The Authorized Officer (AO)

of

IDBI BANK LIMITED
7th Floor, NMG,
IDBI Tower,
World Trade Complex,
Cuffe Parade, Mumbai 400005

BID DOCUMENT

For

SALE OF IMMOVABLE SECURED ASSETS
in the name of M/s. Prosperous Energy Pvt. Ltd (Third Party Mortgagor)

(Borrower: Videocon Industries Limited)

Under
The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act)

and

The Security Interest (Enforcement) Rules, 2002

Dated: July 24, 2026

CONTENTS

I - PUBLIC NOTICE FOR SALE PUBLISHED IN THE NEWSPAPERS

IDBI BANK **IDBI Bank Ltd., NPA Management Group,**
7th Floor, Head Office - IDBI Tower,
CIN: L65190MH2004GOI148838 WTC Complex, Cuffe Parade, Mumbai – 400 005

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix IV-A [See proviso to rule 8 (6) and proviso to rule 9 (1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and the Mortgagor(s) and/or the Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of **IDBI Bank Ltd, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse basis" on August 11, 2026, for recovery of Rs.1059,78,65,854.24 (Rupees One Thousand and Fifty Nine Crore Seventy Eight Lakhs Sixty Five Thousands Eight Hundred Fifty Four and Paise Twenty Four Only),** together with further interest thereon with effect from January 2, 2018 at the contractual rates until payment/realisation, due to IDBI Bank Ltd., Secured Creditor from Videocon Industries Limited (Borrower) & Prosperous Energy Private Ltd. (Mortgagor). The Reserve Price (RP) and Earnest Money Deposit (EMD) will be as under:

DESCRIPTION OF IMMOVABLE PROPERTIES

All that piece and parcel of the land admeasuring 61.20 acres, in Khasra No.s 98/1,98/2,98/3,98/5, 133/1,133/2,118/3, 106/1, 1142/4, 1142/23, 1025/2,1025/3,1025/4,822/2,822/3, 794 situated within Ghuman Village, District Rewa, Madhya Pradesh, and Khasra No. 11/5 within Chamuha Village of District Rewa, Madhya Pradesh and Khasra No. 12/9 situated within Jironha Village, of District Rewa, Madhya Pradesh.

TERMS OF SALE:

The total extent of above mentioned immoveable properties may be segregated into 8 Lots, **i.e. Lot nos. I to VIII** as mentioned in 'Schedule – A' below or as a single Lot, i.e. **Lot no. IX** as mentioned in 'Schedule – B' for the purpose of proposed Sale.

SCHEDULE – A*

Lot No.	Village/Tehsil	Area (Acre)	Reserve Price (Rs. crore)	EMD (Rs. crore)
Lot I	Ghuman	7.6	0.37	0.04
Lot II	Ghuman	11.76	0.57	0.06
Lot III	Ghuman	9.07	0.44	0.04
Lot IV	Ghuman	6.94	0.34	0.03
Lot V	Ghuman	5.68	0.27	0.03
Lot VI	Ghuman	1.15	0.06	0.01
Lot VII	Chamuha	14	0.68	0.07
Lot VIII	Jironha	5.00	0.25	0.03
	Total	**61.20**	**2.98**	**0.31**

SCHEDULE – B*

Lot No.	Village/Tehsil	Area (Acre)	Reserve Price (Rs. crore)	EMD (Rs. crore)
Lot IX	Ghuman, Chamuha and Jironha	61.20 acres (Total of Lot Nos. I to VIII)	2.98	0.31

Khasra wise details of all the lots has been provided in the table given below:

Lot No.	Khasras	Lot No.	Khasras
Lot I	98/1,98/2,98/3,98/5	Lot V	1025/2,1025/3,1025/4,822/2,822/3
Lot II	133/1,133/2,118/3	Lot VI	794
Lot III	106/1	Lot VII	11/5
Lot IV	1142/4, 1142/23	Lot VIII	12/9
Lot IX	All the khasras included as from Lot I to Lot VIII		

The bidders may bid individually for lots that is mentioned in Lot Nos. I to Lot VIII OR may bid for Lot No.IX. It is clarified that in the event Bank is receiving bids for individual lots mentioned in Lot Nos. I to Lot VIII and also for Lot IX, the bids received for Lot IX will be given preference over the bids received for individual Lots i.e. Lot I to Lot VIII.

Sale of Bid/ Tender Document	July 24, 2026 to August 10, 2026
Date & Time of Inspection Properties	August 6, 2026 from 11:00 am to 4:00 pm
Bid/ Tender Increase Amount for Properties	Lot No I to VIII- by Rs.1,00,000/- for individual lot and Lot No. IX- by Rs. 5,00,000/-
Last Date of Submission of Bid along with EMD	August 10, 2026 up to 4:00 pm
Date & Time of E-Auction	August 11, 2026 from 11:00 am to 1:00 pm with unlimited extension of 5 minutes

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Limited's website i.e. www.idbibank.in and https://baanknet.com

For any clarification, the interested parties may contact: Shri. Arun Kumar Verma, DGM (Contact No. 9785390006, Email-arun.verma@idbi.co.in) or Shri. Dhiraj Gharpure, AGM (Contact No. 7774047719, Email: dhiraj.gharpure@idbi.co.in).

For E-auction support, please contact (Tel No. 82912 20220, Email: support.baanknet@psballiance.com).

Place : Mumbai **Sd/-**
Date : July 24, 2026 **Authorized Officer**

IDBI BANK **आईडीबीआई बैंक लि.,** एनपीए मैनेजमेंट ग्रुपः 7वीं मंजिल,
मुख्य कार्यालय – आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स,
CIN: L65190MH2004GOI148838 कफ परेड, मुंबई – 400 005

अचल संपत्तियों की बिक्री के लिए बिक्री सूचना

परिशिष्टा–IV (नियम 8 (6) देखें और नियम 9 (1) का परंतुक देखें)

वित्तीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत अचल आस्तियों की बिक्री के लिए ई–नीलामी बिक्री सूचना, प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8 (6) के परंतुक और नियम 9(1) के परंतुक के साथ पठित। इसके द्वारा आम जनता को और विशेष रूप से उधारकर्ता और बंधककर्ता और गारंटीकर्ता को सूचित किया जाता है कि नीचे वर्णित अचल संपत्ति, जो सुरक्षित लेनदार के पास बंधक /भारित है, जिसका भौतिक कब्जा आईडीबीआई बैंक लिमिटेड, सुरक्षित लेनदार के प्राधिकृत अधिकारी द्वारा ले लिया गया है, रूपये 1059,78,65,854.24 (एक हजार उनसठ करोड़ अठत्तर लाख पेंसठ हजार आठ सौ चोवन और चोबीस पैसे रुपये मात्र) की वसूली के लिए 11 अगस्त, 2026 को "जैसी है जहां है", "जैसी है जो है", "जो कुछ भी है" और "बिना किसी सहारे के आधार" पर बेचा जाएगा। साथ ही उस पर अतिरिक्त व्याज, 02 जनवरी, 2018 से संविदात्मक दरों पर, भुगतान / वसूली तक, वीडियोकॉन इंडस्ट्रीज लिमिटेड (उधारकर्ता) और प्रॉस्परस एनर्जी प्राइवेट लिमिटेड (बंधककर्ता) से सुरक्षित लेनदार आईडीबीआई बैंक लिमिटेड आरक्षित मूल्य (आरपी) और बयाना राशि (ईएमडी) निम्नानुसार होगी:

अचल संपत्तियों का विवरण

खसरा संख्या 98 / 1,98 / 2,98 / 3,98 / 5, 133 / 1,133 / 2,118 / 3, 106 / 1, 1142 / 4, 1142 / 23, 1025 / 2,1025 / 3,1025 / 4, 822 / 2,822 / 3,794 में 61.20 एकड़ भूमि का वह पूरा टुकड़ा, जो घुमान गांव, जिला रीवा, मध्य प्रदेश में स्थित है, खसरा संख्या 11৫5, जिला–रीवा (मध्य प्रदेश) के चमुहा गांव में स्थित है तथा खसरा संख्या 12 / 9, जिला–रीवा (मध्य प्रदेश) के जिरोंहा गांव में स्थित है।

बिक्री की शर्तें

उपर्युक्त अचल संपत्तियों की कुल सीमा को 8 लॉटों में विभाजित किया जा सकता है, अर्थात् नीचे 'अनुसूची–ए' में उल्लिखित लॉट संख्या। और VIII या प्रस्तावित बिक्री के उद्देश्य के लिए एकल लॉट के रूप में, अर्थात् श्अनुसूची–बीश में उल्लिखित लॉट संख्या IX

"अनुसूची – ए"

लॉट नं.	गाँव / तहसील	एरिया (एकड)	आरक्षित मूल्य (करोड़ मे)	ईएमडी (करोड़ मे)
लॉट I	घुमन	7.6	0.37	0.04
लॉट II	घुमन	11.76	0.57	0.06
लॉट III	घुमन	9.07	0.44	0.04
लॉट IV	घुमन	6.94	0.34	0.03
लॉट V	घुमन	5.68	0.27	0.03
लॉट VI	घुमन	1.15	0.06	0.01
लॉट VII	चमुहा	14	0.68	0.07
लॉट VIII	जिरौन्हा	5.00	0.25	0.03
	कुल	**61.20**	**2.98**	**0.31**

"अनुसूची – बी*

लॉट नं.	गाँव / तहसील	एरिया (एकड)	आरक्षित मूल्य (करोड़ मे)	ईएमडी (करोड़ मे)
लॉट IX	घुमन, चमुहा और जिरौन्हा	61.20 एकड (कुल लॉट नं. I से VIII)	2.98	0.31

सभी लॉटों का खसरावार विवरण नीचे दी गई तालिका में दिया गया है:

लॉट नं.	खसरा	लॉट नं.	खसरा
लॉट I	98/1,98/2,98/3,98/5	Lot V	1025/2,1025/3,1025/4,822/2,822/3
लॉट II	133/1,133/2,118/3	Lot VI	794
लॉट III	106/1	Lot VII	11/5
लॉट IV	1142/4, 1142/23	Lot VIII	12/9
लॉट IX	लॉट I से लॉट VIII तक सभी खसरे शामिल हैं		

बोलीदाता लॉट संख्या। और लॉट VIII में उल्लिखित लॉट के लिए अलग–अलग बोली लगा सकते हैं या लॉट संख्या प के लिए बोली लगा सकते हैं। यह स्पष्ट किया जाता है कि यदि बैंक को लॉट संख्या। या लॉट VIII में उल्लिखित अलग–अलग लॉट और लॉट IX के लिए बोलियाँ प्राप्त होती हैं, तो लॉट IX के लिए प्राप्त बोलियों को अलग–अलग लॉट, यानी लॉट। से लॉट VIII के लिए प्राप्त बोलियों पर वरीयता दी जाएगी।

बोली / निविदा दस्तावेज की बिक्री	24.07.2026 से 10.08.2026
संपत्तियों के निरीक्षण की तिथि और समय	06.08.2026 सुबह 11:00 बजे से शाम 4:00 बजे तक
संपत्तियों के लिए बोली / निविदा वृद्धि राशि	लॉट संख्या I से VIII तक व्यक्तिगत लॉट के लिए 1,00,000 / – रुपये और लॉट संख्या IX 5,00,000 / – रुपये
ईएमडी के साथ बोली जमा करने की अंतिम तिथि	10.08.2026 दोपहर 4:00 बजे तक
ई–नीलामी की तिथि और समय	11.08.2026 सुबह 11:00 बजे से शाम 4:00 बजे तक 5 मिनट के असीमित विस्तार के साथ

बिक्री की विस्तृत शर्तों और नियमों के लिए कृपया आईडीबीआई की वेबसाइट www.idbibank.in and https://baanknet.com पर दिए गए लिंक देखें।

किसी भी स्पष्टीकरण के लिए, इच्छुक पक्ष श्री अरुण कुमार वर्मा, डीजीएम (संपर्क संख्या 9785390006, arun.verma@idbi.co.in) या श्री। धीराज घरपुर, एजीएम (संपर्क संख्या 7774047719, ईमेलः dhiraj.gharpure@idbi.co.in) से संपर्क कर सकते हैं।

ई–नीलामी सहायता के लिए, कृपया (फोन नं. नंबर 82912 20220, ई–मेल आईडी support.baanknet@psballiance.com से संपर्क करें।

स्थानः मुम्बई हस्ता / –
दिनांकः 24.07.2026 **प्राधिकृत अधिकारी**

Published in the Business Standard dated July 24, 2026 in English and Hindi

II. BRIEF DESCRIPTION OF SECURED ASSET

The total extent of above referred immoveable property is of about 61.20 Acre which is located at various Village / Tehsil of District Rewa, Madhya Pradesh, more particularly described in 'Schedule – B' below as a whole and the same is also segregated into 8 Lots, i.e. Lot nos. I to VIII mentioned in 'Schedule – A' below.

'Schedule – A'

Lot I	Village/Tehsil	Total Area	Khasra No.	Area (In Acres)
	GHUMAN	**7.60**	98/1	1.90
			98/2	1.90
			98/3	1.90
			98/5	1.90
	Total Land			**7.60**

Lot II	Village/Tehsil	Total Area	Khasra No.	Area (In Acres)
	GHUMAN	11.76	133/1	1.04
			133/2	5.72
			118/3	5.00
	Total Land			**11.76**

Lot III	Village/Tehsil	Total Area	Khasra No.	Area (In Acres)
	GHUMAN	9.07	106/1	9.07
	Total Land			**9.07**

Lot IV	Village/Tehsil	Total Area	Khasra No.	Area (In Acres)
	GHUMAN	6.94	1142/4	4.94
			1142/23	2.00
	Total Land			**6.94**

Lot V	Village/Tehsil	Total Area	Khasra No.	Area (In Acres)
	GHUMAN	5.68	1025/2	1.77
			1025/3	1.77
			1025/4	1.77

			822/2	0.25
			822/3	0.12
	Total Land			**5.68**

Lot VI	**Village/Tehsil**	**Total Area**	**Khasra No.**	**Area (In Acres)**
	GHUMAN	1.15	794	1.15
	Total Land			**1.15**

Lot VII	**Village/Tehsil**	**Total Area**	**Khasra No.**	**Area (In Acres)**
	Chamuha	14	11/5	14
	Total Land			**14.00**

Lot VIII	**Village/Tehsil**	**Total Area**	**Khasra No.**	**Area (In Acres)**
	Jironha	5	12/9	5
	Total Land			**5.00**

'Schedule – B'

Lot IX	**Village**	**Total Area (In Acres)**	**Khasra No.**	**Area (In Acres)**
	Ghuman, Chamuha and Jironha Registration District Rewa in the state of Madhya Pradesh, India.	**61.20**	Khasra No.s 98/1,98/2,98/3,98/5, 133/1,133/2, 118/3, 106/1, 1142/4, 1142/23, 1025/2, 1025/3, 1025/4,822/2,822/3, 794, 11/5 and 12/9	**61.20**

III. OUTSTANDING DUES OF THE SECURED LENDER

A) M/s Videocon Industries Limited (Borrower) as on 01.01.2028

(In INR)

Financial Assistance	Principal	Interest	Total*
Short Term Loan	9,16,48,72,202	1,34,78,65,854.24	1059,78,65,854.24

*Together with further interest thereon with effect from January 2, 2018 at the contractual rates until payment / realisation.

B) Known Encumbrances

IDBI has received notice from Office of Tehsildar, Tehsil Jawa, District Rewa, MP dated March 13, 2024 claiming/demanding outstanding diversion charges of ~Rs.2.65 crore against the Prosperous Energy Private Limited for Rewa land. Details may be obtained from the bank.

IV. TERMS AND CONDITIONS

1	The Authorised Officer (AO) of the Bank 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 secured assets/properties mentioned at Item No. II above of the Bid Document (hereinafter referred to as the 'Secured Asset') and the same are being sold with the known encumbrances as mentioned at Item No. III B of the Bid Document.
2	**Issue of / Bid Document** The Bid Document along with Offer/Bid Form is available from **July 24, 2026 till August 10, 2026** which can be obtained from IDBI Bank Ltd., 7th floor, C Wing, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005 from 11.00 am to 4.00 pm (on all working days). The bid document and Offer/Bid Form can also be downloaded from IDBI website (**www.idbibank.in**) and also from the website of e-Auction service provider M/S PSB Alliance Private Limited – **https://baanknet.com.**
3.	**Reserve Price and Earnest Money Deposit (EMD)** The total extent of above mentioned immoveable properties may be segregated into 8 Lots, **i.e. Lot nos. I to VIII** as mentioned in 'Schedule – A' below or as a single Lot, i.e. **Lot no. IX** as mentioned in 'Schedule – B' for the purpose of proposed Sale. The Reserve price for the sale of the said Lots (Secured Assets) and EMD to be deposited by the intending bidders are fixed as under:

Schedule – A*

Lot No.	Village/Tehsil	Area (Acre)	Reserve Price (Rs. crore)	EMD (Rs. crore)
Lot I	Ghuman	7.60	0.37	0.04
Lot II	Ghuman	11.76	0.57	0.06
Lot III	Ghuman	9.07	0.44	0.04
Lot IV	Ghuman	6.94	0.34	0.03
Lot V	Ghuman	5.68	0.27	0.03
Lot VI	Ghuman	1.15	0.06	0.01
Lot VII	Chamuha	14.00	0.68	0.07
Lot VIII	Jironha	5.00	0.25	0.03
	Total	**61.20**	**2.98**	**0.31**

Schedule – B*				
Lot No.	**Village/Tehsil**	**Area (Acre)**	**Reserve Price (Rs. crore)**	**EMD (Rs. crore)**
Lot IX	Ghuman, Chamuha and Jironha	61.20 acres (Total of Lot Nos. I to VIII)	2.98	0.31

4.	The sale of Secured Assets is on "***As is where is***", "***As is what is***", "***Whatever there is***" *and* ***"Without Recourse"*** basis. The description of the above referred immovable assets/properties is based on the mortgages created by the Mortgagor with IDBI bank, and secured 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 permissions, etc. or for the dues of any authority established by law. It is expressly made clear that the AO do not take or assume any responsibility for any dues, statutory or otherwise of M/s Prosperous Energy Pvt. Ltd (Third Party Mortgagor) in M/s Videocon Industries Ltd. (Borrower), 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. Details of encumbrances known to the secured creditor are given in the Bid Document. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.
5	**<u>Inspection of Asset</u>** The asset is an open land and is located in various villages / tehsils of District Rewa, Madhya Pradesh such as Ghuman, Chamuha and Jironha. The interested parties may inspect the asset at their own cost between 11:00 am and 4:00 pm on the assigned date viz. August 06, 2026 in the presence of a representative of the AO available at the site to facilitate the inspection.
6	**<u>Due Diligence by the Bidders</u>** The Bidders 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 Secured Assets, relevant documents, information, encumbrance etc. whether the Bidder actually inspects or visits or verifies the same or not. Bidders can submit their binding Bids/Offer on / before the last date of submission of the Bids/Offer.
7	The Bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of immovable asset

	and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttal of the secured assets/properties and that the bidder concurs or otherwise admits the identity of the secured assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the secured assets/properties and their condition.
8	The Bidders shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bids/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, including the inspection of the asset.
9	**Submission of Bid/Offer** The Bidder shall submit all the details like the Profile of the Bidder, KYC Documents, relevant forms, identifications documents, financial documents as applicable to them, complete in all respects on website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com Bidder to sign on each page of all documents including this Bid document and upload the same on e-auction website and hard copy of original signed bid documents along with profile declaration of bidder to be submitted to bank before bid.
10	The Bid/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid/Offer shall contain the full address, Telephone No., Mobile No., Fax No., e-mail-ID, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12	The bidders may bid individually for one or more lots that is mentioned in Lot Nos. I to Lot VIII OR may bid for Lot No. IX. **It is clarified that in the event Bank is receiving bids for one or more individual lots mentioned in Lot Nos. I to Lot VIII and also for Lot IX, the bids received for Lot IX will be given preference over the bids received for individual Lots i.e. Lot I to Lot VIII.**
13	The Bid/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 pages attached thereto.
14	**Last date for submission of Bid/Offer** The interested parties may submit Bid/ Offer complete in all respect along with EMD amount and other required documents as detailed on the website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com

	For technical support, bidder may contact (Tel No. ***82912 20220***, E-mail ID ***support.baanknet@psballiance.com***). Further, Offer/ Bid Form duly filled and signed along with the required documents may be submitted to IDBI Bank Ltd., 7th floor, C Wing, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005.
15	Only those bidders will be permitted to participate in e-auction whose Offer/Bid is complete in every respect and EMD is credited with e-auction service provider M/s PSB Alliance Private Limited well before the cut-off date and time. Bank/ e-auction service provider does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Offer/Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders whose forms are found to be in order together with the EMD submitted by them, will be intimated by e-mail and through mobile. The prospective bidder(s) should provide his/her active e-mail and keep its e-mail active till finalization of the instant bid process.
16	**Registration with E-Auction Service Provider** Participants, who are not registered with the e-auction provider, **M/s PSB Alliance Private Limited** should register themselves by following the procedure mentioned at the website: https://baanknet.com by creating user ID and password for participating in the e-auction. 1. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to **M/s PSB Alliance Pvt. Limited**: a. Form duly signed & filled up. Please download or fill details as indicated on website of e-auction provider - www.baanknet.com b. Self-attested copy of Pan Card and Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) c. For Corporate Bidders, registration shall include Company Name and Tax Identification Number. d. Valid e-mail id and mobile number. (The participants/ intending purchasers shall upload other identification documents and financial documents wherein after verification of the same, accounts are activated.) 2. The participants/ intending purchasers shall thereafter navigate to the Auctions Listing on the website of e-auction provider - www.baanknet.com and select the relevant listing related to proposed e-auction. EMD amount and payment option shall be auto displayed on the website based on auction details. 3. The participants/ intending purchasers may make EMD payment through Net banking, UPI/Wallets, Cards and once EMD amount is successfully paid online, a digital receipt shall be generated for the EMD paid.

	The user id and password will be then sent directly to the registered participants/ intending purchasers who's Bid/ Offer Form is complete in every respect. After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may contact (Tel No. ***82912 20220***, E-mail ID ***support.baanknet@psballiance.com***) of M/s PSB Alliance Pvt Ltd. The interested Bidder may also contact Bank official Shri Arun Kumar Verma, DGM (Contact No. 9785390006, Email: arun.verma@idbi.co.in) or Shri. Dhiraj Gharpure, AGM (Contact No. 7774047719, Email: dhiraj.gharpure@idbi.co.in). Submission of bid in the last minutes/seconds should be avoided by the bidders in their own interest. 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.
17	**Date and Time of e-Auction** — **August 11, 2026 from 11.00 am to 01.00 pm**
	The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: www.bankeauctions.com . In case no further valid bids are received during the extended period, the last highest bid (more than Reserve Price) received would be treated as the successful bid and auction would be treated as closed/terminated. **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.

Lot No.	Incremental Bid (Rs. in lakh)	In words (in Rs.)
Lot I	1.00	One lakh Only
Lot II	1.00	One lakh Only
Lot III	1.00	One lakh Only
Lot IV	1.00	One lakh Only
Lot V	1.00	One lakh Only
Lot VI	1.00	One lakh Only
Lot VII	1.00	One lakh Only
Lot VIII	1.00	One lakh Only
Lot IX	5.00	Five lakh Only

Increase in bid amount for respective lots below the amounts mentioned above will be rejected.

	First bid should be of at least equal to minimum of the respective lot wise incremental amount mentioned in the above table over and above the Reserve Price or increment(s) over the Reserve Price in multiples as above.
18	AO reserves the right to retain the EMD of top three bidders upto three months from the date of e-auction and the amount of said retained EMD will not carry any interest. The EMD of other bidders will be returned within 7 working days from the date of e-auction without interest.
19	**<u>Payment of Sale Price</u>** The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately i.e. on the same day or not later than next working day from the date of letter intimating acceptance of his/her bid confirmation of sale in his/her favour by way of **RTGS** in favour of IDBI Bank Limited, Account No. **100034915010017** Receipt Pending Appropriate Account (IDBI Bank Limited) IFSC: **IBKL0001000**, indicating the Lot No. ____. The balance amount of the sale price (after deducting the TDS @1% on immovable property) shall have to be paid within 15 days thereafter, by way of **RTGS** in favour of IDBI Bank Limited, **Account No.100034915010017** Receipt Pending Appropriate Account (IDBI Bank Limited) IFSC: IBKL0001000 [indicating the Lot No. ____] or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months. Nevertheless, such agreement shall be at the sole desecration of the Bank/AO, and it shall not be in any way treated as any right of the successful bidder to claim extension for remittance.
20	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall have its right to forfeit the EMD, and/or if the successful bidder backs out or does not pay balance 75% of the sale within permitted time after paying 25% of the sale price, then also AO shall have its full right to forfeit the entire sale consideration so deposited, including the EMD.
21	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it had remitted and the AO shall have its all rights to sell the secured assets subsequently. Furthermore, the defaulting successful bidder shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.

22	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/ third highest bidder in the above manner, who shall thereafter be treated as the successful in terms of this Bid Document.
23	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser/Successful Bidder as per the format provided in the Security Interest (Enforcement) Rules, 2002.
24	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the Bank/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 other bidders and/or other parties by private treaty. In such an event, the former successful bidder shall have no claims on the secured assets or to any amount/s it have remitted, for which secured assets may be subsequently sold.
25	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.
26	After issuance of Certificate of Sale by AO, the Successful Bidder (purchaser) may get the same registered with the competent authority (if required) within the time prescribed or as per norms/guidelines of government authorities issued from time to time at his own cost. The Bank/AO shall take no responsibility as such for any registration of the Sale Certificate.
27	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.

28	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.
29	**<u>General Terms and Conditions</u>** The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
30	The entire procedure of 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.
31	The AO reserves the right and liberty to accept/reject any or all the Bids/Offers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act and Rules framed thereunder including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
32	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her 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.
33	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the entire bidding process at any point of time without assigning any reasons.
34	Particular specified in schedule above has been stated to the best of the information of the Authorized officer/Bank. Authorized Officer and/or Bank will not be answerable for any error or omission in this Public Notice.
35	Where the sale price of the property is Rs. 50.00 lacs and above, the auction purchaser has to deduct 1% of the sale price as TDS in the name of the seller of the property and remit to Income Tax Department as per Sec.194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 16B along with challan for having remitted the TDS.

36	The AO reserves the right to confirm the sale pursuant to the outcome of auction and based on the analysis of commercial/other aspects of the sale through auction.
37	**In the event of IDBI's office remaining closed on the day of bid for any unforeseen reason, the bids shall be take place on the next working day of IDBI Bank Ltd. at 11:00 am.**
38	**Jurisdiction** All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.
39	**Acceptance:-** All terms and conditions mentioned in this Bid Document is acceptable to me/ Bidder.
40	**Bidder(s)/Offer(s) must ensure the following while submitting the bid/offer:** A. THAT THE BID SHOULD BE FILLED IN THE FORMAT AS AVAILABLE ON THE WEBSITE OF E_AUCTION SERICE PROVIDER: https://baanknet.com. B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM. C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER. E. THAT EVERY PAGE OF THE BID DOCUMENT IS DULY SIGNED BY THE BIDDER BEFORE UPLOADING ON THE WEBSITE OF E_AUCTION SERICE PROVIDER: https://baanknet.com.

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V. BRIEF DETAILS OF BID DOCUMENT

1	**Issue of Bid/Offer Document**	:	The Bid Document along with Offer Form can be collected from July 24, 2026 till August 10, 2026 on any working day between 11.00 am to 5.00 pm and can be obtained from Shri Arun Kumar Verma, DGM / Shri Dhiraj Gharpure, AGM, IDBI Bank Ltd., NMG-Mumbai, 7th Floor, IDBI Tower, WTC, Cuffe Parade, Mumbai – 400005. The bid document can also be downloaded from IDBI website (www.idbibank.in) and e-auction service provider **M/s PSB Alliance Pvt. Limited**, should register themselves by following the procedure mentioned at the website: www.baanknet.com
2	**Cost of the Bid/Offer Document**	:	Nil
3	**Last Date and time for submission of Bid Document together with EMD**	:	**August 10, 2026 till 4.00 pm**
4	**Place, Date and time of E-Auction**	:	**Place : e-auction platform at website:** www.baanknet.com **Date: August 11, 2026 - 11.00 a.m. to 1.00 p.m.** With unlimited extensions of 5 minutes each, if required.

* * *

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

For Purchase of property as described in "Public Notice for Sale" forming part of M/s Prosperous Energy Pvt. Ltd (Third Party) mortgaged for exposure of M/s Videocon Industries Limited.
(To be filled and submitted by the Bidder/ Offerer individually for the property)

1	***a)*** Full Name of the Bidder/Offerer *(in Block letters)*	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
	a) Aadhar ID		
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company/ Firm/ Person in whose name the Secured Asset/ property is to be purchased	:	
5.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
6.	Bank account details(In case of refund of EMD amount)		
7.	Details of Earnest Money Deposit (EMD) and offer		Rs. Date of Deposit-

i. We have the financial capacity to conclude the Transaction in accordance with the applicable laws of India.
ii. We agree to all the terms and conditions stated in the "Bid Document" which are applicable to the sale.

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 before participation. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorised Officer responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly Authorised official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place:

Date:

Enclosures:

General Details:
1. Aadhar Card of bidder
2. PAN Card of bidder
3. Financial profile of the Applicant –last 3 years ITRs
4. Proof of EMD paid through NEFT
5. Authorization Letter for the Authorized Person
6. PAN Card of the Authorized Person

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

For Purchase of property as described in "Public Notice for Sale" forming part of M/s Prosperous Energy Pvt. Ltd (Third Party) mortgaged for exposure of M/s Videocon Industries Limited.
(To be filled and submitted by the Bidder/Offerer individually for the property)

1.	***a)*** Name of the Company/ Firm/ Party *(in Block letters)*	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	***a)*** Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party ***(in Block letters)*** **(Original Authorised letter to be attached to carry out the e-auction process)**	:

	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorize Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
12	Income Tax Permanent Account Number(s) (PAN) of Authorised person	
13	CIN/Aadhaar Number	
14	Bank Account details(In case of refund of EMD amount)	Account Holder Name: Account Number: Bank Name & Branch: IFSC Code:
15	Details of Earnest Money Deposit (EMD) and offer	
16	GST No.	

i. We have the financial capacity to conclude the Transaction in accordance with the applicable laws of India.
ii. We agree to all the terms and conditions stated in the "Process Document" which are applicable to the sale.

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 responsible for the same and shall not have any claim whatsoever against either of them.

Signature:

Name of the Authorised Person:

Designation:

Company Seal

Enclosures:

1. Certificate of Incorporation of the Company
2. GST Number of Bidder
3. PAN Card of bidder
4. Aadhar Card & PAN card of all the directors
5. Financial profile of the Applicant (consolidated/standalone as applicable) – audited Financial statements of the last 3 years
6. Proof of EMD paid through NEFT
7. Authorization Letter for the Authorized Person
8. PAN Card of the Authorized Person

All authorizations should be annexed to this form.

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

(ON STAMP PAPER OF RS.500/-)

FORM OF BID/OFFER

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

To,
Shri Arun Kumar Verma,
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,
7th Floor, IDBI Tower,
WTC, Cuffe Parade,
Mumbai 400 051

Sir,

Sale of Secured Assets/Properties of M/s Prosperous Energy Pvt Ltd (Third Party Mortgagor) mortgaged for exposure of Videocon Industries Limited

Offer for the following Immovable properties situated within the villages Ghuman and Chamuha of Registration District Rewa in the state of Madhya Pradesh, India

Lot No.	Village/Tehsil	RP (cr.)	EMD (cr.)	Area (Acre)
Lot I	Ghuman	0.37	0.04	7.60
Lot II	Ghuman	0.57	0.06	11.76
Lot III	Ghuman	0.44	0.04	9.07
Lot IV	Ghuman	0.34	0.03	6.94
Lot V	Ghuman	0.27	0.03	5.68
Lot VI	Ghuman	0.06	0.01	1.15
Lot VII	Chamuha	0.68	0.07	14
Lot VIII	Jironha	0.25	0.03	5.00
Lot IX	Ghuman, Chamuha and Jironha (Total)	2.98	0.31	61.20

(Mention/modify the above Lots as you wish to offer)

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 offer 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/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Bid/Offer and acquire the Secured Asset/property. If, 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, and if, 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 i.e. confirmation of the sale or such extended period as may be granted by the AO at his sole and absolute discretion but not exceeding three months, I/we shall arrange to take possession of the secured assets immediately thereafter. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

5 I/We clearly understand and accept that the Authorised Officer does not take or assume any responsibility for any dues, statutory or otherwise, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.

6 I/We understand that you/IDBI Bank is/are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act and the Rules framed thereunder including sale by negotiation with any of the bidders and/or other parties by private treaty.

7. I/We understand that, I/We shall not form any type of cartel, to derail/influence the said process of bidding. If found so, I/We shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.

8. 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.

9 I/ We have remitted Rs……………………… on ………………. towards Earnest Money Deposit (EMD) to with e-auction service provider M/s PSB Alliance Private Limited through website https://baanknet.com

10 I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors.

11 We understand that the EMD will not carry any interest.

12 I/We understand that in the event Bank is receiving bids for individual lots mentioned in Lot Nos. I to Lot VIII and also for Lot IX, the bids received for Lot IX will be given preference over the bids received for individual Lots i.e. Lot I to Lot VIII.

13 I/We understand that the AO reserves the right and liberty to accept/reject any or all the Bids/Offers and also reserves the right to cancel the entire sale process without assigning any reasons.

14 I/We understand that the AO reserves the right to confirm the sale pursuant to the outcome of auction and based on the analysis of commercial/other aspects of the sale through auction.

15 I/We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Bid/Offer document can be summarily rejected.

16 I/We have carried out comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets.

Place: Mumbai
Dated: _____ day of _________ 2026

Signature with seal (if applicable) ....……………………… in the capacity of...............................

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

(Name and address of the Bidder/Offerer)
(IN BLOCK CAPITALS)
WITNESS :
Signature : ....

Name & Address: ....

Occupation : ....

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