

The Authorised Officer (AO)

of

IDBI BANK LIMITED

(CIN: L65190MH2004GOI148838)

[Mention address of Branch/ Department]

Tender/ / Bid Document

For

Sale of Secured Assets of

[Mr.Chandrakant Rajaram Niwate & Ms.Arya Chandrakant Niwate]

Sale Under the provisions of

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

Read with

The Security Interest (Enforcement) Rules, 2002

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IMPORTANT DATES & INFORMATION

Minimum Bid Incremental Amount	Rs.10000/- (Rupees Ten Thousand Only)
Sale of Bid / Tender Document date	From 17-08-2026 to 18-09-2026
Date of Inspection	11-09-2026 (11 am to 2 pm) any day with prior appointment
Last date of submission of Bids along with EMD	18-09-2026 till 4 pm
Date of E-auction	19-09-2026 (Saturday) From 11 am to 4 pm

I. PUBLIC NOTICE FOR SALE PUBLISHED IN THE NEWSPAPERS

Notice of Sale served/ published/ affixed as per Appendix II-A/ Appendix IV-A of Security Interest (Enforcement) Rules, 2002.

The Notice of Sale was served on 14-08-2026 affixed on 14-08-2026 and the Public sale Notice was published in the following newspapers on 14-08-2026.

i) Free Press Journal in English Language

ii) Navshakti in Marathi Language

26 THE FREE PRESS JOURNAL | Mumbai, Friday, August 14, 2026

IDBI BANK
CIN: L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005.
Branch Office: IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088. Tel No.9009911977, 8578003111.

E - AUCTION PUBLIC NOTICE
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See Proviso to Rule 8(6) & 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) & 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 Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd. The Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis on 19-09-2026, for recovery of dues (details mentioned below) due to IDBI Bank Ltd. Secured Creditor from the Borrowers/Guarantors (details mentioned below). The reserve price and the earnest money deposit (EMD) are mentioned against each immovable properties as mentioned under. Brief description of properties and other details are mentioned hereunder:

Sr No.	Borrower/Mortgagor & Loan A/c No.	Brief Description of Property (the secured asset)	Physical Possession date	Loan Outstanding	Reserve Price	EMD Rs.	Inspection Date
1	MR.CHANDRAKANT RAJARAM NIWATE & MS.ARYA CHANDRAKANT NIWATE (LAN: 1130675100006637, 1130675100006644)	Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1K, AT-LADVALI, TALUKA-MAHAD, DISTRICT-RAIGAD, MAHARASHTRA-402301. Area- 1080 Sqft approx.	15-07-2026	Rs.39,67,043/- (plus further interest and expenses thereon w.e.f. 10-08-2026)	Rs.43,20,000/- (Rupees Forty Three Lakh & Twenty Thousand Only)	Rs.4,32,000/- (Rupees Four Lakh & Thirty Two Thousand Only)	11-09-2026 (11 am - 2 pm)

1 Sale of Bid/Tender Document : 17-08-2026 to 18-09-2026

2 Last date of submission of Bid along with EMD : 18-09-2026 up to 4 pm

3 Date and Time of e-Auction: 19-09-2026 from 11 am to 4 pm

Gist of the terms & conditions appearing in Bid Document:

1.The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis", and will be conducted "online" for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.

2.To the best of the knowledge and information of the Authorized Officer, no other encumbrance exists on the mortgaged property, except as disclosed in the publications. However, the interested Bidders to conduct their own independent due diligence verifications regarding the Location & Identity of the property, inspection of the public records in the Sub Registrar's Office/Civil Courts, to find any encumbrances, statutory liabilities, arrears of property tax, income tax, excise duty, labor dues, electricity and maintenance dues etc. of the Secured Asset. The successful bidders shall have to bear all the outgoing i.e. municipal taxes, maintenance / society charges, electricity charges, water charges, Stamp duty, registration charges (if applicable), if any and all other incidental charges, cost including all outgoing relating to the respective properties over and above the Reserve Price. IDBI Bank will not be held responsible for any charge, lien, liabilities etc. of whatsoever nature pending upon the properties as mentioned above.

3.The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.baanknet.com and shall take place on 19-09-2026 at 11.00 am to 4.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.baanknet@psballiance.com Phone

नवशक्ति
navshakti.navshakti.in

मुंबई, शुक्रवार, १४ ऑगस्ट २०२६

IDBI BANK
CIN: L65190MH2004GOI148838

आयडीबीआय बँक लिमिटेड
नोंद. कार्यालय: आयडीबीआय बँक, आयडीबीआय टॉवर, इन्ड्युस्ट्रीसी संकुल, कफ पेड, मुंबई - ४००००५.
शाखा कार्यालय: आयडीबीआय बँक लि., तळमजला, युनिट क्र. १, सफल प्राइड, सायन ट्रस्टी रोड, देवनार, मुंबई-४०००८८. दूर.क्र. ९००९९११९७७, ८५७८००३११११.

ई - लिलाव जाहीर सूचना
स्थावर मिळकतीच्या विक्री करिता जाहीर सूचना
जोडपत्र IV-ए (नियम ८(६) आणि ९(१) ची तरतूद पहा)

सिक्सुरिटीअव्हेजेशन अँड रिकन्स्ट्रक्शन ऑफ फिनान्सियल असेट्स अँड फनोसिमेंट ऑफ सिक्सुरिटी इंस्टेस्ट अँड, २००२ सहवाचना सिक्सुरिटी इंस्टेस्ट (एनकोसिमेंट) हलस, २००२ च्या नियम ८(६) आणि ९(१) च्या तरतूदी अंतर्गत स्थावर मतेच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

सर्वसाधारण वचना आणि विशेषतः कर्जदार आणि हमीदार यांना सूचना याद्वारे देण्यात येते की, खालील नमुद वर्गिलेली स्थावर मिळकत तारण धनकोकडे गहाण/प्रभारित आहे, जिचा प्रत्यक्ष कर्जदा आयडीबीआय बँक लि., तारण धनकोकच्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे, ती "जे आहे जेथे आहे तत्वाने" आणि "जे आहे जसे आहे तत्वाने" आणि "जे काढि आहे तेथे आहे तत्वाने" आणि "विना अयलंथ तत्वाने" कर्जदार/हमीदार (याखालील नमुद तपशील) यांच्याकडून आयडीबीआय बँक लि., तारण धनकोकच्या उर्वरित धकबाकी (खालील नमुद तपशील) च्या वसुलीकरिता १९-०९-२०२६ रोजीस विकण्यात येणार आहे. राखीव किंमत आणि इसार अनामत रकम (इअर) ही खालील दिल्याप्रमाणे प्रत्येक स्थावर मिळकतीच्या समक्ष नमुद आहे. मिळकत आणि इतर तपशीलाचे संक्षिप्त वर्णन खालीलप्रमाणे:

अनु. क्र.	कर्जदार/गहाणदार आणि कर्ज खाते क्र.	मिळकतीचे संक्षिप्त वर्णन (तारण मता)	प्रत्यक्ष कर्जाची तारीख	कर्ज धकबाकी	राखीव किंमत	इअर रु.	निरिक्षणाची तारीख
१.	श्री. चंद्रकांत राजाराम निवाते आणि कु. आर्या चंद्रकांत निवाते (लन : ११३०६७५१००००६६३७, ११३०६७५१००००६६४४)	रो हाऊस क्र. ४, टाईप-ए, हेरंब गार्डन, एस. क्र. ४०, एच. क्र. १के, येथे-लाडवली, तालुका-महाड, जिल्हा-रायगड, महाराष्ट्र-४०२३०१. क्षेत्र-१०८० चौ. फूट अंदाजे.	१५-०७-२०२६	रु. ३९,६७,०४३/- (१०-०८-२०२६ पासून त्यावरील पुढील व्याज आणि खर्च)	रु. ४३,२०,०००/- (रुपये तेन्चाळीस लाख वीस हजार फक्त)	रु. ४,३२,०००/- (रुपये चार लाख बत्तीस हजार फक्त)	११-०९-२०२६ (स. ११ वा. ते दु. २ वा.)

१. बोली/निविदा दस्तऐवज विक्री : १७-०८-२०२६ ते १८-०९-२०२६

२. इअरसह बोली सादर करण्याची अंतिम तारीख : १८-०९-२०२६ रोजी सायं. ४ वा. पर्यंत

३. ई-लिलावाची तारीख आणि वेळ : १९-०९-२०२६ रोजी स. ११ ते सायं. ४ वा. पर्यंत.

बोली दस्तऐवजात दिसणाऱ्या अटी आणि शर्ती चा सारोप:

- तारण मालमतेची विक्री "जसे आहे तेथे आहे आधारवर", "जसे आहे जे आहे आधारवर" आणि "कोणत्याही आधारविना" तारण धनको म्हणजेच: आयडीबीआय बँक लि. करिता आणि बहिने केली जाईल.
- अधिकृत अधिकाऱ्याच्या घरोबात जात व घडिलीमुसार, प्रकाशनांमध्ये उघड केलेल्याप्रमाणे वागवता, गहाण मिळकतीवर इतर कोणताही बोझ अस्तित्वात नाही. तथापि, इच्छुक बोलीदारांनी मिळकतीचे स्थान आणि ओळख यासंदर्भात स्वतः स्वतः बोझ ती पडताळणी करावी, तसेच कोणतेही सोडे, वैधानिक दाविले, मिळकत करानी धकबाकी, आयकर, उतपाद शुल्क, कामगार देणी, बीज व देखभाल देणी इत्यादी तारण मतेची संबंधित बाकी सोधण्यासाठी उपनिबंधक कार्यालय/दिवानी न्यायालयातील सार्वजनिक अभिलेखांची तपासणी करावी. यामुळे बोलीदारास सर्व बाजू खर्च, म्हणजेच महानगरपालिका कर, देखभाल/सोमयथी शुल्क, बीज शुल्क, पाणी शुल्क, मुद्रांक शुल्क, नोंदणी शुल्क (लागू असल्यास), तसेच आरक्षित किमतीव्यतिरिक्त संबंधित मिळकतीची संबंधित सर्व इतर आनुषंगिक खर्च व देखरेक बटव करानी लागतील. वरीलप्रमाणे नमुद केलेल्या मिळकतीवर प्रतिलिप्त असलेल्या कोणत्याही प्रकारच्या शुल्क, प्रहाराधिकार, दाविले इत्यादींसाठी आयडीबीआय बँक कोणत्याही परिस्थितीत जबाबदार राहणार नाही.
- इसारा अनामत रकम - (इअर) वर व्याज येणार नाही, एअो बोली उघडण्याच्या सारखेबासुत ३ महिन्यांपर्यंत शीर्ष तीन बोलीदारांने ईएमडी राखून ठेवू शकतो. एअो शीर्ष तीन बोलीदारांमध्ये परस्पर बोली लावण्याची परवानगी देऊ शकतो. विक्री वेबसाईटवर ई-लिलाव प्लॅटफॉर्मवर होईल: www.baanknet.com आणि १९-०९-२०२६ रोजी स. ११.०० ते दु. ४.०० वा. या वेळेस प्रत्येकी ५ मिनिटांचा अर्धघाट विस्तारासह होईल. इच्छुक बोलीदारांकडे वैध ई-मेल पत्ता असवा. कृपया मॅ. पीएसबी अलायन्स प्रायव्हेट लिमिटेड, युनिट १, ३रा मजला, व्हा.ओ.स. कमर्शियल टॉवर, वडाळा पूर्व, मुंबई ४०००३७. संपर्क व्यक्तीचा ईमेल: support.baanknet@psballiance.com, दूर.क्र. ८२९१२२०२२० (तांत्रिक आणि बोली प्रक्रियेसाठी).
- वरील नमुद केलेल्या राखीव किमतीपेक्षा कमी किमतीत सार मिळकतीची विक्री केली जाणार नाही.

II. INTRODUCTION

IDBI Bank Ltd. (IDBI) is a company within the meaning of the Companies Act, 2013 and also “banking company” within the meaning of Banking Regulation Act, 1949 having its Registered Office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai 400 005 & also having its one of the offices at Retail Recovery Department, Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088 (hereinafter referred to as “Secured Creditor” or “IDBI Bank”) issued a Demand notice dated 30-05-2025 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (*hereinafter referred to as “the SARFAESI Act”*) calling upon Borrower/ Mortgagor Mr.Chandrakant Rajaram Niwate & Ms.Arya Chandrakant Niwate having immovable property situate at Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1 K, At-LADVALI, Taluka-MAHAD, District-RAIGAD, MAHARASHTRA-402301, to repay the amount mentioned in the said Demand notice being, Loan A/c No. 1130675100006637 & 1130675100006644 aggregating Rs.37,29,163.52 (Rupees Thirty Seven Lakh Twenty Nine Thousand One Hundred Sixty Three & Fifty Two only) as on 09-04-2025 plus further interest and charges thereon at the contractual rates upon the footing of compound interest until payment/ realization. The said statutory demand notice was served on Borrower / Mortgagor on 20-06-2026. As the demanded amount was not paid even after the statutory period of 60 days, IDBI Bank took symbolic possession of Secured Assets under section 13 (4) of SARFAESI Act on 06-09-2025, by affixing the notice at the Secured Assets as well as served on the borrower/mortgagor and also published the possession notice in two newspapers viz., Freepress Journal & Navshakti, in compliance with Rule 8 of Security Interest (Enforcement) Rules, 2002 (“Rules”). Thereafter, IDBI Bank filed Criminal Misc. Application having No.21 of 2026 before CJM, Alibag Court, under Section 14 of SARFAESI Act for physical possession of secured assets, which was allowed on 20-04-2026. Pursuant to the said Order, the physical possession of secured assets were handed over to the Authorized Officer of IDBI Bank on 15-07-2026. The Authorized Officer (AO) has also got the assets valued after taking possession as required under the SARFAESI Act. The secured assets being put on sale is mentioned at Serial No. III (hereinafter referred to as “the Secured Assets”) on the terms and conditions mentioned in this Bid Document.

III. BRIEF DESCRIPTION OF SECURED ASSETS

(A) Description of Immovable Property

All that piece and parcel of the Row House No.4, Type-A, HERAMB GARDEN, admeasuring 1080 Sqft. approximately, situate at Ladvli, Mahad, District-Raigad, Maharashtra and which is bounded as follows:

On the East by	: Row House No.3
On the West by	: Open Plot
On the South by	: Open Plot
On the North by	: Row House No.5

(B) Description of Movable Assets: NA

IV. TERMS AND CONDITIONS

1	The Authorized Officer (AO) exercising the powers under the SARFAESI Act read with Rules is selling the assets/properties mentioned at Serial No. III of the Tender / Bid Document.
2	<u>Issue of Tender / Bid Document</u> The Tender / Bid Document along with Offer Form is being distributed from 17-08-2026 to 18-09-2026 on any working day between 10.00 am and 4.00 pm and can be obtained from any of our office/ Branch or from Mr.Nityananda Sundaray (9009911977) having address at IDBI Bank Ltd., Retail Recovery Department, Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088 on payment of non refundable fee of Rs.100/- to be paid through RTGS/NEFT/DD/PO in favour of IDBI Bank Limited .The Tender/ Bid Document can also be downloaded from IDBI website www.idbi.bank.in & www.baanknet.com of the service provider. Those bidders preferring to download the Bid Document shall have to furnish the nonrefundable fee of Rs.100/- as mentioned above, at the time of submission of the bid along with EMD. All payments to IDBI Bank Ltd. by bidders in connection with this auction shall be made by way of RTGS/NEFT/DD/PO in favour of IDBI Bank Limited, – Account No.18934915010026, IFSC Code: IBKL0000189, Branch at Behind Telephone Exchange, Tapal Naka, Old Panvel, Navi Mumbai.

3	Reserve Price and Earnest Money Deposit (EMD) <table><tr><th>Details</th><th>Reserve Price</th><th>Earnest Money Deposit</th></tr><tr><td>Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1 K, At-LADVALI, Taluka-MAHAD, District-RAIGAD, MAHARASHTRA-402301. Area - 1080 Sqft approx.</td><td>Rs.43,20,000/- (Rupees Forty Three Lakh & Twenty Thousand Only)</td><td>Rs.4,32,00/- (Rupees Four Lakh & Thirty Two Thousand Only)</td></tr></table>	Details	Reserve Price	Earnest Money Deposit	Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1 K, At-LADVALI, Taluka-MAHAD, District-RAIGAD, MAHARASHTRA-402301. Area - 1080 Sqft approx.	Rs.43,20,000/- (Rupees Forty Three Lakh & Twenty Thousand Only)	Rs.4,32,00/- (Rupees Four Lakh & Thirty Two Thousand Only)
Details	Reserve Price	Earnest Money Deposit					
Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1 K, At-LADVALI, Taluka-MAHAD, District-RAIGAD, MAHARASHTRA-402301. Area - 1080 Sqft approx.	Rs.43,20,000/- (Rupees Forty Three Lakh & Twenty Thousand Only)	Rs.4,32,00/- (Rupees Four Lakh & Thirty Two Thousand Only)					
4	The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis. The description of the immovable properties is based on the mortgage created by the Borrower / Mortgagor with the Secured Creditor. All statutory liabilities / taxes / maintenance fee / electricity / water charges/ property taxes 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. The AO or the Secured Creditor do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. It is expressly made clear that the AO / Secured Creditor do not take or assume any responsibility for any dues, statutory or otherwise by Mr.Chandrakant Rajaram Niwate & Ms.Arya Chandrakant Niwate 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 solely by the purchaser. Statutory liabilities of the Borrower / Mortgagor and encumbrances on the immovable properties known to the AO are Nil. However, the prospective bidders are advised to satisfy themselves regarding encumbrances and other liabilities if any, over the Secured Assets.						
4(A)	Inspection of asset: The interested bidders may inspect the Secured Asset at their own cost and expense on 11-09-2026 between 11 a.m. to 2 p.m. in the presence of the representative of the AO available at the site to facilitate the inspection.						

5	<u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not. The bidders shall keep the information gathered during the due diligence process including information available as per Bank's records/ interaction with Secured Creditor's officials, confidential and not to disclose the said information etc. to any person / entity and shall not use the said information etc., for any purpose other than making an offer/ bid, pursuant to the Bid Document / Auction Notice.
6	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 immovable property / premises 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. It shall be further presumed that by submitting an offer, the bidder (s) has made his/ their own independent assessment due diligence, legal and otherwise of the Secured Assets and their condition. Any offer made shall be deemed to have been submitted after complete satisfaction of title (including encumbrances, mortgage / charge of the Secured Creditor) and / or all claims there against and after due & proper inspection of the Secured Assets. The Bidder shall take note that if at all any movable assets like household goods, furniture, fixtures, or any other items which are not charged to the Secured Creditor are lying in the premises, they shall not form a part of the sale

	and the Bidder shall not claim any right of whatsoever nature on the same in any eventuality and the AO shall not entertain any request from the Bidder claiming any kind of right on such uncharged assets.
7	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.
8	<u>Submission of Tender/ Bid Document /Offer</u> The Bidder shall complete in all respects the Offer form(s) annexed to the Tender/ Bid 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 the Offer. Offers received for sale and/ or accepted are not transferable and any requests received by the AO for issuance of sale certificate or any other deed in the name of any person/ entity other than the Bidder shall not be entertained and shall be rejected. The Formats for submission of Profile of the bidder are given in Chapter VI & VII of this Tender/ Offer / Bid Document for Individual and Company / Firm /Party respectively. The format, Chapter VI is for Individuals and the format, Chapter VII is for Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them. The Bidder shall furnish to the satisfaction of the IDBI Bank, particulars for the purpose of KYC, source of funds and such other information as the AO may require in the context of the Offer. Any falsehood, inaccuracy or incompleteness in any respect by a Bidder, shall lead to disqualification of such Bidder.
9	The Tender / Bid Document shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested by the Bidder.
10	The Tender / Bid Document 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.
11	The Tender/ Bid Document form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be

	made in any of the documents attached thereto.
12	<u>Last date for submission of Tender/ Bid Document</u> The interested parties may submit Tender/ Offer / Bid Document duly filled and signed along with the required documents to Mr.Samir Malayaz the Authorized Officer of IDBI Bank, Retail Recovery Department, Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road, Deonar, Mumbai-400088 on any working day but not later than 4 pm on 18-09-2026 in sealed cover containing the Bid Document super scribed “Bid Document – Chandrakant Rajaram Niwate and Name and phone number of Bidder to be mentioned on left hand side. <u>Remittance of EMD</u> Bidders to submit the EMD on www.baanknet.com by registering through OTP based authentication and logging in to their BAANKNET accounts and making payment by way of Net Banking/UPI/Wallets/Credit Cards/Debit Cards. Once paid, a digital receipt with transaction ID, EMD amount and auction details is generated. EMD amounts are held in a secure escrow account until the auction concludes. Unsuccessful bidders to be notified by BAANKNET about EMD refunds to the original payment method within 07 working days.
13	Only those bidders will be permitted to participate in e-auction whose Tender/ Offer /Bid Document is complete in every respect and successful EMD transaction on www.baanknet.com successfully recorded under the Bidder’s profile in their BAANKNET accounts, well before the cut-off time will be permitted by www.baanknet.com to participate in the e -auction process. Secured Lender i.e IDBI Bank Limited does not take any responsibility and will not entertain any complaint for any delay/failure in transfer of funds by way of electronic mode on www.baanknet.com. Form of Tender /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection.
14	<u>Registration with E-Auction Service Provider</u> 1. IDBI Bank Ltd. has appointed service provider M/s.Baanknet (Bank Asset Auction Network) as e-Auction Support Provider (e-ASP) for said sale. 2. Participants who are not already registered with the e-auction provider M/S. BAANKNET(Bank Asset Auction Network), should register themselves by

	following the procedure mentioned at the website: www.baanknet.com. 3. The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/s.BAANKNET (Bank Asset Auction Network). A. SOI Form duly signed & filled up. Please download from provider www.baanknet.com B. Self-attested copy of Pan Card C. Self-Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) D. Self-attested valid e mail id and mobile no. 4. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect <u>and</u> remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e- auction provider company, if any, for log in and participating in the auction through online process. <u>After receiving the user id / password, in case any bidders feel the need for training / e – auction support, such bidders may contact to M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East,Mumbai 400037. Contact person Email: support.baanknet@psballiance.com Phone no 8291220220 (For Technical and Bidding Process).</u> 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 or any other technical glitch / issues, etc. at the time of e-auction.
15	Bidding in the last minutes/ seconds should be avoided by the Bidders in their own interest. Neither IDBI Bank nor the Service Provider will be responsible for any lapses (Internet failure/ Power failure, technical glitches or issues etc) on the part of the Service Provider, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/ alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
16	The e- auction day: 19-09-2026 The e-auction would be held from 11 am to 4 pm The auction would be held with unlimited extensions of 5 minutes each 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 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.10000/- Increase in bid amount below Rs.10000/- will be rejected. First bid should be of at least one increment over the Reserve Price or in multiples as above.
17	In case of default in payment at any stage by the successful bidder/ auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited in favour of Secured Creditor and the Authorised Officer (AO) reserves the right to resell the property or to conduct the auction again. The EMD of unsuccessful bidders will be returned within 7 days from the date of e-auction and the amount of EMD will not carry any interest.
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 (which is inclusive of EMD) on the same day of sale or not later than the next working day by way of RTGS/NEFT/DD/PO in favor of IDBI Bank Limited, Account No.18934915010026, IFSC Code: IBKL0000189, Branch at : Behind Telephone Exchange, Tapal Naka, Old Panvel, Navi Mumbai. The balance 75% amount of the bid amount shall have to be paid on or before 15th day of confirmation of sale by way of RTGS/NEFT/DD/PO in favor of IDBI Bank Limited, Account No.18934915010026, IFSC Code: IBKL0000189, Branch at : Behind Telephone Exchange, Tapal Naka, Old Panvel, Navi Mumbai or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months.
19	In case the successful bidder fails to deposit 25% of the sale price as aforesaid, the AO shall forfeit the EMD in favour of Secured Creditor and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the amount received of the sale consideration so deposited including the EMD in favour of Secured Creditor and the Secured Assets will be resold.

20	In case of default in payment of the remaining 75% of the bid amount or part thereof within the prescribed period, the 25% amount deposited and/or the amount so deposited thereafter will be forfeited in favour of Secured Creditor and Secured Assets will be resold. The defaulting successful bidder shall forfeit all claims to the Secured Assets or to any part of the sum for which it may be subsequently sold.
21	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 and forfeit the amount paid in favour of Secured Creditor.
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 movable/ immovable property in favor of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002. The said Certificate of Sale shall be issued in the name of the successful purchaser who has made the bid and not in the name of any other person.
23	The successful Bidder after making full payment of sale price shall immediately and simultaneously take possession of the Secured Assets. The AO shall not be in any manner responsible for security, safe-keeping and possession of the Secured Assets. In case the successful bidder fails to take possession as stated above, the AO reserves the right to revoke the sale confirmed in his/ her favor and forfeit the entire amount paid by the bidder. Further, such bidder shall have no claims on the Secured Assets or to any amount /s for which Secured Assets may be subsequently sold. It is explicitly stated that once the sale certificate is issued by the AO, the AO shall not be held responsible for security, safe- keeping and possession of the Secured Assets. From the date of issuance of Sale Certificate of Secured Assets, all the risk, costs, responsibilities, including any loss or damage to the Secured Assets through, fire or any other natural calamities or due to any theft, burglary or robbery or from any other cause whatsoever, shall be that of the successful Bidder and neither IDBI Bank nor the AO shall be liable for such loss or damage.
24	The purchaser will be required to bear all the necessary expenses like stamp

	duty, registration expenses, etc. for transfer of Secured Assets in his/ her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the Secured Creditor 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/ property taxes 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. IDBI Bank does not take any responsibility to provide information on the same. Only Sale Certificate will be issued to the successful purchaser, as envisaged under SARFAESI Rules. It shall be responsibility of Successful Bidder to remit TDS as applicable under Section 194-I-A, if the aggregate of sums credited or paid for sale consideration is Rs.50 lakh or more, TDS shall be filed online and TDS Certificate shall be issued. The Successful Bidder has to produce the proof of having deposit the income tax into Government account.
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 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. In the event of IDBI Bank's office remaining closed on the day of the Bid for any unforeseen reason, the Bids shall take place on the next working day of IDBI Bank between 11 am to 4 pm.
27	The information in respect of the Secured Assets has been stated to the best of the knowledge of the AO from the records available with IDBI Bank, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.
28	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.

29	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.
30	Notwithstanding anything to the contrary contained in this document, the AO reserves the right and liberty to accept/reject any or all the Bids/Offeres and also reserves the right to postpone the auction at any time or cancel the entire sale process without assigning any reasons and his decision in this regard shall be final. 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.
31	In the event, the said sale in favour of the bidder is not being confirmed by AO, otherwise than on account of the willful 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.
32	<u>Jurisdiction:</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai/Maharashtra alone shall have jurisdiction to entertain /adjudicate such disputes.

V. BRIEF DETAILS OF TENDER/ BID DOCUMENT

**TENDER/ OFFER / BID DOCUMENT FORM FOR PURCHASE OF SECURED
ASSETS/PROPERTY OF
[Mr.Chandrakant Rajaram Niwate & Ms.Arya Chandrakant Niwate]**

<u>Property Description</u> : Row House No.4, Type-A, HERAMB GARDEN, S.No.40, H.No.1 K, At-LADVALI, Taluka-MAHAD, District-RAIGAD, MAHARASHTRA-402301.		
1	Issue of Bid/ Offer Document	: The Tender/Offer Document can be obtained from Shri Samir Malayaz, DGM, email: samir.malayaz@idbi.co.in at IDBI Bank , Retail Recovery Department, Unit No.1 , Safal Pride , Sion Trombay Road, Chembur , Mumbai – 400 088 from 17-08-2026 to 18-09-2026 on any working day between 10.00 am to 4.00 pm. The Tender/Offer Document can also be downloaded from IDBI website (www.idbibank.in) and ww.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	: 18-09-2026 upto 4.00 p.m.
4	Place, Date and time of E-Auction	: Place : e-auction platform website: www.baanknet.com Auction Date : 19-09-2026 from 11.00 am to 4.00 pm with unlimited extension of 5 min each.

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

For purchase of secured assets / property of

[Mr.Chandrakant Rajaram Niwate & Mr.Arya Chandrakant Niwate]

(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	<i>Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer</i>	:	
7	<i>Documents to be submitted:</i> <i>a) Address proof</i> <i>b) Identification proof</i> <i>c) Proof towards</i> <i>payment of EMD</i>		

* 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 of
[Mr.Chandrakant Rajaram Niwate & Mr.Arya Chandrakant Niwate]

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

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,
Authorized Officer,
IDBI Bank Ltd.
Ground Floor, Unit No.1, Safal Pride,
Sion Trombay Road, Deonar,
Mumbai-400088

Sir,

Sale of Secured Assets / Property of

[Mr.Chandrakant Rajaram Niwate & Mr.Arya Chandrakant Niwate]

[Property Address: Row House No.4, Type-A, Heramb Garden, S No.40, H No.1K, At-Ladvali, Taluka-Mahad, District-Raigad, Maharashtra-40230. (Area- 1080 Sqft approx.)**]**

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 **Mr.Chandrakant Rajaram Niwate and Ms.Arya Chandrakant Niwate**, 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 IDBI Bank Ltd by way of RTGS/NEFT/DD/PO in favour of IDBI Bank Limited **Account No.18934915010026, IFSC Code: IBKL0000189, Branch:** IDBI Bank Limited, Behind Telephone Exchange, Tapal Naka, Old Panvel, Navi Mumbai

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 : Mumbai

Dated :

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...