

**The Authorised Officer (AO)
of**

IDBI BANK LIMITED

Panampilly Nagar, Ernakulum

TENDER DOCUMENT

For

**Sale of Immovable Assets of
Shri Mohamed Shafi CP (The Borrower)**

Under the provisions of

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

and

The Security Interest (Enforcement) Rules, 2002

Date of auction: September 16, 2026

CONTENTS		
Sr. No	Particulars	Page No.
I	Public Notice for Sale through e-auction published in the newspapers	3
II	Possession Notice published in newspapers	4
III	Brief Description of Secured Asset - Immovable Property	5
IV	Outstanding Dues of Secured Creditor (IDBI Bank Ltd)	6
V	Terms & Conditions	7-14
VI	Form - Profile of the Bidder –Individual	15-16
VII	Form - Profile of the Bidder – Company/ Firm/ Proprietorship	17-19
VIII	Form-Appendix to the Bid/ Offer (Declaration by the Bidder)	20-22

(I) Public Notice for Sale through e-auction published in the newspapers

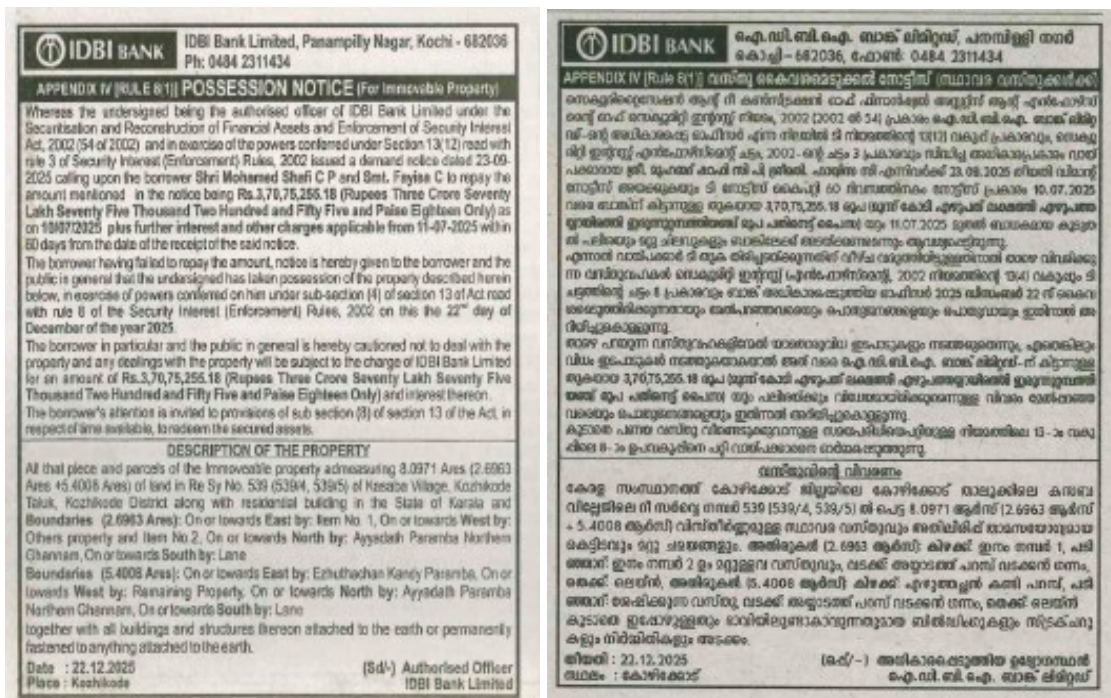
 IDBI BANK IDBI BANK LIMITED CIN: L65190MH2004GO1148838 Panampilly Nagar, Post Bag No.4253, Retail Recovery First Floor, Kochi – 682036; PH: 0484-2317326, 9087513399 Email: recoverykerala@idbi.co.in Website: www.idbibank.in PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale 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) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to Borrowers that the below described immovable properties mortgaged to IDBI Bank Limited (Secured Creditor) the physical/symbolic possession of which has been taken by the Authorised Officer of IDBI Bank Limited, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on (SI. No.1 & 2) 16-09-2026 & (SI. No. 3 to 9) 06-10-2026, for recovery of outstanding amount mentioned in the notice as on date together with further interest and charges thereon due to IDBI Bank Limited, Secured Creditor from Borrowers. The reserve price and the earnest money deposit will be as under. SI.No.1 Name of the Borrowers : Shri. Mohamed Shafi CP (Borrower), Smt. Fayisa C (Co-Borrower) Outstanding Amount: Rs.4,08,55,120.80 (Rupees Four Crore Eight Lakh Fifty Five Thousand One Hundred and Twenty and Paise Eighty Only) as on August 12, 2026 together with further interest and charges thereon due to IDBI Bank Limited. Schedule of the Property: All that piece and parcels of the immovable property admeasuring 8.0971 Ares (2.6963 Ares +5.4008 Ares) of land in Re Sy No. 539 (539/4, 539/5) of Kasaba Village, Kozhikode Taluk, Kozhikode District along with residential building in the State of Kerala. BOUNDARIES (2.6963 Ares) On or towards East by Item No. 1, On or towards West by Others property and Item No.2, On or towards North by Ayyadath Paramba Northern Ghannam, On or towards South by Lane. Boundaries (5.4008 Ares) On or towards East by Ezhuthachan Kandy Paramba, On or towards, West by Remaining Property, On or towards North by Ayyadath Paramba Northern Ghannam, On or towards, South by Lane. together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth Reserve Price: Rs.2,35,00,000/- (Rupees Two Crore Thirty Five Lakh Only) EMD Amount : Rs.23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand Only) SI.No.2 Name of the Borrowers: Shri. Rishad Puthuveetil Muneer (Borrower), Smt. Asna K M (Co-Borrower) Outstanding Amount: Rs.2,84,71,108.65 (Rupees Two Crore Eighty Four Lakh Seventy One Thousand One Hundred and Eight and Paise Sixty Five Only) as on 12-08-2026 together with further interest and charges thereon due to IDBI Bank Limited Schedule of the Property: All the piece and parcels of the immovable property admeasuring 18.212 Ares comprised in Re Sy No.85/1A-4 situated at Moorikkanad Village of Perinthalmanna Taluk, Malappuram District in the state of Kerala and BOUNDED as under: On or towards East by: Property of Muhammed Basheer, On or towards West by: Property of Hamsakutty, On or towards North by: Property of Devaswom, On or towards South by: P.W.D. Road, together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth. Reserve Price: Rs.1,73,00,000/- (Rupees One Crore Seventy Three Lakh Only) EMD Amount : Rs.17,30,000/- (Rupees Seventeen Lakh Thirty Thousand Only)	 IDBI BANK IDBI BANK LIMITED CIN: L65190MH2004GO1148838 Panampilly Nagar, Post Bag No.4253, Retail Recovery First Floor, Kochi – 682036; PH: 0484-2317326, 9087513399 Email: recoverykerala@idbi.co.in Website: www.idbibank.in സ്ഥാവരവസ്തുക്കളുടെ വിൽപനയ്ക്കുള്ള പൊതുവേല പരസ്യം ബാങ്കുപ്രതിബോധങ്ങൾ ആൻറ് റീ കൺസ്ട്രക്ഷൻ ഓഫ് ഫൈനാൻഷ്യൽ അസറ്റിസ് ആൻറ് ഏറ്റെടുപ്പിംഗ് ഓഫ് ബാങ്കുപ്രതിബോധങ്ങൾ ഇൻ്റെ ആക്ട് 2002 യെ ബാങ്കുപ്രതിബോധങ്ങൾ (എൻഫോഴ്സ്മെൻ്റ്) റൂൾസ് 2002 യെ റൂൾ 8 (6) പ്രകാരമുള്ള സ്ഥാവരവസ്തുക്കളുടെ ഇ-വേല വിൽപന നോട്ടീസ് പൊതുജനങ്ങളുടെയും പ്രാമുഖ്യപ്പെട്ട് വായ്പക്കാരെക്കൂടാ അറിവില്ലാതെത്തന്നെ താഴെ പറയുന്ന നോട്ടീസ് പ്രസിദ്ധപ്പെടുത്തുന്നു. ഐ.ഡി.ബി.ഐ ബാങ്ക് വിൽപനയിലേക്ക് പണമടയ്ക്കുന്നതിനുള്ളതും ബാങ്ക് അധികൃതർ യഥാർത്ഥമായി/പ്രതീകാത്മകമായി കൈവശം ഏറ്റെടുത്തിട്ടുള്ളതുമായ താഴെ പറയുന്ന വസ്തുവകകൾ 16-09-2026 (ക്രമ നം. 1 & 2), 06-10-2026 (ക്രമ നം. 3 മുതൽ 9 വരെ) എന്നീ തീയതികളിൽ "ഇമ്യൂട്ടേബിൾ ഓവർലൈപ്പിംഗ്" "എസ്റ്റേറ്റ് ഓവർലൈപ്പിംഗ്" എന്നതിൻ്റെ അടിസ്ഥാനത്തിൽ വേലയ്ക്കുവന്നതാണ്. നോട്ടീസ് പ്രകാരമുള്ള കൃത്യീകൃത തുകയും അതിനുമപ്പുറം പലിശയും ഇതോടനുബന്ധിക്കാതെയാണ് ഇ-വേലയ്ക്കുവന്നത്. വസ്തുവിൻ്റെ നിസ്കർഷ വിജയവും തീർക്കുമ്പോഴും താഴെ നൽകുന്നു. ക്രമ. നം. 1 വായ്പക്കാരന്റെ വിവരങ്ങൾ: ശ്രീ. മുഹമ്മദ് ഷാഫി സി.പി. (വായ്പക്കാരൻ), ശ്രീമതി. ഫായിസ സി (സഹ-വായ്പക്കാരൻ) കുടിശ്ശിക വിവരങ്ങൾ: ഐ.ഡി.ബി.ഐ ബാങ്ക് വിൽപനയിലേക്ക് 12.08.2026 തീയതി പ്രകാരം നൽകാനുള്ള 4,08,55,120.80 (നാല് കോടി എട്ട് ലക്ഷത്തി അൻപത്തയ്യായിരത്തി ഒമ്പതു് ഇരുപത് രൂപ എൺപത് പൈസ) രൂപയും ആർ പലിശയും മറ്റ് ചാർജുകളും ചേർന്നുകൊണ്ടിരിക്കുന്നു. സ്ഥാവര വസ്തു വിവരണം : കേരള സംസ്ഥാനത്തിൽ കോഴിക്കോട് ജില്ലയിൽ, കോഴിക്കോട് താലൂക്കിൽ, കടവേല വില്ലേജിൽ, നീ-സർവ്വേ നമ്പർ 539 (539/4, 539/5) ൽ ഉൾപ്പെട്ട 8.0971 ആർ (2.6963 ആർ + 5.4008 ആർ) വസ്തുവും അനുബന്ധമായ കെട്ടിടവും നിർമ്മാണങ്ങളുമുള്ള ഇതി വരുവാനുള്ളതുമായ നിർമ്മാണങ്ങൾ ഉൾപ്പെടെ സകലവകകളും, അതിരുകൾ (2.6963 ആർ): കിഴക്ക് ഇതര നമ്പർ 1, പടിഞ്ഞാറ് മറ്റുള്ളവർ വക വസ്തു & ഇതര നമ്പർ 2, വടക്ക് അയ്യോരത്ത് പറമ്പ് വടക്കോട്ടും, തെക്ക് ഖേദിൻ, അതിരുകൾ (5.4008 ആർ): കിഴക്ക് ഏഴുത്തപ്പൻ കണി പറമ്പ്, പടിഞ്ഞാറ് ബാക്കിയിട്ടുള്ള വസ്തു, വടക്ക് അയ്യോരത്ത് പറമ്പ് വടക്കേ ഗാലിയ, തെക്ക് ഖേദിൻ കരുതൽ വില : രൂപ 2,35,00,000/- (രണ്ടു കോടി മൂപ്പത്തിയഞ്ച് ലക്ഷം രൂപ) നിരതദ്രവ്യ തുക: രൂപ 23,50,000/- (ഇരുപത്തിയേഴ് ലക്ഷത്തി അൻപതിനായിരം രൂപ) ക്രമ. നം. 2 വായ്പക്കാരന്റെ വിവരങ്ങൾ: ശ്രീ. റിഷാദ് പുതുവേൽ മുനീർ (വായ്പക്കാരൻ), ശ്രീമതി. അസന കെ എം (സഹ-വായ്പക്കാരൻ) കുടിശ്ശിക വിവരങ്ങൾ: ഐ.ഡി.ബി.ഐ ബാങ്ക് വിൽപനയിലേക്ക് 12.08.2026 തീയതി പ്രകാരം നൽകാനുള്ള 2,84,71,108.65 (രണ്ട് കോടി എൺപത്തിനാല് ലക്ഷത്തി എഴുപത്തൊന്നായിരത്തി ഒമ്പതു് ഇരുപത് രൂപ അറുപത്തിയഞ്ച് പൈസ) രൂപയും ആർ പലിശയും മറ്റ് ചാർജുകളും ചേർന്നുകൊണ്ടിരിക്കുന്നു. സ്ഥാവര വസ്തു വിവരണം : കേരള സംസ്ഥാനത്തിൽ മലപ്പുറം ജില്ലയിൽ, പെരിന്തൽമണ്ണ താലൂക്കിൽ, മുർക്കനാട് വില്ലേജിൽ, നീ-സർവ്വേ നമ്പർ 85/1A-4 ൽ ഉൾപ്പെട്ട 18.212 ആർ വസ്തുവും നിർമ്മാണങ്ങളും ഇതി വരുവാനുള്ളതുമായ നിർമ്മാണങ്ങൾ ഉൾപ്പെടെ സകലവകകളും, അതിരുകൾ: കിഴക്ക്, മൂപ്പത്ത് ബാക്കി വക വസ്തു, പടിഞ്ഞാറ്, പാറക്കുളത്ത് വക വസ്തു, വടക്ക്, മേവമ്പല വക വസ്തു, തെക്ക്, പീഡമ്പുറ്റം ഡി. ഓഫ് കരുതൽ വില : രൂപ 1,73,00,000/- (ഒരു കോടി ഏഴുപത്തി മൂന്ന് ലക്ഷം രൂപ) നിരതദ്രവ്യ തുക: രൂപ 17,30,000/- (പതിമൂന്ന് ലക്ഷത്തി മൂപ്പതിനായിരം രൂപ)
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The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The New Indian Express	Malappuram and Kozhikode	20.08.2026
2	Kerala Kaumudi	Malappuram and Kozhikode	20.08.2026

POSSESSION NOTICE

[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]



The above notice was published in the following newspapers

S.No.	Newspapers	Edition	Date Published
1	The New Indian Express	Kozhikode	24/12/2025
2	Kerala Kaumudi	Kozhikode	24/12/2025

(III) Brief Description of Secured Asset

(a) Details of Immovable Property

Property Description	
<u>Bank Property ID: IBKL137MOHAMEDSHAFICP</u>	
Description of the Immovable Property	
All that piece and parcels of the Immoveable property admeasuring 8.0971 Ares (2.6963 Ares +5.4008 Ares) of land in Re Sy No. 539 (539/4, 539/5) of Kasaba Village, Kozhikode Taluk, Kozhikode District along with residential building in the State of Kerala bounded as under:	
<u>Boundaries (2.6963 Ares)</u>	
On or towards East by	Item No. 1
On or towards West by	Others property and Item No.2
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane
<u>Boundaries (5.4008 Ares)</u>	
On or towards East by	Ezhuthachan Kandy Paramba
On or towards West by	Remaining Property
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane
together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.	

(IV) Outstanding Dues of Secured Creditor (IDBI Bank Ltd)

Outstanding Dues of IDBI Bank in the loan account of
Shri Mohamed Shafi CP as on 12.08.2026 is as follows,

(Amount in Rs)

Facilities	Amount
Loan Against Property	17597951.00
Loan for Insurance premium	265771.23
Housing Loan	21684191.57
Loan for Insurance premium	1078325.00
Expense account	228882.00
Total	Rs.4,08,55,120.80

Total dues as on 12.08.2026 is **Rs.4,08,55,120.80/- (Rupees Four Crore Eight Lakh Fifty Five Thousand One Hundred and Twenty and Paise Eighty Only)** together with further interest and charges thereon with effect from 13.08.2026.

(V) Terms & Conditions

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at Item No.III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lender only.
2	Issue of Tender/ Offer / Bid Document The tender document can be downloaded from IDBI website - https://www.idbibank.in →E-auctions from 28.08.2026 and also from E-auction Service Provider i.e PSB Alliance Private Limited (BAANKNET Platform), website - https://baanknet.com.
3	Reserve Price and EMD a) The Reserve Price for the sale of the property is Rs.2,35,00,000/- (Rupees Two Crore Thirty Five Lakh Only). b) The EMD (Earnest Money Deposit) has been fixed at Rs.23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand Only).
4.	The sale of Secured Assets is on "As is where is", "As is what is", "Whatever there is", "Without recourse" and "No complaint" basis. The description of the immovable property is based on the mortgage created by the Borrower/s with the secured lender from time to time and the representations made by them. The Authorised Officer (AO) does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Shri Mohamed Shafi CP (the Borrower) 2) Smt. Fayisa C (Co-Borrower) including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser. Details of encumbrances known to the secured creditor are as follows: Nil. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.

5.	Inspection of assets The interested parties may, at their own cost and expense, inspect the property with prior intimation from 07-09-2026 to 11-09-2026 from 10AM to 4PM so that representative of the Authorised Officer would be available at the property site to facilitate the inspection. Please note that ‘inspection can be undertaken with prior appointment only’.
6.	Due Diligence by the Bidders 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.
7.	The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of immovable 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 asset(s)/ properties and that the bidder concurs or otherwise admits the identity of the asset(s)/properties purchased by him/ her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset(s)/ 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 initial 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” & “Declaration by the Bidder” are given in Chapter VI & VII of this Tender Documents. Form of appendix to the profile (declaration by the bidder) is given in Chapter VIII. Bids can be submitted in sealed envelopes along with required documents.
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 Bid Document.</u> The interested parties may submit Bid Document duly filled and signed on each page along with EMD and other required documents to the Authorised Officer, IDBI Bank Ltd, Panampilly Nagar, Retail Recovery, First Floor, Kochi – 682036 on any working day but not later than 5 p.m. on 15-09-2026 in a sealed cover which shall be superscripted as “Bid Document and EMD: A/c Mohamed Shafi CP along with Demand Draft/Pay Order with minimum EMD amount in a sealed cover. The DD / PO should be drawn in favour of “IDBI Bank Ltd. - A/c Mohamed Shafi CP payable at Ernakulam issued by any Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD). <u>Remittance of EMD by way of RTGS.</u> Bidders who prefers to submit the EMD by way RTGS, may remit the EMD amount in favor of IDBI Bank Limited, Account No.13734915010026 IFSC Code: IBKL0000137, Panampilly Nagar Branch, Ernakulam not later than 5PM on 15.09.2026. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder. The EMD of successful shall be retained towards part sale consideration and EMD amount of unsuccessful bidders shall be returned or transferred back by RTGS. The EMD shall not bear any interest.
14.	Only those bidders will be permitted to participate in the auction whose Bid Document is complete in every 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. 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 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. Auction/ Bidding shall only be through “online Auction Mode” through the website of Service Provider https://baanknet.com
15.	<u>Registration with E-Auction Service Provider</u> 1. Participants who are not already registered with the e-auction provider

	M/s. e PSB Alliance Private Limited (BAANKNET Platform) should register themselves by following the procedure mentioned at the website https://baanknet.com - The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s. e PSB Alliance Private Limited. - Form duly signed & filled up. Please download from https://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) - Self attested valid e-mail id and mobile number. The user id and password will then be sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect and whose Demand Draft/ Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the 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. <u>After receiving the userid / password, in case any bidders feel the need for training / e – auction support, such bidders may contact M/s. e PSB Alliance Private Limited on 82912 20220 Website: https://baanknet.com Office mail Id : support.baanknet@psballiance.com/uday.jadhav@psballiance.com</u> <u>Office Address:</u> PSB Alliance Private Limited Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 <u>Help Line Desk:</u> Landline: +91 82912 20220, E-mail- support.baanknet@psballiance.com. Bidding in the last minute/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, etc) on the part of the vendor, in such cases. In order to ward off 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: on 16.09.2026 from 11.00AM AM to 12.00PM The auction would be held with extensions of 5 minutes each, if required, on e-

	auction platform at website https://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. The decision of Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. <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 in multiples of Rs.25,000/- Increase in bid amount below the said amounts will be rejected. First bid should be of at least equal to or above Reserve Price or increment(s) over the Reserve Price in multiples as above. The property shall not in any case sold below reserve price.
17.	Authorised Officer (AO) reserves the right to retain the EMD of top three bids up to two 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 3 months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of 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 next working day from the date of the valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/ Pay Order drawn in favour of “IDBI Bank Ltd.-A/c Mohamed Shafi CP payable at Ernakulam issued by any Nationalized Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No.13734915010026 IFSC Code: IBKL0000137 Panampilly Nagar Branch Ernakulam. The Balance amount of the sale price shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/ her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of IDBI Bank Ltd.-A/c Mohamed Shafi CP payable at Ernakulam issued by any Nationalized Bank/ Scheduled Bank or by way of RTGS in favour of IDBI Bank Limited, Account No.13734915010026 IFSC Code: IBKL0000137 Panampilly Nagar Branch Ernakulam or such extended period as may be agreed upon in writing between the successful bidder and the AO, as per the SARFAESI Act & Rules.
19.	In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale

	consideration so deposited including the EMD.
20.	All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
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 with second and third bidder in the manner stated above.
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. On issuance of Certificate of Sale, the Auction Sale process will be completed and the Authorized Officer is not responsible for registration of Certificate of sale. It is the responsibility of Successful Bidder to get the Certificate of Sale registered.
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 within a maximum of 10 days. <u>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.</u> 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. The bidder shall deduct and deposit with the concerned department / statutory body,

	tax deducted at source as applicable under Income tax Act. Such TDS shall be considered as part of the offer made by the bidder.
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 lay 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.
27.	In the event of IDBI Bank's office remaining closed on the day of bid for any unforeseen reason, the bids shall take place on the next working day of IDBI Bank Ltd.
28.	<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.
29.	The entire procedure of 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.	The AO reserves the right and liberty to accept/ reject any (including the highest bid) or all the Bids/Offer 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 the 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 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 payment of 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.	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.
33.	Particular specified in schedule above has been stated to the best of the information of the authorized officer/ Bank. Authorized Officer and / or Bank will not be

	answerable for any error, mis-statement or omission in this Public Notice.
34.	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Ernakulum shall have jurisdiction to entertain /adjudicate such disputes.

35. 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.

B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/ FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.

C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM

D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/ PARTNER TO FILE BID FOR THE 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 DOCUMENTS 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.

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

For purchase of the below property

Bank Property ID: IBKL137MOHAMEDSHAFICP

SCHEDULE:

All that piece and parcels of the Immoveable property admeasuring 8.0971 Ares (2.6963 Ares +5.4008 Ares) of land in Re Sy No. 539 (539/4, 539/5) of Kasaba Village, Kozhikode Taluk, Kozhikode District along with residential building in the State of Kerala bounded as under:

Boundaries (2.6963 Ares)

On or towards East by	Item No. 1
On or towards West by	Others property and Item No.2
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane

Boundaries (5.4008 Ares)

On or towards East by	Ezhuthachan Kandy Paramba
On or towards West by	Remaining Property
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane

together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

(Bid Document to be filled and submitted by the Bidder/Offerer for each Property separately)

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 Limited.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	:	

5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD).	:	
	i) Demand Draft No. / Pay Order No.	:	
	ii) Date of Demand Draft / Pay Order	:	
	iii) Name of the Issuing Bank and Branch	:	
Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.			
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
7	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	

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

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

Signature of the duly Authorized official of the Bidder/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 the below property

Bank Property ID: IBKL137MOHAMEDSHAFICP

SCHEDULE:

All that piece and parcels of the Immoveable property admeasuring 8.0971 Ares (2.6963 Ares +5.4008 Ares) of land in Re Sy No. 539 (539/4, 539/5) of Kasaba Village, Kozhikode Taluk, Kozhikode District along with residential building in the State of Kerala bounded as under:

Boundaries (2.6963 Ares)

On or towards East by	Item No. 1
On or towards West by	Others property and Item No.2
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane

Boundaries (5.4008 Ares)

On or towards East by	Ezhuthachan Kandy Paramba
On or towards West by	Remaining Property
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane

together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

(Bid Document to be filled and submitted by the Bidder/Offerer for each property separately)

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)
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	d) 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 Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Tender Document.	
13	Details of Earnest Money Deposit (EMD).	:
	i) Demand Draft No. / Pay Order No.	:
	ii) Date of Demand Draft / Pay Order	:
	iii) Name of the Issuing Bank and Branch	:
	Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.	
	RTGS UTR No.	
	Amount Remitted	
	Date	

14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:
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* 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.

Place:

Date:

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

(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER FOR PROPERTIES SITUATED AT ERNAKULAM

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

To,

The Authorised Officer,
IDBI Bank Limited.,
Retail Recovery Department.

Sir,

Sale of Secured Asset's / Properties

All that piece and parcels of the Immoveable property admeasuring 8.0971 Ares (2.6963 Ares +5.4008 Ares) of land in Re Sy No. 539 (539/4, 539/5) of Kasaba Village, Kozhikode Taluk, Kozhikode District along with residential building in the State of Kerala bounded as under:

Boundaries (2.6963 Ares)

On or towards East by	Item No. 1
On or towards West by	Others property and Item No.2
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane

Boundaries (5.4008 Ares)

On or towards East by	Ezhuthachan Kandy Paramba
On or towards West by	Remaining Property
On or towards North by	Ayyadath Paramba Northern Ghannam
On or towards South by	Lane

together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

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.
1. 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.

2. 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 Tender Document.
3. 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 her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
4. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of Borrowers, 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.
5. 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.
6. 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.

7. 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 Document.
8. I/We also enclose a Demand Draft/Pay Order of value Rs. towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Limited.-A/c _____ " payable at _____

Or

I/ We have remitted Rs..... towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of RTGS amount in favour of IDBI Bank Limited, Account No. _____ IFSC Code: _____,Branch: _____

9. We understand that the EMD will not carry any interest.
10. 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:

Dated ____ day of _____ 2026

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 :
