



The Authorized Officer (AO)

of

IDBI BANK LIMITED

IDBI Zonal Office, GS Road,
Guwahati – Assam – Pin Code - 781005

BID DOCUMENT

For

SALE OF ASSETS OF BORROWER – MPS TRADING GROUP

Situated at Mouja Agartala Town comprised in Sheet No.4, Jote No.100 sabek Kahtian No.13839, C.S.Plot No.3017, 3018 part which as per present settlement survey no.2063/14 wherein khatian no.25112 C.S.Plot No.3017/46018 part sabek 2365 present land measuring 3 ganda Nal pond whole and contains old C.S.plot No.3018/46019, 2364 present Whole part of land 3 ganda 1 kara (bastu Nal). The above stated plot comprised the area of land as a whole 3 ganda 1 kranta Bastu Nal. Near Upendra Vidya Bhawan, Tehasil: Sadar West, West Joynagar, P.S.West Agartala and Disctrict West Tripura in the State of Tripura bounded by North-Own Land, Kalyan De & Others, bounded by the land & buildings of: South-Shri Asit Gupta, East-Legal heirs of Lt.Pabitra Shome and Manic Shome, West-Bhupesh Ch.Datta & Common pathway 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.

Prop - 2.For Plot No.1560, 1561:

All that piece and parcel of land measuring 0.03 acres at Mouja Agartala Town Sheet No.4 Teheshil Sadar West, P.S.West Agartala, Near Upendra Vidya Bhawan, District-West Tripura, Sabek Khatian No.1237 under Revenue Holding No.2063/410, Khatian No.25487, under Revenue Holding No.91,94 no. Khatian, Sabek 3019/47380 No.Dag Hal 1560,1561 No. Dag bounded by the land & buildings of: North-Shri Babul Chakraborty, South-Smt Runu Sarkar, East-Samir Bhusan & Others, West-Common pathway which is connected to main Road 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.

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

&

The Security Interest (Enforcement) Rules, 2002

CONTENTS

Sr.No	Particulars	Page No.
I	Public Notice for Sale published in the newspapers	3
II	Brief Description – Secured Assets	4
III	Outstanding dues of Secured Lender	4
IV	Terms & Conditions	5-13
V	Brief details of Bid Document	14-15
VI	Form of Profile of the Bidder - Individual	16-17
VII	Form of Profile of the Bidder – Proprietorship/Partnership/Company	18-20
VIII	Form of Appendix to the Bid (declaration by the Bidder)	20-23
IX	Disclaimer	24

IMPORTANT DATES & INFORMATION:

Bid Increase Amount	By Rs. 10,000 /-
Sale of Bid / Tender document	18-06-2026 Bid Document can be obtained from Guwahati, zonal office , GS Road on working days (11.00 A. M. to 4.00 P.M.) or from the website : https://BAANKNET.COM till 10 March 2026
Date of Inspection	18.06.2026 o 10-07-2026 Timing - From 11 am to 4.00 pm
Last Date of submission of Bid along with EMD & KYC documents	10.07.2026, Till 4 p.m...
Date of e –auction/ Time of e – Auction	14.07.2026 From 11.00 a.m. to 1.30 p.m.

I. Public Notice for the sale published in the Newspaper:

The above sale notice under Rule 9 (1) of the Act was published in the following newspapers on
26.06.2026

- i) Tripura Times (English) – All Editions with wide circulation
- ii) Tripura Darpan (Bengal) – All Edition with wide circulation

III) BRIEF DESCRIPTION OF SECURED ASSETS

All that piece and parcel of land situated at Mouja Agartala Town comprised in Sheet No.4, Jote No.100 sabek Kahtian No.13839, C.S.Plot No.3017, 3018 part which as per present settlement survey no.2063/14 wherein khatian no.25112 C.S.Plot No.3017/46018 part sabek 2365 present land measuring 3 ganda Nal pond whole and contains old C.S.plot No.3018/46019, 2364 present Whole part of land 3 ganda 1 kara (bastu Nal). The above stated plot comprised the area of land as a whole 3 ganda 1 kranta Bastu Nal. Near Upendra Vidya Bhawan, Tehasil: Sadar West, West Joynagar, P.S.West Agartala and District West Tripura in the State of Tripura bounded by North-Own Land, Kalyan De & Others, bounded by the land & buildings of: South-Shri Asit Gupta, East-Legal heirs of Lt.Pabitra Shome and Manic Shome, West-Bhupesh Ch.Datta & Common pathway 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.

Prop - 2. For Plot No.1560, 1561:

All that piece and parcel of land measuring 0.03 acres at Mouja Agartala Town Sheet No.4 Teheshil Sadar West, P.S.West Agartala, Near Upendra Vidya Bhawan, District-West Tripura, Sabek Khatian No.1237 under Revenue Holding No.2063/410, Khatian No.25487, under Revenue Holding No.91,94 no. Khatian, Sabek 3019/47380 No.Dag Hal 1560,1561 No. Dag bounded by the land & buildings of: North-Shri Babul Chakraborty, South-Smt Runu Sarkar, East-Samir Bhusan & Others, West-Common pathway which is connected to main Road 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.

IV. OUTSTANDING DUES OF THE SECURED LENDERS

M/s Mps Trading Group.

The Dues of IDBI Bank Ltd outstanding as on 23.06.2014 stand at Rs. 51687085.31 with further interest, cost , charges , expenses etc there on.

V. TERMS AND CONDITIONS

1	The Authorized Officer (AO) of IDBI Bank Ltd (IDBI), exercising the powers under the Securitization 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” & no recourse basis.
	Auction/ bidding shall only be through “online electronic mode” through the website of the Service provider: www.baanknet.com Address:- 3rd Floor, VIOS Tower, Off Eastern Express Highway, Near Anik Nagar Bus Depot, Sewri-Chembur Road, Mumbai, Maharashtra, 400037. Help desk number of e-auctioneer:- Name of officers at Facilitation centre - Ms. Swani / Dharmesh Asher M. No- 9990605075 / 9892219848
	E-mail- https://baanknet.com / https://psballiance.com
2.	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with offer Form is on sale from Nov12 2025 to Nov 13, 2025 on any working day between 11.00 am to 4.00 pm and can be obtained from Shri Santosh Pandey, Authorized Officer of IDBI Bank Ltd., Guwahati Zone, Retail Recovery, IDBI Building (6th Floor) ,G. S Road

	Guwahati-781005,(T) 0361- 7141160 email: Santosh.Pandey@idbi.co.in/ or Branch Head , IDBI Bank Ltd, Agartala Branch, Akhaura Road, Agartalla – Tripura – Pin code - 799001 and email- Mousam.chakma@idbi.co.in and can also be downloaded from www.idbibank.in & www.baanknet.com Interested parties may contact undersigned on: (T) (T) 0361-7141160 (M) +91 9830332429 and the email: Santosh.pandey@idbi.co.in on payment of non-refundable fees of Rs.200/- (Rupees Two Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favor of “IDBI Bank Ltd- A/c “MPS Trading Group ” payable at Agartalla issued by Scheduled Commercial Bank. The bid document can also be downloaded from IDBI website www.idbibank.in Those bidders preferring to download the Bid Document shall have to furnish the non-refundable fee of Rs.200/- 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 as mentioned at item No. III of the Tender Document is as under: 1) Reserve Price : Rs.42 lakh + Rs.22.5 Lakh = Rs.64.5 lakh <u>Earnest Money Deposit (EMD)</u> The EMD has been fixed at: ☐ Rs.420000/- + Rs.225000/- = Rs.645000/-
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” 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 will 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 MPS Trading Group. 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. and 4.00 p.m. on the assigned dates (18-06-2026 to 10-07-2026) 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 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 the secured 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 Authorized Officer at IDBI Bank Ltd. After scrutinizing if the bid documents are complete in all respect, the eligible bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider.

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.
	<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 Shri Santosh Pandey, IDBI Bank Ltd., Guwahati Zone, Retail Recovery Office Building (6th Floor) ,G. S Road Guwahati-781005,(T) 0361- 7141160 email: Santosh.Pandey@idbi.co.in/ or Branch Head , IDBI Bank Ltd, Agartala Branch, Akhaura Road, Agartalla – Tripura – Pin code - 799001 and email- Mousam.chakma@idbi.co.in , not latter than 4 pm on 10-07,2026 in a sealed cover containing a crossed A/c Payee Demand Draft/Pay Order of 02 DD ☐ For Prop – I Rs. Rs.420000/- ☐ For Prop – II Rs.225000/- ☐ Total = Rs.645000/- The DD / PO should be drawn in favour of “IDBI Bank Ltd- A/c “MPS Trading Group” payable at Agartalla issued by Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD), which shall be super scribed “EMD for MPS trading Group” and the other sealed cover containing the Bid Document superscribed “Bid Document – for MPS Trading Group””. <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. 15734915010026, IFSC Code: IBKL0000157, Branch : Agartala, Tripura. 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.idbi.com or from the website of the e-auction service provider: www.baanknet.com.commust pay Rs.200/- (Rupees one hundred only) towards the cost of the same, by way of DD/ PO or by way of RTGS.
18	Only those bidders will be permitted to participate in the e –auction whose Tender/ Offer /Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint – Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.
19	<u>Registration with E-Auction Service Provider</u>

Participants who are not already registered with the e-auction provider PSB Alliance Private Limited (BAANKNET Platform), M. No- 9990605075 / 9892219848 /8291220220

Should register themselves by following the procedure mentioned at the website: www.baanknet.com

The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order. The documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process. After receiving the userid / password, in case any bidders feel the need for training / e – auction support, such bidders may contact Helpline No. :- PSB Alliance Private Limited (BAANKNET Platform), M. No- 9990605075/9892219848 /8291220220 who is the Service Provider to arrange e – auction platform.

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.**

~~The bidder shall be participating in e-auction for bidding from his place of choice and internet connectivity shall have to be ensured by bidder himself. The Bank/ AO / e-auction service provider will not~~

i. Details of EMD i.e. details of RTGS sent to A.O.

ii. Self Attested copy of Pan Card.

iii. Self Attested valid residential proof(Voter Id Card, Passport Copy, Ration Card, telephone bill, electricity bill- any one)

iv. Self-Attested valid e-mail id and contact details (with alternate mobile/landline phone nos.)

e. After registration and satisfaction of KYC and other norms, user id and password to the eligible bidders.

f. Participants who are not already registered with the e-auction provider PSB Alliance Private Limited (BAANKNET Platform), M. No- 9990605075 / 9892219848 /8291220220

should register themselves by following the procedure mentioned at the website: www.baanknet.com

g. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order. The documents with further directions by the e- auction Provider Company, if any, for log in and participating in the auction through online process. After receiving the user id / password, in case any bidders feel the need for training / e – auction support, such bidders may contact Helpline No. :- PSB Alliance Private Limited (BAANKNET Platform), M. No- 9990605075/9892219848 /8291220220 who is the Service Provider to arrange e – auction platform.

h. 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.

The e- auction day : 14.07.2026

20

E –Auction time : From 11:00 am to 1:30 pm
(Subject to unlimited extensions of 5 minutes each as explained herein below)

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

Online Auction shall be held **primarily for a period of two hours** on e-auction platform at website: www.baanknet.com subject to the condition that if a bidder places a bid in the last 5 minutes of closing of the E-auction and if that bid gets accepted, then the auction's duration shall get extended automatically by the system for another 5 minutes, for the entire auction (i.e. for all the items in the auction), from the time that bid comes in. **Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is valid bid in terms of e-auction notice published and this Tender document.** If such valid bid is not received in the said last 5 minutes, the auto-extension will not take place and the E-auction shall get closed automatically without any further extension and the last highest bid received would be treated as the successful bid and auction would be treated as concluded subject to acceptance and approval of the Bid by the Authorized Officer. Necessary communication in this regard shall be sent in writing by the Authorized Officer to the successful Bidder.

It is suggested that the bidders do not wait till the last minutes to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure etc.

Increase in Bid Amount :

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.

-
- 21** AO reserves the right to retain the EMD of top three bids up to two month from the date of e – Auction and **the amount of EMD will not carry any interest.** The Bids so retained will be valid for two months from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of e-auction.
-

22 Payment of Sale Price

The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and the purchaser shall immediately i.e. on the same day or not later than next working day will be required to deposit 25% of the sale price (less the amount of EMD) on acceptance of his/her bid by crossed A/c Payee Demand Draft/Pay Order drawn in favor of

“IDBI Bank Ltd. – A/c MPS Trading Group payable at Agartalla issued by Scheduled Commercial Bank or through RTGS in favor of IDBI Bank Limited,

	Account No. 15734915010026, IFSC Code: IBKL0000157, Branch: IDBI Agartalla Branch. The balance 75% of the sale price on or before 15th day of confirmation of sale by way of crossed A/c Payee Demand Draft/Pay Order drawn in favor of “IDBI Bank Ltd. – A/c MPS Trading Group” – payable at Agartalla issued by Scheduled Commercial Bank or through RTGS in favor of IDBI Bank Limited, Account No. 15734915010026, IFSC Code: IBKL0000157, Branch: Agartalla Branch, Meghalaya.. or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
23	In case of default in payment by the successful bidder, the amount already deposited by the offerer shall be liable to be forfeited and the defaulting purchaser shall have no claim/right in respect of property/amount.
24	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.
25	In the event of the successful bidder failing to pay the consideration amount within the time schedule
	stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 13 to 21 above and further in terms of this Bid Document.
26	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the
	power of sale shall issue Certificate of Sale for the movable and immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
27	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold.
28	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the

	completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his /her/their name. Bank does not take any responsibility to provide information on the same.
29	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and Irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
30	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
31	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above terms and conditions as may be deemed necessary in the light of the facts and circumstances.
32	The entire procedure of e – auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
33	The AO reserves the right and liberty to accept/reject any or all the Bids/Offers and also reserves the right to postpone/ cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at her sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
34	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
35	The Bank is not liable to pay any interest or to refund EMD or any other payment received in case of any delay in issue of confirmation of sale /sale certificate by virtue of any court order received by the Bank after e-auction is held.
36	Offers received for sale and / or accepted are not transferable.

37	Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him only.
38	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
39	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
40	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in India shall have the exclusive jurisdiction to entertain /adjudicate such disputes.

VI. BRIEF DETAILS OF BID DOCUMENT

BID FORM FOR PURCHASE OF SECURED SECURED Assets of MPS TRADING GROUP)

LOCATED IN AGARTALLA IN THE STATE OF TRIPURA

1. All that piece and parcel of land situated at Mouja Agartala Town comprised in Sheet No.4, Jote No.100 sabek Kahtian No.13839, C.S.Plot No.3017, 3018 part which as per present settlement survey no.2063/14 wherein khatian no.25112 C.S.Plot No.3017/46018 part sabek 2365 present land measuring 3 ganda Nal pond whole and contains old C.S.plot No.3018/46019, 2364 present Whole part of land 3 ganda 1 kara (bastu Nal). The above stated plot comprised the area of land as a whole 3 ganda 1 kranta Bastu Nal. Near Upendra Vidya Bhawan, Tehasil: Sadar West, West Joynagar, P.S.West Agartala and District West Tripura in the State of Tripura bounded by North-Own Land, Kalyan De & Others, bounded by the land & buildings of: South-Shri Asit Gupta, East-Legal heirs of Lt.Pabitra Shome and Manic Shome, West-Bhupesh Ch.Datta & Common pathway 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.

Prop - 2. For Plot No.1560, 1561:

All that piece and parcel of land measuring 0.03 acres at Mouja Agartala Town Sheet No.4 Teheshil Sadar West, P.S.West Agartala, Near Upendra Vidya Bhawan, District-West Tripura, Sabek Khatian No.1237 under Revenue Holding No.2063/410, Khatian No.25487, under Revenue Holding No.91,94 no. Khatian, Sabek 3019/47380 No.Dag Hal 1560,1561 No. Dag bounded by the land & buildings of: North-Shri Babul Chakraborty, South-Smt Runu Sarkar, East-Samir Bhusan & Others, West-Common pathway which is connected to main Road 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.

1	Issue of Bid Document	The Bid Document can be obtained from Shri Santosh Pandey, DGM IDBI Bank Ltd., Guwahati, Retail Recovery IDBI Building (6th Floor) ,G. S Road Guwahati-781005,(T) 0361- 7141160 or Branch Head , IDBI Bank Ltd, Agartala Branch, and can also be downloaded from www.idbibank.in & www.bankeauctionwizard.com Interested parties may contact undersigned on: (T) (T)0361-7141160 (M) +91 9686608038 from Nov 12, 2025 to Nov 13, 2025 on any working day between 11.00 a.m. to 4.00 p.m. on payment of non-refundable fees of Rs.200/- (Rupees Two Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd- A/c MPS Trading Group” payable at Agartalla issued by any Nationalized bank / Scheduled Bank. The Bid Document can also be downloaded from IDBI website (www.idbi.com) And at the website: www.baanknet.com Those bidders preferring to download the Bid Document from the website shall have to furnish the non-refundable fee of Rs.200/- (Rupees One Hundred only) as mentioned above at the time of submission of the Bid Document. Interested parties can participate in the e-auction for only one lot or all, as they desire. Separate Bid Documents along with EMD to be submitted for each lot.
----------	------------------------------	--

2	Cost of the Bid Document	:	Rs. 200/- (Rupees Two Hundred Only).
3	Last Date and time for submission of Bid Document together with EMD	:	10.07.2026 upto 4:00 pm
4	Place, Date and time of E-Auction	:	Place: e-auction platform at website: www.baanknet.com Date: 14-07--2026 Time: 11.00 a.m to 01:30 p.m. with unlimited extensions of 5 minutes each.

* * *

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

For purchase of assets of MPS Trading Group, BORROWER

1. Property Details :

All that piece and parcel of land situated at Mouja Agartala Town comprised in Sheet No.4, Jote No.100 sabek Kahtian No.13839, C.S.Plot No.3017, 3018 part which as per present settlement survey no.2063/14 wherein khatian no.25112 C.S.Plot No.3017/46018 part sabek 2365 present land measuring 3 ganda Nal pond whole and contains old C.S.plot No.3018/46019, 2364 present Whole part of land 3 ganda 1 kara (bastu Nal). The above stated plot comprised the area of land as a whole 3 ganda 1 kranta Bastu Nal. Near Upendra Vidya Bhawan, Tehasil: Sadar West, West Joynagar, P.S.West Agartala and Disctrict West Tripura in the State of Tripura bounded by North-Own Land, Kalyan De & Others, bounded by the land & buildings of: South-Shri Asit Gupta, East-Legal heirs of Lt.Pabitra Shome and Manic Shome, West-Bhupesh Ch.Datta & Common pathway 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.

Prop - 2.For Plot No.1560, 1561:

All that piece and parcel of land measuring 0.03 acres at Mouja Agartala Town Sheet No.4 Teheshil Sadar West, P.S.West Agartala, Near Upendra Vidya Bhawan, District-West Tripura, Sabek Khatian No.1237 under Revenue Holding No.2063/410, Khatian No.25487, under Revenue Holding No.91,94 no. Khatian, Sabek 3019/47380 No.Dag Hal 1560,1561 No. Dag bounded by the land & buildings of: North-Shri Babul Chakraborty, South-Smt Runu Sarkar, East-Samir Bhusan & Others, West-Common pathway which is connected to main Road 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.

Together with all and singular the structures and erections thereon.

<i>(To be filled and submitted by the Bidder)</i>			
1	Full Name of the Bidder <i>(in Block letters)</i>	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be Purchased	:	
5	Details of Purchase of Bid Document of Rs.200/-	:	
	i) Form No.	:	
	Demand Draft No. /	:	

	Pay Order No.		
	Date of Demand Draft / Pay Order		
	Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid Document from IDBI website www.idbi.com and prefers to remit Rs.200/- separately by way RTGS must indicate RTGS UTR No., Amount and date.		
	RTGS UTR NO.	:	

	Amount remitted	:	
	Date	:	
6	Details of Earnest Money Deposit (EMD)	:	
	Demand Draft No. / Pay Order No.	:	
	Date of Demand Draft / Pay Order	:	
	Name of the issuing Bank and Branch	:	
	Bidders who prefer to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder	:	

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

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

Signature of the duly Authorized official of the
Bidder

Name and Designation of the Authorised
Signatory

Place:

Date:

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

For purchase of assets of MPS TRADING GROUP, BORROWER

1. Property Details :

. All that piece and parcel of land situated at Mouja Agartala Town comprised in Sheet No.4, Jote No.100 sabek Kahtian No.13839, C.S.Plot No.3017, 3018 part which as per present settlement survey no.2063/14 wherein khatian no.25112 C.S.Plot No.3017/46018 part sabek 2365 present land measuring 3 ganda Nal pond whole and contains old C.S.plot No.3018/46019, 2364 present Whole part of land 3 ganda 1 kara (bastu Nal). The above stated plot comprised the area of land as a whole 3 ganda 1 kranta Bastu Nal. Near Upendra Vidya Bhawan, Tehasil: Sadar West, West Joynagar, P.S.West Agartala and District West Tripura in the State of Tripura bounded by North-Own Land, Kalyan De & Others, bounded by the land & buildings of: South-Shri Asit Gupta, East-Legal heirs of Lt.Pabitra Shome and Manic Shome, West-Bhupesh Ch.Datta & Common pathway 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.

Prop - 2. For Plot No.1560, 1561:

All that piece and parcel of land measuring 0.03 acres at Mouja Agartala Town Sheet No.4 Teheshil Sadar West, P.S.West Agartala, Near Upendra Vidya Bhawan, District-West Tripura, Sabek Khatiyon No.1237 under Revenue Holding No.2063/410, Khatiyon No.25487, under Revenue Holding No.91,94 no. Khatiyon, Sabek 3019/47380 No.Dag Hal 1560,1561 No. Dag bounded by the land & buildings of: North-Shri Babul Chakraborty, South-Smt Runu Sarkar, East-Samir Bhusan & Others, West-Common pathway which is connected to main Road 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.

Together with all and singular the structures and erections thereon.

<i>(To be filled and submitted by the Bidder)</i>		
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	Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (<i>in Block letters</i>) (Original Authorised letter to be attached to carry out the e-auction process)	:
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.;	:

	Fax Nos.; Website, etc.	
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorize Person	:
11	Relationship, if any, the Bidder has with any employee of IDBI Bank Ltd.	:
12	Details of Purchase of Bid Document of Rs.200/-	
	i) Form No.	
	Demand Draft No. / Pay Order No.	
	Date of Demand Draft / Pay Order	
	Name of the issuing Bank and Branch	
	Bidders who have downloaded the Bid Document from IDBI website www.idbi.com and prefers to remit Rs.200/- separately by way RTGS must indicate RTGS UTR No., Amount and date.	
	RTGS UTR No.	
	Amount remitted	
	Date	
13	Details of Earnest Money Deposit (EMD)	:
	Demand Draft No. / Pay Order No.	:
	Date of Demand Draft / Pay Order	:
	Name of the issuing Bank and Branch	:
	Bidders who prefers to remit EMD by way RTGS must indicate RTGS UTR No., Amount and date.	
	RTGS UTR No.	
	Amount remitted	

	Date	
--	------	--

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

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

Signature:

Name of the Authorised Person:

Designation:

Company Seal

All authorizations should be annexed to this form.

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID

(Note: This Appendix forms part of the Bid)

To,

Authorized Officer, IDBI Bank Ltd., Zonal Office, GS Road, Guwahati – Assam.

Sir/Madam,

Sale of the assets of MPS TRADING GROUP, BORROWER.

Brief Description of Property:

1. Property Details :

All that piece and parcel of land situated at Mouja Agartala Town comprised in Sheet No.4, Jote No.100 sabek Kahtian No.13839, C.S.Plot No.3017, 3018 part which as per present settlement survey no.2063/14 wherein khatian no.25112 C.S.Plot No.3017/46018 part sabek 2365 present land measuring 3 ganda Nal pond whole and contains old C.S.plot No.3018/46019, 2364 present Whole part of land 3 ganda 1 kara (bastu Nal). The above stated plot comprised the area of land as a whole 3 ganda 1 kranta Bastu Nal. Near Upendra Vidya Bhawan, Tehasil: Sadar West, West Joynagar, P.S.West Agartala and Disctrict West Tripura in the State of Tripura bounded by North-Own Land, Kalyan De & Others, bounded by the land & buildings of: South-Shri Asit Gupta, East-Legal heirs of Lt.Pabitra Shome and Manic Shome, West-Bhupesh Ch.Datta & Common pathway 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.

Prop - 2.For Plot No.1560, 1561:

All that piece and parcel of land measuring 0.03 acres at Mouja Agartala Town Sheet No.4 Teheshil Sadar West, P.S.West Agartala, Near Upendra Vidya Bhawan, District-West Tripura, Sabek Khatian No.1237 under Revenue Holding No.2063/410, Khatian No.25487, under Revenue Holding No.91,94 no. Khatian, Sabek 3019/47380 No.Dag Hal 1560,1561 No. Dag bounded by the land & buildings of: North-Shri Babul Chakraborty, South-Smt Runu Sarkar, East-Samir Bhusan & Others, West-Common pathway which is connected to main Road 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.

Together with all and singular the structures and erections thereon.

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

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

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

I/We further understand that if my/our Bid is accepted, after making full payment of the sale price within 15 days of acceptance of bid or such extended period as may be granted by the AO at her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

3. I/We clearly understand and accept that the Authorized Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of M/s MPS Trading & Shri Kalyan De including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid is accepted.
4. I/We understand that you are not bound to accept the highest or any Bid you may receive. Further, I/we will not raise any objection in case the 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.
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.

I/We also enclose Demand Draft/Pay Order of value of 02 DD

- ☐ For Prop – I Rs. Rs.420000/-
- ☐ For Prop – II Rs.225000/-
- ☐ Total = Rs.645000/-

6. Towards Earnest Money Deposit (EMD) in the name of “IDBI Bank Ltd.-A/c MPS TRADING GROUP.” Payable at AGARTALLA

Or

I/ We have remitted

- ☐ For Prop – I Rs. Rs.420000/-
- ☐ For Prop – II Rs.225000/-
- ☐ Total = Rs.645000/-

towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, Account No. 15734915010026, IFSC Code: IBKL0000157, Branch : IDBI BANK AGARTALLA.

7. I/We understand that the EMD will not carry any interest.
8. We understand that the Bid should be unconditional and Bid having conditions contrary to the terms and conditions of the Bid Document can be summarily rejected.

Place:

Dated ... __ day of _____ 2024

Signature in the capacity of

duly authorized to sign Bid for and on behalf of

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

WITNESS :

Signature :

Name & Address :
Occupation :

X
Disclaimer

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

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

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