

THE AUTHORISED OFFICER (AO)

OF

IDBI BANK LIMITED

**IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover,
MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062.**

Mob. No.: 7800552000/9430022540/9953581483.

TENDER DOCUMENT FOR SALE

of immovable properties owned and mortgaged by

RAJKUMAR KOHLI

**In the matter of loan facilities granted to MUNISH ALIAS ARMAAN RAJKUMAR KOHLI
and RAJKUMAR KOHLI**

Details of the Property

Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bungalow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053,
Built up area:306.67 sqmt as per Index-II.

Sale under the provisions of
The Securitization 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	Possession Notices	3
II	Public Notice for auction published in the newspapers	4
III	Brief Description – Immovable Properties	5
IV	Outstanding dues of IDBI Bank	5
V	Terms & Conditions	6-12
VI	Form – Profile of the Bidder – Individual – Annexure II	13-14
VII	Form – Profile of the Bidder - Company/Partnership/Proprietorship – Annexure II	15-17
VIII	Form – Appendix to the Bid /Offer (declaration by the Bidder) – Annexure III	18-20

IMPORTANT DATES & INFORMATION

Minimum Bid Incremental Amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Sale of Bid/ Tender Document	04.08.2026 to 19.08.2026
Date of Inspection	11.08.2026 (11.00 am to 4 pm)
Last date of submission of Bids along with EMD	19.08.2026 till 4.00 pm.
Date of E-Auction	20.08.2026 at 11.30 am To 12.30 pm

I. Possession Notices Dated September 24, 2024

 IDBI BANK LTD., Rustomjee's Q-Zone, Shop Number-7, Laxmi Singh Complex, Near Goregaon Flyover, MTNL Office, Goregaon (W), Mumbai-400062 (RULE 8(1)) POSSESSION NOTICE (For Immovable Property) Whereas, the undersigned is the Authorized Officer of IDBI Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 06.08.2021 in respect of credit facilities sanctioned to Munish Arman Rajkumar Kohli and Rajkumar Kohli calling upon them to repay the amount of Rs. 1,50,22,862/- (Rs. One Crore Fifty Lacs Twenty Two Thousand Eight Hundred Sixty Two Only) as on 10.03.2021 together with further interest and incidental expenses, cost etc. with effect from 11.03.2021 mentioned in the notice within 60 days from the date of the notice. The borrower/s herein above having failed to repay the said amount, notice is hereby given to the borrower/s mentioned herein above in particular and to the public in general that the undersigned has taken PHYSICAL POSSESSION of the property described herein below in exercise of powers conferred on them under section 13(4) of Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 24th of September the year 2024. The borrower/s 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 the charge of IDBI Bank Ltd. for an amount of Rs. 2,14,05,652/- (Rupees Two Crore Fourteen Lakh Five Thousand Six Hundred Fifty Two Only) as on 23.09.2024 together with further interest and incidental expenses, cost etc. with effect from 24.09.2024 as mentioned in the notice. Description of the Immovable properties: Flat Number, 01, 02 and 03, Ground Floor and Two upper Floors, Wing A-1, Monisha Triplex Bungalow CHS Ltd., Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053. The borrower's attention is also invited to the provisions of sub-section (8) of section 13 of the Act in respect of the time available, to redeem the secured assets. Date: 24.09.2024 Place: Andheri, Mumbai Authorised Officer IDBI Bank Limited	 आयबीडीआय बँक लि., एलएमजी व् ओ-डोन, शॉप क्रमांक - ७, लक्ष्मी सिंग कॉम्प्लेक्स, गोरगाव फ्लावरओवर, बंगला, एमटीएनएल कार्यालय, गोरगाव (प), मुंबई - ४०००६२ (नियम ८(१)) कडला मजला (स्वातंत्र्य मिळकतीकरण) जवळची, निम्नस्वाधरीकार हे आयबीडीआय बँक लि. चे प्राधिकृत अधिकारी वा नात्याने सिक्युरिटीयझेशन अँड रेकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटेस्ट अँड, २००२ (सर्पेसी एँक्ट) आणि कलम १३(१२)महत्वाचा सिक्युरिटी इंटेस्ट (एन्फोर्समेंट) कलम, २००२ च्या विषय ३ अन्वये प्राप्त अधिकारंचा वापर करून दिनांक ०६.०८.२०२१ रोजी मागणी मूल्या जारी करून परामुखिया मंजूर करणाऱ्या मंडळात मुनीस उर्फ अरमान राजकुमार कोहली आणि राजकुमार कोहली यास मुचनेत नमूद रकम १०,०३,२०२१ रोजीप्रमाणे रु. १,५०,२२,८६२/- (रुपये एक कोटी पन्नास लाख चावीस हजार आठशे चासष्ट माव) एकजित सह ११.०३.२०२१ पासून परिणामांसह पुढील व्याज आणि अनुषंगिक खर्च या रकमेची परतफेड करणाऱ्या सहा मूल्या प्राप्तीच्या तारखेपासून ६० दिवसांत बोलाविल्यात आले होते. रकमेची परतफेड करायस येथे वरील कर्जदार असमर्थ ठरल्याने, येथे वरील नमूद कर्जदार आणि सर्वसामान्य जनेस याद्वारे मूल्या देण्यात येते की, निम्नस्वाधरीकारांनी खाली वर्णन करणाऱ्या आलेल्या मिळकतीचा प्रत्यक्ष कडला त्यांना प्रदान करणाऱ्या आलेल्या शक्तींचा वापर करून एकट्या कलम १३(४) महत्वाचा सिक्युरिटी इंटेस्ट (एन्फोर्समेंट) कलम, २००२ च्या विषय ८ अन्वये ह्या २४ सप्टेंबर, २०२४ रोजीस घेतला आहे. विशेषतः कर्जदार आणि सर्वसामान्य जनेस याद्वारे देण्यात येते की, सहा मिळकतींची कोणताही व्यवहार करू नये आणि सहा मिळकतींची करणाऱ्या आलेल्या कोणताही व्यवहार हा आयबीडीआय बँक लि. यास रकम २३.०९.२०२४ रोजीप्रमाणे रु. २,१४,०५,६५२/- (रुपये दोन कोटी चौदा लाख पाच हजार सहाशे चावज माव) एकजित सह मुचनेत नमूद केल्याप्रमाणे २४.०९.२०२४ पासून परिणामांसह पुढील व्याज आणि अनुषंगिक खर्च, एतत्प्रा ३. या रकमेच्या भागअधीन राहील. स्वातंत्र्य मिळकतींचे वर्णनः फ्लॅट क्रमांक: ०१, ०२ आणि ०३, तला मजला आणि दोन वरील मजले, विंग ए-१, मोनिशा ट्रिप्लेक्स बंगला संग्रहालय लि., स्वामी समर्थ नगर, ओशिवरा, अंधेरी पश्चिम, मुंबई - ४०००५३. ताराय मसंज्या भणकारीता उपलब्ध वेळेत सह अँडच्या कलम १३ च्या उप-कलम (८) च्या तरतुदीन्वये कर्जदारांचे लक्ष वेधण्यात येते. दिनांक: २४.०९.२०२४ ठिकाण: अंधेरी, मुंबई प्राधिकृत अधिकारी आयबीडीआय बँक लिमिटेड
--	---

The above possession notices were published on September 26,2024 in the newspapers mentioned as below:

S.No.	Newspapers	Edition	Date Published
1	The Free Press Journal	Mumbai	26.09.2024
2	Navshakti	Mumbai	26.09.2024

II. E-auction Sale Notice dated. 03.08.2026, Published in the following newspapers:

Sl. No.	Newspapers	Edition	Date Published
1	The Free Press Journal	Mumbai	04.08.2026
2	Navshakti	Mumbai	04.08.2026



CIN:L65190MH2004GO1148838

IDBI Bank Limited, Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005, Branch Office: IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, Mob. No: 7805520054/9402254099/93591483, Email: nahu.kulkarni@idbi.co.in & Alakh.saxena@idbi.co.in, www.idbi.bank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION, See Provision to Rule 8(i) or 9(i)

RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION IN OSHWARANANDHERI (WEST) MAHARASHTRA

Sale of Immovable property located as security for availing financial assistance by
MUNISH ALIAS ARMAN RAJKUMAR KOHLI & RAJKUMAR KOHLI

The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offers in sealed covers for sale of the following property mortgaged/assigned for availing financial assistance by **Munish Alias Arman Rajkumar Kohli and Rajkumar Kohli** under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 read with proviso to rule 8(i) or 9(i), possession whereof has been taken by the AO, IDBI Bank Ltd on 24.09.2024.

1. Brief Description of Properties: Flat Number: 1/1A, 2/1A1 and 3/1A1, Ground Floor and Two Upper Floors, Wing A-1, in Monisha Tejpal Bungalow CHS Ltd., situated at Samarth Nagar Cross Road no.2, Swami Sanandh Nagar, Oshwara, Andheri West, Mumbai-400053. Builtup Area as per index:- 306.67sq.mt.

2. The dues of IDBI Bank Ltd. Outstanding:

Munish Alias Arman Rajkumar Kohli and Rajkumar Kohli dues as on 01.06.2024 stands at Rs.2,78Cr (plus expenses, charges and further interest thereon) with effect from 02.06.2024)

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date of E-Auction & Time
Rs.8,10,00,000/-	Rs.81,00,000/-	11.08.2026	19.08.2026 till 4:00 PM	20.08.2026 From 11:30 AM to 12:30PM
With prior appointment				

Branch Office: IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062.

4. Gist of terms & conditions appearing in Bid Document:

- The sale of Secured Assets is on "as where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz:- IDBI Bank Ltd.
- The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs.50,000/-.
- Samest Money Deposit (EMD) will be submitted into the e-auction of the PSBA/online portal after completion of one time user registration by the interested bidders and submit proof of payment along with KYC documents (photo identity and address proof) like PAN Card (compulsory), Aadhar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
- The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit/balance payment within the prescribed period, the deposited amount shall be forfeited, and interest earned may be returned.
- AO reserves the right to accept or reject any/all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFEESS Act.
- The Secured Assets mentioned in the Bid Document are based on the charges and encumbrances created by the mortgagors in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are required to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
- Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc. in the secured Assets or for procuring any permissions or for the dues of any other entity established by law.
- The Secured Assets are being sold free from charges and encumbrances of Secured Creditors only.
- The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc./for transfer of secured asset.
- The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, on Shop No. No. 7805520054/9402254099/93591483, Email: nahu.kulkarni@idbi.co.in and can also be downloaded from www.idbi.bank.in
- The AO, IDBI Bank Limited, Goregaon West Branch, Mumbai No. No. 7805520054/9402254099/93591483, Email: nahu.kulkarni@idbi.co.in is at the above address in person during 04.08.2028 to 19.08.2028 on any working day between 10:00 AM and 04:00 PM to get the Bid Document which contains detailed terms and conditions of sale, bidforms etc.
- Borrowers/Guarantors are also hereby given notice under Rule 8(i) or 9(i) of the Rules of SARFEESS Act that the said immovable asset shall be sold after 30or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8(i) of the Rules.
- Procede before 30or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8(i) of the Rules.

Place: Mumbai
Date: 08.08.2026

Sd/- Authorized Officer
IDBI Bank Ltd.

III. Brief Description – Immovable Properties

1) Property owned by Munish Alias Arman Rajkumar Kohli & Rajkumar Kohli

Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bungalow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053.

Built up Area as per index-II: 306.67sqmt.

IV. Outstanding dues of IDBI Bank Ltd in the account of

MUNISH ALIAS ARMAN RAJKUMAR KOHLI & RAJKUMAR KOHLI as on June 1st, 2026

Name of the Borrower	Amount Outstanding as on 01.06.2026
<u>MUNISH ALIAS ARMAN RAJKUMAR KOHLI & RAJKUMAR KOHLI</u>	Rs.2.78 Cr

Together with further interest and costs thereon with effect from June 1st, 2026 till the date of payment.

Terms and Conditions

1	The Authorized Officer (AO) 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').													
2	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with required Forms is available from August 4, 2026 to August 19, 2026 on any working day between 11.00 am to 4.00 pm from Monday to Saturday and can be obtained from Shri Rahul S Kulkarni, Authorized Officer, IDBI Bank Limited, Address: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062 Mob. No.: 7800552000/9953581483/9430022540. The Tender Document can also be downloaded from IDBI website - www.idbibank.in													
3	<u>Reserve Price & Earnest Money (EMD)</u> The Reserve price for the sale of the Secured Assets is fixed as under: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Part</th><th style="text-align: center;">Property Details</th><th style="text-align: center;">Possession taken on</th><th style="text-align: center;">Reserve Price (Rs Lakh)</th><th style="text-align: center;">EMD (Rs Lakh)</th></tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">1</td><td> <u>Property owned by Rajkumar Kohli</u> Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bunglow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053, Built up area: 306.67sqmt. Together with all and singular the structures and erections thereon, both present and future. </td><td style="text-align: center; vertical-align: top;">24.09.2024</td><td style="text-align: center; vertical-align: top;">Rs.810.00</td><td style="text-align: center; vertical-align: top;">Rs.81.00</td></tr> </tbody> </table>				Part	Property Details	Possession taken on	Reserve Price (Rs Lakh)	EMD (Rs Lakh)	1	<u>Property owned by Rajkumar Kohli</u> Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bunglow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053, Built up area: 306.67sqmt. Together with all and singular the structures and erections thereon, both present and future.	24.09.2024	Rs.810.00	Rs.81.00
Part	Property Details	Possession taken on	Reserve Price (Rs Lakh)	EMD (Rs Lakh)										
1	<u>Property owned by Rajkumar Kohli</u> Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bunglow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053, Built up area: 306.67sqmt. Together with all and singular the structures and erections thereon, both present and future.	24.09.2024	Rs.810.00	Rs.81.00										
4	i.) The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis. The description of the immovable property is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them. ii.) Authorized Officer (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. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of MUNISH ALIAS ARMAN RAJKUMAR KOHLI & RAJKUMAR KOHLI including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser.													

	iii.) Details of encumbrances known to the secured creditor are Nil. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.
5	<u>Inspection of assets</u> The interested parties may inspect the assets at their own cost on August 11, 2026 with prior appointment 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 interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues/charges relating to the Secured Assets inter-alia including search in the Sub-Registrar office. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.
7	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and 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.
8	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
9	<u>Submission of Tender/Offer</u> The Bidder shall complete in all respects the Profile of the Bidder and Declaration by the Bidder annexed to the Tender Document, and furnish the information called for therein and shall sign and date each of the documents in the space provided therein for the purpose. The Bidder shall sign each page of all the documents. Offers received for sale and / or accepted are not transferable. The Format for submission of Profile of the bidder are given in Chapter VI , VII & VIII respectively of this Tender Documents. The format Chapter VI is for Individuals and The format Chapter VII is Company / Proprietorship / Partnership firms. The format Chapter VIII Form of appendix to the bid/ offer (Declaration by bidder Bidders may fill in only the form relevant to them.
10	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11	The Bid Documents shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of

	the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
12	The Bid Documents shall not be detached one from the other and no alteration or Mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
13	<u>Last date for submission of Tender/Offer /Bid Document</u> The interested parties may submit Tender Document duly filled and signed on each page along with EMD and other required documents to the “Authorized Officer, IDBI Bank Ltd., Branch Office, IDBI Bank Ltd., Rustomjee’s Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062., on Mob. No.: 7800552000/9953581483/9430022540 not later than 16.00 Hrs on August 19, 2026 in a cover, which shall be super-scribed as “Tender Document and EMD: A/c Shri Munish Alias Arman Rajkumar Kohli & Rajkumar Kohli . Earnest Money Deposit (EMD) shall be remitted into the e wallet of the PSB Alliance portal after completion of one time user registration by the interested bidders and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
14	Only those bidders will be permitted to participate in the auction whose Tender/ Offer Document is complete in every respect and whose 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 for any delay in transfer of funds by way of electronic mode. Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and through mobile.

15	<u>Registration with E-Auction Service Provider</u> Participants, who are not already registered with the e-auction provider, M/s PSB Alliance Private Limited. should register themselves by following the procedure mentioned at the website : www.baanknet.com. The participants/intending purchasers are necessarily required to submit following documents / papers for registration to M/s PSB Alliance Private Limited - SOI Form duly signed & filled up. Please download from : www.baanknet.com - Self attested copy of Pan Card. - Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) - Valid e-mail id and Mobile Number. The user id and password will be then sent directly to the registered participants / intending purchasers whose Tender Document is complete in all respect and whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and whose documents are complete in all the respects, with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process. After receiving the user-id / password, in case any bidder feels the need for training / e-auction support, such bidders may contact by contacting M/S PSB Alliance Private Limited, Unit 1, 3rd floor ,VIOS Commercial Tower,Wadala East,Mumbai 400037. Contact person Email : support.baanknet@psballiance.com (M) Phone no 8291220220 (For Technical and Bidding Process).		
16	<table border="1" data-bbox="228 957 1435 1041"> <tr> <td data-bbox="228 957 764 1041">Date and Time of e-Auction :</td> <td data-bbox="764 957 1435 1041">20.08.2026 (11:30 AM to 12:30 PM with unlimited extension of 5 min)</td> </tr> </table> The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: www.baanknet.com. In case no further valid bids are received during the extended period, the last highest bid (equivalent or more than Reserve Price) received would be treated as the successful bid and auction would be treated as closed/terminated. <u>Increase in Bid Amount :</u> It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under. In multiples of Rs.50,000/-, 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.	Date and Time of e-Auction :	20.08.2026 (11:30 AM to 12:30 PM with unlimited extension of 5 min)
Date and Time of e-Auction :	20.08.2026 (11:30 AM to 12:30 PM with unlimited extension of 5 min)		
17	AO reserves the right to retain the EMD of top three bidder's up to three months from the date of e -auction and the amount of EMD will not carry any interest. The Bids so retained will be valid for two months from the date of e-auction or till further extension		

	of time as may be approved by the AO. The EMD of other bidders will be returned within 7 days from the date of e-auction.
18	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately i.e. on the same day or not later than next working day from the date of letter intimating acceptance of his/her bid to be issued, by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 16234915010026, IFSC Code: IBKL0000162, Branch: Versova Andheri West. The balance amount of the sale price shall have to be paid within 15 days of acceptance of his/her bid by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 16234915010026, IFSC Code: IBKL0000162, Branch: Versova. Such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months subject to proper justification.
19	As per Sec 194-I A of Income Tax Act, 1961, TDS will be applicable on the sale proceeds where the sale consideration is Rs.50.00 Lakhs and above. Payment of TDS should be made through Form 29QB incorporating Bank's Pan Number by the successful Bidder and submit certificate to Authorised officer.
20	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall forfeit the EMD and if the successful bidder backs out or does not pay balance 75% of the sale within permitted time after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
21	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.
22	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.

23	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured 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.
24	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.
25	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.
26	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.
27	<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.
28	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.
29	The AO reserves the right and liberty to accept/reject any or all the Bids/Offeres and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
30	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
31	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.
32	Prospective bidder may note that subject property is under attachment vide ITCP-proceedings dated 12.10.2017 as per Income Tax Act, 1961.
33	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.
34	Tenderer (s) must ensure the following while submitting the tender: A. That the tender should be filled in the format of the tender bids enclosed at

	Annexure-VI/VII/VIII B. Copy of the Pan Card of the person/s bidding and if it is a company / firm then copy of the pan card of company/firm. C. Copy of certificate of incorporation of the company/firm. D. Board Resolution of the company /firm authorizing the person /partner to file the bid for the assets and copy of the identity proof of the said person/partner. E. That every page of the tender document is duly signed by the tenderer before submitting the tender and document submitted shall be duly attested. F. That all alteration, erasures and over writing, if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.
35	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof). On receipt of the EMD, the bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s. PSB Alliance Pvt Limited.
36	Parties may get the Bid Document, which contains detailed terms and conditions of sale, bid forms etc. from any of our office, on all working days or downloaded from IDBI Bank's website.
37	Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured assets or for procuring any permissions etc or for the dues of any authority established by law.
38	This is a 15 days' notice of Rule 9(1) of "The Security Interest (Enforcement) Rule, 2002" to the Borrowers/Guarantors/Mortgagors of the loan Shri Munish Alias Arman Rajkumar Kohli and Rajkumar Kohli under Rule 8(5) about holding of sale by inviting bids from the public in general for the sale of the secured assets on above mentioned date if your dues are not cleared in full. Notice is hereby given to you to pay the sum as mentioned above along with up to date interest and ancillary expenses, etc., before the date fixed for auction/ sale failing which the above property will be auctioned/ sold and balance dues, if any will be recovered with interest and costs from you.
39	AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the

	modes as prescribed in the SARFAESI Act.
40	The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
41	The successful bidder will be required to deposit 25% of the sale price less the amount of EMD deposited) at the time of confirmation of sale. The balance amount 75% of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money
42	The sale shall take place on the expiry of Fifteen days from the date of publication of this notice.

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

For purchase of secured assets / property of Shri Munish Alias Arman Rajkumar Kohli & Rajkumar Kohli

Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bungalow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053 , Built Up Area: 306.67 sqmt.

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

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/ property are to be purchased	:	
5.	Details of Earnest Money Deposit (EMD)	:	
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	

6.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7.	Bank account details(In case of refund of EMD amount)		Account Name: Account Number: IFSC Code: Bank Name & Branch:

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

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

Signature of the duly authorised official of the Bidder/Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of secured assets / property of **Shri Munish Alias Arman Rajkumar Kohli & Rajkumar Kohli**

Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bungalow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053

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 <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/Offerer has with any employee of IDBI Bank Ltd.	:
12.	Details of Earnest Money Deposit (EMD)	
	RTGS UTR No.	
	Amount remitted	
	Date	
13.	Income Tax Permanent Account Number(s) (PAN) of Authorised person	
14.	Bank Account details(In case of refund of EMD amount)	Account Name: Account Number: Bank Name & Branch: IFSC Code:

* 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.

VIII. FORM OF APPENDIX TO THE BID/OFFER

(DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,

Authorised Officer,
IDBI Bank Ltd.,
Rustomjee's Ozone, Shop No. 7,
Laxmi Singh complex,
Near Goregaon Flyover, MTNL Office,
Goregaon West, Mumbai,
Maharashtra – 400062

Sir,

Sale of Secured Assets/Property of Shri Munish Alias Arman Rajkumar Kohli & Rajkumar Kohli (Borrower) Immovable properties situated at

Address: Flat Number. 1/A1, 2/A1 and 3/A1, Ground Floor and Two upper Floors, Wing A-1, in Monisha Triplex Bungalow CHS Ltd., situated at Samarth Nagar cross road number 4, Swami Samarth Nagar, Oshiwara, Andheri West, Mumbai-400053, Built up Area:306.67 sqmt.

- 1 Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets/property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender/Offer Document.
- 2 I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

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

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

- 3 I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of ***Munish Alias Arman Rajkumar kohli and Rajkumar Kohli*** , including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
- 5 I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
- 6 I/We have remitted Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, **Account No. 16234915010026,, IFSC Code: IBKL0000162**, Branch : IDBI Bank Limited, Versova Branch, Mumbai.
- 7 We understand that the EMD will not carry any interest.
- 8 We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily

rejected.

Place : Mumbai

Dated ...__ day of _____ 20

Signature in the capacity of

duly authorised to sign Bid/Offer for and on behalf of

(Name and address of the Bidder/Offerer)

(IN BLOCK CAPITALS)

WITNESS :

Signature :

Name & Address :

Occupation :
