

BRIEF DETAILS OF TENDER/ BID DOCUMENT

TENDER/ OFFER / BID DOCUMENT FORM FOR PURCHASE OF SECURED ASSETS/PROPERTY OF [Shri Manoj Kansal and Smt Ruchi Devi]

<u>Property Description</u> - All that commercial property/ Shop with roof rights constructed on land bearing bearing khatoni khata no. 103, khet no- 184 kha, covered area measuring 8'9" X 18'7" i.e. 17.65 sq mts. and having super measuring 19.42 sq mtr, Situated at First floor (above basemet) Kashirampur, Patti- Sukhero, Pargana Bhabar, Tehsil- Kotdwar, District- Pauri Garhwal, Uttarakhand, which is bounded and butted as follows- on the East by : Land of K.P. Rawat, on the West by : 16 feet wide road, on the North by : Property of Padam Singh Rawat, on the South by : Shop of Khaleel Ahmad, together with all and singular the structures and erections thereon, both present and future.			
The property belonging to Shri Manoj Kansal. Shri Manoj Kansal (Borrower), Najibabad Road Kashirampur, Shiva Nagar Kotdwar, Uttarakhand- 246149			
1	Issue of Bid/ Offer Document	:	The Tender/ Bid Document can be obtained from Smt. Smita Kothiyal, IDBI Bank, Nehru Colony Branch from 21-08-2026 to 08-09-2026 on any working day between 10 am and 6 pm. The Tender/ Bid document can also be downloaded from IDBI website www.idbi.bank.in and https://baanknet.com
2	Cost of the Tender/ Bid Document	:	Non-refundable fee of Rs.100/-
3	Last Date and time for submission of Tender/ Bid Document together with EMD	:	Date: 08.09.2026 Time: 6 p.m.
4	Place, Date and time of E-Auction	:	Place : e-auction platform at website: https://baanknet.com Date :09-09-2026 Time : 11 am to 1 pm with unlimited extension of 5 minutes, if required.

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

All that commercial property/ Shop with roof rights constructed on land bearing bearing khatoni khata no. 103, khet no- 184 kha, covered area measuring 8'9" X 18'7" i.e. 17.65 sq mts. and having super measuring 19.42 sq mtr, Situated at First floor (above basemet) Kashirampur, Patti- Sukhero, Pargana Bhabar, Tehsil- Kotdwar, District- Pauri Garhwal, Uttarakhand, of **Shri Manoj Kansal**

(To be filled and submitted by the Bidder/ Offerer)

1	a) Full Name of the Bidder / Offered <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/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Person in whose name the Secured Assets/property are to be purchased	:	
5	Details of Earnest Money Deposit (EMD) paid:	:	
	Bidders to submit the EMD by way of RTGS/NEFT/DD/PO, must indicate RTGS/NEFT UTR/DD/PO No., Amount remitted and date of remittance		
	RTGS UTR NO.	:	
	Amount remitted	:	
	RTGS/NEFT Date	:	
	DD/PO No-	:	
	Date of DD/PO	:	
6	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7	Documents to be submitted: a) Address proof b) Identification proof c) Proof towards payment of EMD	:	

* 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 / bid document and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorized Officer and / or IDBI Bank

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

Signature of the duly authorized 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 viz commercial property/ Shop with roof rights constructed on land bearing bearing khatoni khata no. 103, khet no- 184 kha, covered area measuring 8'9" X 18'7" i.e. 17.65 sq mts. and having super measuring 19.42 sq mtr, Situated at First floor (above basemet) Kashirampur, Patti- Sukhero, Pargana Bhabar, Tehsil- Kotdwar, District- Pauri Garhwal, Uttarakhand, of **Shri Manoj Kansal**

(To be filled and submitted by the Bidder/Offerer)

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 Limited Companies/ Public Limited Companies/ Partnership Firm/ Proprietary Firm)		
4.	Name of Chairman		
5.	Name of Managing Director / Partners		
6.	Board of Directors	a)	
		b)	
7.	Income tax PAN No. (attested copy of PAN card of the company/firm 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 Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		

	d) E-mail ID		
10	Designation of the Authorised Person	:	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
12	Details of Earnest Money Deposit (EMD)	:	
	Deposit the EMD by way RTGS/NEFT/DD/PO, must indicate RTGS/NEFT UTR/DD/PO No., Amount remitted and date.		
	RTGS UTRDD/PO NO.	:	
	Amount remitted	:	
	RTGS/NEFT/DD/PO Date		
13	Documents to be submitted towards: a) Constitution of the firm b) Identification Proof of Authorized person c) Address proof of Authorized person d) In case of Companies, Board Resolution for participating in auction, submission of Bid and purchase of property		

* 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/bid document and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We shall not hold the Authorized Officer and / or IDBI Bank Limited responsible for the same and shall not have any claim whatsoever against either of them

Signature :

Name of the Authorized Person:

Designation :

Company Seal :

All authorizations should be annexed to this form.

VIII.
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 Tender/Bid/Offer)

To,
IDBI Bank,
Authorized Officer,
[mention complete address]

Sir,

Sale of Secured Assets / Property of

[Shri Manoj Kansal]

All that commercial property/ Shop with roof rights constructed on land bearing bearing khatoni khata no. 103, khet no- 184 kha, covered area measuring 8'9" X 18'7" i.e. 17.65 sq mts. and having super measuring 19.42 sq mtr, Situated at First floor (above basemet) Kashirampur, Patti- Sukhero, Pargana Bhabar, Tehsil- Kotdwar, District- Pauri Garhwal, Uttarakhand, which is bounded and butted as follows- on the East by : Land of K.P. Rawat, on the West by : 16 feet wide road, on the North by : Property of Padam Singh Rawat, on the South by : Shop of Khaleel Ahmad, together with all and singular the structures and erections thereon, both present and future.

1 Having fully read examined and understood the terms and conditions of the Tender/ 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 Tender/ Bid Document.

2 I/We understand that if my/our Tender/Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/ Bid document 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) or any other amount paid by us thereafter shall be forfeited.

I/We understand that the information gathered during the due diligence process including information available as per Bank's records / interaction with Secured Creditor's officials is confidential and I / we shall not disclose the said information etc. to any person /entity and shall not use the said information for any purpose other than making an Offer, pursuant to the Bid Document/ Auction Notice.

3 I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit 25% of the sale price (which is inclusive of EMD) or the balance amount of 75% of the sale consideration after having paid 25% of the sale consideration by

the stipulated date, the EMD amount or the said amount of 25% of the sale consideration (including Earnest Money Deposit) as the case may be 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 Tender/Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his/her sole and absolute discretion, I/we shall take possession of the secured assets immediately and simultaneously on payment of entire sale price. I/We understand that once full payment of sale price made by us and Sale Certificate is issued by AO in my/our favour, the AO shall not be held responsible for security, safe-keeping and possession 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 further understand that, 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/ immovable property, as the case may be, in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002 and the said Certificate of Sale shall be issued in my / our name/s being the persons having made the bid and not in the name of any other person.

6 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 [Name of the borrower/mortgagor] 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.

7 I/We understand that you are not bound to accept the highest or any Tender/Bid/Offer 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.

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 hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Tender/Offer/Bid Document.

10 I/We also remit the amount towards Earnest Money Deposit (EMD) to Baanknet Portal (<https://baanknet.com>) by way of RTGS/NEFT/ **with UTR No-**

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

12 We understand that the terms and conditions of the Tender/Bid/Offer are unconditional and my /our Bid/Offer having conditions contrary to the terms and conditions of the Tender/ Offer / Bid Document /Offer document shall be summarily rejected.

Place : []

Dated : [] day of September 2026

Signature in the capacity of.....

Duly authorized to sign Bid/Offer for and on behalf of []

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

WITNESS:

Signature :

Name & Address...