 3.Shri Sunil Kumar Yadav, AGM, BH, IDBI Bank Durgapur Branch, Mobile – 8709306303 Ruma Sweets Building, Nachan Road, Benachity, Durgapur Pin :713213,West Bengal not later than 4.00 p.m. on June 11, 2026 in a sealed cover containing a crossed A/c Payee Demand Draft/Pay Order of Rs.26,50,000/- (Rupees Twenty Six Lakh Fifty Thousand Only) for LOT – II The DD / PO should be drawn in favour of “IDBI Bank Ltd- A/c IDBI Bank Ltd. A/c No. 25634915010026” payable at Durgapur issued by Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD), which shall be superscripted “EMD for Vinayak Switchgear Private Limited” and the other sealed cover containing the Bid Document superscribed “Bid Document – Vinayak Switchgear Private Limited”. <u>Remittance of EMD by way of RTGS</u> Bidders who prefer to submit the EMD by way RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 25634915010026, IFSC Code: IBKL0000256, Branch :Durgapur Branch. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms. Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in or from the website of the e-auction service provider: https://baanknet.com/ must pay Rs.118/- (Rupees one hundred Eighteen

	only) towards the cost of the same, by way of DD/ PO or by way of RTGS. Please remit Rs118/- through separate RTGS.
18	Only those bidders will be permitted to participate in the e –auction whose Tender/ Offer /Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint – Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.
19	<u>Registration with E-Auction Service Provider</u> Participants who are not already registered with the e-auction provider PSB Alliance Pvt. Ltd. , M. No- 8291220220 should register themselves by following the procedure mentioned at the website: https://baanknet.com/ The user id and password has to be created by participants / intending purchasers from the website https://baanknet.com/. After creation of userid / password, in case any bidders feel the need for any support, such bidders may contact Helpline No. :- 8291220220 who is the Service Provider to arrange e – auction. The bidders may be participating in e – auction for bidding from their place of choice and internet connectivity shall have to be ensured by bidder himself. The Bank/ AO / e-auction service provider will not be responsible for any error occurred due to power failure / computer hardware or software error / network error etc. at the time of e-auction.

VI. BID FORM FOR INDIVIDUAL

For purchase of Secured assets of Vinayak Switchgear Private Limited (Borrower), Smt Anita Bajaj, Shri Rahul Bajaj and Shri Deep Bajaj (Co -borrowers) & Smt Juhi Bajaj (Borrower) located in Benachity, Durgapur, in the state of West Bengal

Property Description: All that One Piece of Land admeasuring 3.33 decimals along with building and Structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace consisting of show room of electrical item and along with Godown situated in L.R. Plot No. 2135, 688/879, 691/877, 691/878, R.S Khatian No. 2476, L.R Khatian No. 309, Present LR Khatian No.1165, J.L No. 67, Mouza- Benachity, P.S. Durgapur, Dist – Paschim Bardhaman under DMC holding No. 6/7/1, Ward No.19. The Said Property is butted and bounded by as follows:

On the North: Property of Gunjan Bajaj,
On the South: Durgapur Chamber of Commerce,
On the East: Property of Rajeswari Bajaj,
On the West: 30 feet wide Road

1	a) Full Name of the Bidder/Offeror(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/Offeror 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	RTGS remitted through i.e. Name of the Bank	:	
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	

In case of refund of EMD, it would be refunded to the account from where it was remitted.

6	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
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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.

Place :

Signature of the duly authorized official of the Bidder/Offeror

Date :

Name and Designation of the Authorized Signatory

VII. BID FORM FOR COMPANY/ PARTNERSHIP/ PROPRIETORSHIP FIRM

For purchase of Secured assets of Vinayak Switchgear Private Limited (Borrower), Smt Anita Bajaj, Shri Rahul Bajaj and Shri Deep Bajaj (Co -borrowers) & Smt Juhi Bajaj (Borrower) located in Benachity, Durgapur, in the state of West Bengal

Property Description: All that One Piece of Land admeasuring 3.33 decimals along with building and Structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace consisting of show room of electrical item and along with Godown situated in L.R. Plot No. 2135, 688/879, 691/877, 691/878, R.S Khatian No. 2476, L.R Khatian No. 309, Present LR Khatian No.1165, J.L No. 67, Mouza- Benachity, P.S. Durgapur, Dist – Paschim Bardhaman under DMC holding No. 6/7/1, Ward No.19. The Said Property is butted and bounded by as follows:

On the North: Property of Gunjan Bajaj,
On the South: Durgapur Chamber of Commerce,
On the East: Property of Rajeswari Bajaj,
On the West: 30 feet wide Road

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 Authorized Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorized letter to be attached to carry out the e-Auction process)	:
	b) Complete Postal Address of the Authorize person with	:

	PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorized Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
13	RTGS remitted through i.e. Name of the Bank	:
	RTGS UTR No.	
	Amount Remitted	
	Date	
In case of refund of EMD, it would be refunded to the account from where it was remitted.		
14	Income Tax Permanent Account Number(s) (PAN) of the Authorized 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 Authorized Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorized Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

VIII. DECLARATION BY THE BIDDER
(ON GENERAL STAMP PAPER OF Rs.100/-)

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

To,
The Authorized Officer,
Shri Uday Kumar Tiwari, Deputy General Manager,
Retail Recovery, IDBI Bank Ltd, Zonal Office Building, 2nd Floor,
44,Shakespeare Sarani, Kolkata-700017, West Bengal

Dear Sir,

For purchase of Secured assets of Vinayak Switchgear Private Limited (Borrower), Smt Anita Bajaj, Shri Rahul Bajaj and Shri Deep Bajaj (Co -borrowers) & Smt Juhi Bajaj (Borrower) located in Benachity, Durgapur, in the state of West Bengal

All that One Piece of Land admeasuring 3.33 decimals along with building and Structure of G+4 of around 5500 sq. feet (Approx.), along with one room at terrace consisting of show room of electrical item and along with Godown situated in L.R. Plot No. 2135, 688/879, 691/877, 691/878, R.S Khatian No. 2476, L.R Khatian No. 309, Present LR Khatian No.1165, J.L No. 67, Mouza- Benachity, P.S. Durgapur, Dist – Paschim Bardhaman under DMC holding No. 6/7/1, Ward No.19. The Said Property is butted and bounded by as follows:

On the North: Property of Gunjan Bajaj,
On the South: Durgapur Chamber of Commerce,
On the East: Property of Rajeswari Bajaj,
On the West: 30 feet wide Road

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.
3. 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.
4. 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/her sole and absolute discretion, I/we shall arrange to take possession of the secured assets immediately after payment of entire sale consideration. 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.

5. I/We clearly understand and accept that the Authorized Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of the owners and/or VINAYAK SWITCHGEAR PRIVATE LIMITED, SMT ANITA BAJAJ, SHRI RAHUL BAJAJ, SHRI DEEP BAJAY and/or SMT DEEP BAJAJ and/or Smt Juhi Bajaj including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid is accepted.
6. I/We understand that you are not bound to accept the highest or any Bid, as you may consider deem fit. Further, I/we will not raise any objection in case the Authorized 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.
7. 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.
8. I/We have paid _____ towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd." by way of RTGS.
9. We understand that the EMD will not carry any interest.
10. We understand that the Bid should be unconditional and Bid having conditions contrary to the terms and conditions of the Bid Document can be summarily rejected.

Place:

Dated: _____ day of _____ 2025

Signature in the capacity of

duly authorized to sign Bid for and on behalf of

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

WITNESS :

Signature :

Name & Address :

Occupation :

IX. Disclaimer

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

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

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