The Authorised Officer (AO)

of

IDBI BANK LIMITED

(CIN: L65190MH2004GOI148838)

Retail Recovery Department, Ground Floor, Unit no 01, Safal Pride

Sion Trombey Road, Deonar, Mumbai,400088

Tender/ / Bid Document

For

Sale of Secured Assets of

[SHRI. NITIN SHANKAR PAWAR AND SMT. SUCHITA NITIN PAWAR]

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

CONTENTS		
Sr. No	**Particulars**	**Page No.**

IMPORTANT DATES & INFORMATION

Minimum Bid Incremental Amount	Rs.10000/- (Rupees Ten Thousand Only)
Sale of Bid / Tender Document date	From 19-09-2026 to 07 -10-2026
Date of Inspection	30-09-2026 (11:00 am to 13:00 pm) any day with prior appointment
Last date of submission of Bids along with EMD	07-10-2026 till 4 pm
Date of E-auction	08-10-2026 (Thursday) From 11:00 am to 13:00 pm

I. Public Sale Notice for e-Auction Published in the following newspapers:

Sl.	Newspapers	Language	Edition	Date of Publication
1	The Free Press Journal	English	Mumbai	19-09-2026
2	Navshakti	Marathi	Mumbai	19-09-2026

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

The Free Press Journal paper publication on 19.09.2026

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 **M. No.:** 8240542693 / 7021954882
Email : purabi.nag@idbi.co.in , rahul.kulkarni@idbi.co.in | www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1)

RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION

Sale of Immovable properties mortgaged as security for availing financial assistance

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

Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on **"As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis" on 8th October 2026.**
Inspection date: As indicated below in table With Prior Appointment.
Last date of Submission of Bid: 7th October 2026 (Till 4:00 PM).
Date of E-Auction: 8th October 2026 (From 11 AM to 13:00 PM).
Brief description of properties and other details are mentioned hereunder:

Sr. No	Borrower/Mortgagor/Guarantor name Brief Description of Properties	Reserve Price	EMD	Outstanding Balance	Date of inspection
1	**Shri. Nitin Shankar Pawar And Smt. Suchita Nitin Pawar** Flat-02, Ground Floor, Anvay CHSL, Kopari Road, Sr.no. 12/1, Village Gas Kopari, Virar E, Virar, Maharashtra-401305 1 BHK, (Super Built up Area 533 Sq.Ft. i.e. 49.53 Sq. Mtrs.)	₹ 22,50,000/-	₹ 2,25,000/-	₹ 29,83,856.98/- as on 01.09.2026	30-09-2026 11:00 AM to 13:00 PM with prior appointment
	Possession Type: Physical Possession	**Dealing Officer Name & Contact: Smt. Purabi Nayak Contact: 8240542693**			

Gist of the terms & conditions appearing in Bid Document:

1. The sale of Secured Assets is on **"as is where basis", "is 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 **08-10-2026 at 11.00 am to 13.00 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 No.8291220220** (For Technical and Bidding Process).
4. The aforesaid properties shall not be sold below the reserve price mentioned above.
5. Bidders are advised to go through the website:**www.baanknet.com** for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. Bid increase amount is **Rs.10,000/-**
6. Earnest Money deposit (EMD) shall be remitted into the e-Wallet of PSB Alliance portal after completion of one time user registration by the interested bidders. The amount towards EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction after placing the bid.
7. The successful bidder will be required to **deposit 25%** of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid **within 15 days** of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
8. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
10. The Sale Certificate will be issued only in the name of successful bidder and only after receipt of entire Sale Price.
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Ground Floor, Unit No.1, Safal Pride, Sion Trombay Road,Deonar, Mumbai-400088 , on Mobile No.: **8240542693 / 7021954882**, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from **www.idbibank.in.**
13. Contact the AO, IDBI Bank Limited, Deonar Branch, Mumbai on Mobile No.7021954882, Email: rahul.kulkarni@idbi.co.in at the above address in person during **19-09-2026 to 07-10-2026** on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc.
14. This is 15 days' notice under Rule 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s), Mortgagor(s), and Guarantor in the Loan.

Place : Mumbai | Date : 19-09-2026

Sd/-, Authorized Officer, IDBI Bank Ltd

Navshakti Paper Publication on 19.09.2026 :

IDBI BANK

CIN: L65190MH2004GOI148838

नोंद. कार्यालय: आयडीबीआय बँक, आयडीबीआय टॉवर, डब्ल्युटीसी संकुल, कफ परेड, मुंबई – ४००००५.
शाखा कार्यालय: आडीबीआय बँक लि., तळ मजला, युनिट क्र. १, सफल प्राईड, सायन ट्रॉम्बे रोड, देवनार, मुंबई – ४०००८८
मो. क्र.: ८२४०५४२६९३ / ७०२१९५४८८२
ईमेल: purabi.nag@idbi.co.in, rahul.kulkarni@idbi.co.in | www.idbibank.in

ई–लिलावाद्वारे विक्रीकरिता जाहीर सूचना (नियम ८(६) किंवा ९(१) ची तरतुद पहा)

प्रमुख ठिकाणावरील निवासी मालमत्तेची विक्री

वित्तीय सहाय्य प्राप्त करण्यासाठी सुरक्षा म्हणून गहाण ठेवलेल्या स्थावर मिळकतीची विक्री

सिक्युरिटायझेशन अँण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् अँण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ सहवाचता नियम ८ (६)/९(१)* च्या सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रुल्स, २००२ अंतर्गत स्थावर मत्तेच्या विक्रीसाठी ई–लिलाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषतः कर्जदार आणि हमीदार आणि गहाणदार यांना सूचना याद्वारे देण्यात येते की, खालील नमूद वर्णिलेली स्थावर मिळकत तारण धनकोकडे गहाण/प्रभारित आहे, जिचा प्रत्यक्ष कब्जा आयडीबीआय बँक लि., तारण धनकोंच्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे, ती ८ ऑक्टोबर, २०२६ रोजी **''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' ''जे काही आहे तेथे आहे''** आणि **''विना अवलंब''** तत्त्वाने विकण्यात येणार आहे.

निरीक्षणाची तारीख: पूर्वनियोजित भेटीनुसार खालील तक्त्यात दर्शविल्याप्रमाणे.
बोली सादर करण्याची अंतिम तारीख: ७ ऑक्टोबर, २०२६ (४:०० वा. पर्यंत).
ई–लिलावाची तारीख: ८ ऑक्टोबर, २०२६ (स. ११ वा. ते दु. २:०० वा. पर्यंत).
मिळकतींचे संक्षिप्त वर्णन आणि इतर तपशील खाली नमूद केले आहेत:

अ. क्र.	कर्जदार/गहाणदार/ हमीदाराचे नाव मिळकतींचे संक्षिप्त वर्णन	राखीव किंमत	इसारा अनामत रक्कम (इअर)	थकबाकी शिल्लक	थकबाकी शिल्लक
१	**श्री. नितीन शंकर पवार आणि सौ. सुचिता नितीन पवार** फ्लॅट–०२, तळ मजला, अन्वय सीएचएसएल, कोपरी रोड, स. क्र. १२/१, गाव गास कोपरी, विरार पूर्व, विरार, महाराष्ट्र–४०१३०५ १ बीएचके, (सुपर बिल्ट अप क्षेत्र ५३३ चौ. फू. म्हणजेच ४९.५३ चौ. मी.)	रु. २२,५०,०००/–	रु. २,२५,०००/–	०१.०९.२०२६ रोजीसप्रमाणे रु. २९,८३,८५६.९८/–	३०–०९–२०२६ स. ११:०० ते दु. १३:०० वा. आगाऊ वेळ ठरवून.
	कब्जाचा प्रकार: प्रत्यक्ष कब्जा	व्यवहार अधिकारी नाव आणि संपर्क: श्रीम. पुरबी नायक संपर्क: ८२४०५४२६९३			

बोली दस्तावेजात दिसणाऱ्या अटी आणि शर्ती चा सारांश:

१. तारण मालमत्तेची विक्री **''जसे आहे तेथे आहे आधारावर'', ''जसे आहे जे आहे आधारावर'', ''जसे आहे जे काही आहे आधारावर ''**आणि **''विना अवलंब तत्वावर''** तारण धनको म्हणजेच.: आयडीबीआय बँक लि. करिता आणि वतीने केली जाईल.

२. प्राधिकृत अधिकाऱ्यांच्या सर्वोत्तम ज्ञानानुसार आणि माहितीनुसार, प्रकाशनांमध्ये उघड केल्याव्यतिरिक्त, गहाण मिळकतीवर अन्य कोणताही बोजा अस्तित्वात नाही. तथापि, इच्छुक बोलीदारांनी मिळकतीचे ठिकाण आणि ओळख याबाबत स्वतःची स्वतंत्र योग्य तत्परता पडताळणी करावी, तसेच कोणतेही बोजे, वैधानिक दायित्वे, मिळकत कराची थकबाकी, आयकर, उत्पादन शुल्क, कामगार देणी, वीज आणि देखभाल देणी इत्यादी तारण मत्तेबाबत शोधण्यासाठी उपनिबंधक कार्यालय / दिवाणी न्यायालयांमधील सार्वजनिक अभिलेखांची तपासणी करांवी. यशस्वी बोलीदारांना सर्व बाह्य देणी म्हणजेच महानगरपालिका कर, देखभाल / सोसायटी शुल्क, वीज शुल्क, पाणी शुल्क, मुद्रांक शुल्क, नोंदणी शुल्क (लागू असल्यास), जर काही असेल तर आणि इतर सर्व आनुषंगिक शुल्क, राखीव किंमतीपेक्षा अधिक संबंधित मिळकतींशी निगडित सर्व बाह्य खर्चासह, वहन करावे लागतील. वर नमूद केल्याप्रमाणे मिळकतींवर प्रलंबित असलेल्या कोणत्याही स्वरूपाच्या कोणत्याही चार्ज, धारणाधिकार, दायित्वे इत्यादींसाठी आयडीबीआय बँक जबाबदार धरली जाणार नाही.

३. इसारा अनामत रक्कम– (ईएमडी) वर व्याज घेणार नाही. ओए बोली उघडण्याच्या तारखेपासून ३ महिन्यांपर्यंत शीर्ष तीन बोलीदारांचे ईएमडी राखून ठेवू शकतो. ओए शीर्ष तीन बोलीदारांमध्ये परस्पर बोली लावण्याची परवानगी देऊ शकतो. विक्री वेबसाईटवर ई–लिलाव प्लॅट फॉर्मवर होईल: **www.banknet.com** आणि ०८–१०–२०२६ रोजी स. ११.०० ते दु. १३.०० या वेळेत प्रत्येकी ५ मिनिटांचा अमर्याद विस्तारसह होईल. इच्छुक बोलीदारांकडे वैध ई–मेल पत्ता असावा. कृपया मे. पीएसबी ॲलायन्स प्रायव्हेट लिमिटेड, युनिट क्र.१, ३रा मजला, व्हीआयओएस कमर्शियल टॉवर, वडाळा पूर्व, मुंबई–४०००३७, संपर्क व्यक्तीचे नाव **ई–मेल: support.baanknet@psballiance.com**, दूर. क्र. ८२९१२२०२२० (तांत्रिक आणि बोली प्रक्रियेसाठी).

४. उपरोक्त मिळकती वर नमूद केलेल्या राखीव किंमतीपेक्षा कमी किमतीत विकल्या जाणार नाहीत.

५. ई–लिलाव विक्री प्रक्रियेत भाग घेण्यासाठी बोली सादर करण्यापूर्वी लिलाव विक्रीच्या तपशीलवार अटी व शर्तींसाठी बोलीदारांना वेबसाईट : **www.banknet.com** वर जाण्याचा सल्ला दिला जातो. बोली वाढ रक्कम रु. १०,०००/–

६. इच्छुक असलेल्या बोलीदारांनी एक–वेळ वापरकर्ता नोंदणी पूर्ण केल्यानंतर मे. पीएसबी ॲलायन्स प्रायव्हेट लिमिटेड पोर्टलच्या ई–वॉलेटमध्ये इसारा अनामत रक्कम (ईएमडी) जमा करावी. इच्छुक बोलीदारांनी भरलेल्या ईएमडीच्या रकमेवर कोणतेही व्याज असणार नाही. बोली लावणाऱ्याने ई–लिलावात भाग न घेतल्यास ईएमडी जप्त केला जाईल.

७. यशस्वी बोली लावणाऱ्याला विक्रीच्या पुष्टीकरणाच्या वेळी विक्री किमतीच्या २५% (जमा केलेल्या ईएमडीची रक्कम कमी) जमा करणे आवश्यक आहे. विक्रीच्या किमतीची शिल्लक रक्कम विक्रीची पुष्टी झाल्यापासून **१५ दिवसांच्या आत** किंवा एओ द्वारे मान्य केलेल्या अशा विस्तारित कालावधीच्या आत भरावी लागेल. विहित कालावधीत शिल्लक रक्कम जमा करण्यात अयशस्वी झाल्यास, जमा केलेली रक्कम बयाणा रकमेसह जप्त केली जाईल.

८. कोणतेही कारण न देता कोणतीही किंवा सर्व बोली स्वीकारण्याचा किंवा नाकारण्याचा अधिकार एओ राखून ठेवतो. सर्व बोली नाकारल्या गेल्यास, एओ ने सरफेसी कायद्यामध्ये विहित केलेल्या कोणत्याही पद्धतीनुसार मालमत्ता विकण्याचा अधिकार राखून ठेवला आहे.

९. तारण धनको सुरक्षित मालमत्तेतील कोणत्याही त्रुटी/वगळणे/विसंगती/उणिवा इत्यादीसाठी किंवा कोणत्याही परवानग्या इत्यादी मिळविण्यासाठी किंवा कायद्याने स्थापित केलेल्या कोणत्याही प्राधिकरणाच्या देय रकमेसाठी जबाबदारी घेत नाहीत.

१०. विक्री प्रमाणपत्र केवळ यशस्वी बोलीदाराच्या नावाने आणि संपूर्ण विक्री किंमत प्राप्त झाल्यानंतरच जारी केले जाईल.

११. यशस्वी बोलीदारास तारण मत्तेच्या हस्तांतरणासाठी मुद्रांक शुल्क, नोंदणी, खर्च, कर दायित्वे, असल्यास इत्यादी सर्व आवश्यक खर्च वहन करावे लागतील.

१२. बोली दस्तऐवज प्राधिकृत अधिकारी, आयडीबीआय बँक लि., शाखा कार्यालय – आयडीबीआय बँक लि., तळमजला, युनिट क्र. १, सफल प्राईड, सायन ट्रॉम्बे रोड, देवनार, मुंबई–४०००८८, मोबाईल क्र. : ८२४०५४२६९३/ ७०२१९५४८८२, ईमेल : rahul.kulkarni@idbi.co.in यांच्याकडून प्राप्त करता येईल आणि **www.idbibank.in** वरून देखील डाउनलोड करता येईल.

१३. विक्रीच्या तपशीलवार अटी व शर्ती, बोली अर्ज इत्यादींचा समावेश असलेला बोली दस्तऐवज प्राप्त करण्यासाठी **१९–०९–२०२६ ते ०७–१०–२०२६** दरम्यान कोणत्याही कामकाजाच्या दिवशी स. १०:०० वा. ते दु. ०४:०० वा. या वेळेत वरील पत्त्यावर प्रत्यक्ष प्राधिकृत अधिकारी, आयडीबीआय बँक लिमिटेड, देवनार शाखा, मुंबई यांच्याशी मोबाईल क्र. ७०२१९५४८८२, ईमेल: rahul.kulkarni@idbi.co.in वर संपर्क साधावा.

१४. ही सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ च्या नियम ९(१) अंतर्गत कर्जातील कर्जदार, गहाणदार आणि हमीदार यांना १५ दिवसांची सूचना आहे.

ठिकाण : मुंबई । दिनांक : १९–०९–२०२६

सही/–, प्राधिकृत अधिकारी, आयडीबीआय बँक लि.

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 19-04-2023** 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 Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar having immovable property situated at Flat No.-02, Ground Floor, Anvay CHSL, Kopari Road, Sr.No. 12/1, Village-Gas Kopari, Virar (E), Virar, Maharashtra-401305**. to repay the amount mentioned in the said Demand notice being, Loan A/c No. 0244675100016311 & 0244675100016232 aggregating **Rs. 19,61,859.86/-** (Rupees Nineteen Lakh Sixty One Thousand Eight Hundred Fifty Nine and Paise Eighty Six only) as on 31-03-2023 plus further interest and charges thereon at the contractual rates upon the footing of compound interest until payment/ realization. **IDBI Bank filed Criminal Misc. Application having No. 1228 of 2024 before CJM, Thane Court, under Section 14 of SARFAESI Act for physical possession of secured assets, which was allowed on 23-08-2024.** Pursuant to the said Order, the physical possession of secured assets were handed over to the Authorized Officer of IDBI Bank on **10-02-2025**. 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 Flat No.-02, Ground Floor, Anvay CHSL, Kopari Road, Sr.No. 12/1, Village-Gas Kopari, Virar (E), Virar, Maharashtra-401305. admeasuring 49.53 Sq. meter as per Index II (533 Sq Ft approximately), situated at Virar (E), District- Palghar, Maharashtra and which is bounded as follows: On the East by : Building Area On the West by : Internal Road/Aarohi Apartment A & B On the South by : Anvay Dashan On the North by : Other Building

Outstanding dues of IDBI Bank Ltd. in the loan accounts of the below Borrower(s).

Name of the Borrower(s)	Amount Outstanding as on 01.09.2026
Shri. Nitin Shankar Pawar (Borrower) and Smt. Suchita Nitin Pawar (Co-Borrower)	Rs**. 29,83,856.98/-** (plus further interest and expenses thereon w.e.f. 02.09.2026)

(B) Description of Movable Assets: NA

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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 **Issue of Tender / Bid Document**

The Tender / Bid Document along with Offer Form is being distributed from **19-09-2026 to 07-10-2026 on any working day between 10.00 am and 4.00 pm** and can be obtained from any of our office/ Branch or from Smt. Purabi Nayak (8240542693) or Shri Rahul Kukarni (7021954882) 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 non refundable 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. 24434915010026, IFSC Code: IBKL0000244**, Branch at Safal Park CHS Ltd, Plot No 3 & 12, Sector 25, Near Jama Sweets, Nerul, Navi Mumbai, Pincode : 400706, Maharashtra.

3 **Reserve Price and Earnest Money Deposit (EMD)**

Details	Reserve Price	Earnest Money Deposit
Flat No.-02, Ground Floor, Anvay CHSL, Kopari Road, Sr.No. 12/1, Village-Gas Kopari, Virar (E), Virar, Maharashtra-401305. admeasuring 49.53 Sq. meter as per Index II (533 Sq Ft approximately)	**Rs. 22,50,000/-** (Rupees Twenty Two Lakh Fifty Thousand Only)	**Rs. 2,25,000/-** (Rupees Two Lakh Twenty Five Thousand Only)

The sale of Secured Assets is on "***As is where is", "As is what is & whatever***

4	***there is"*** *and* ***"without recourse"*** 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 **Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar** 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 30-09-2026 between 11:00 a.m. to 13:00 p.m or any other day with prior permission of AO, in the presence of the representative of the AO available at the site to facilitate the inspection.
5	**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. 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 abuttals 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	**Submission of Tender/ Bid Document /Offer**

	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 documents.** 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	**Last date for submission of Tender/ Bid Document** The interested parties may submit Tender/ Offer / Bid Document duly filled and signed along with the required documents to Mr. Rahul Kulkarni 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 07-10-2026** in a cover, which shall be super-scribed as **"Tender Document and EMD :** Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar 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: **<u>www.baanknet.com.</u>** 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 and 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. 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). **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: 08-10-2026** **The e-auction would be held from 11:00 am to 13:00 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. **Increase in Bid Amount:** It may be noted that increase in bid amount, if any, during the e-auction period

	shall be made as under. **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. 24434915010026, IFSC Code: IBKL0000244,** Branch at Safal Park CHS Ltd, Plot No 3 & 12, Sector 25, Near Jama Sweets, Nerul, Navi Mumbai, Pincode : 400706, Maharashtra. **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. 24434915010026, IFSC Code: IBKL0000244**, Branch at Safal Park CHS Ltd, Plot No 3 & 12, Sector 25, Near Jama Sweets, Nerul, Navi Mumbai, Pincode : 400706, Maharashtra. 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/Offers 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	**Jurisdiction**: 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

Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar

Property Description : Flat No.-02, Ground Floor, Anvay CHSL, Kopari Road, Sr.No. 12/1, Village-Gas Kopari, Virar (E), Virar, Maharashtra-401305. admeasuring 49.53 Sq. meter as per Index II (533 Sq Ft approximately).			
1	**Issue of Bid/ Offer Document**	**:**	The Tender/Offer Document can be obtained from Shri Rahul Kulkarni, DGM, email: rahul.kulkarni@idbi.co.in IDBI Bank , Retail Recovery Department, Unit No.1 , Safal Pride , Sion Trombay Road, Chembur , Mumbai – 400 088 from **19-09-2026 to 07-10-2026** 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**	**:**	07-10-2026 upto 4.00 p.m.
4	**Place, Date and time of E-Auction**	**:**	**Place :** e-auction platform website: www.baanknet.com **Auction Date:** 08-10-2026 from 11.00 am to 13.00 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

[Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar]

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

1	***a)*** Full Name of the Bidder / Offered *(in Block letters)*	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the 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:*** ***Address proof*** ***Identification proof*** ***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 of

[Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar]

(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/ Proprietory 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: 1.Constitution of the firm 2.Identification Proof of Authorized person 3.Address proof of Authorized person In case of Companies, Board 4.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

[Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar]

Property Address: Flat No.-02, Ground Floor, Anvay CHSL, Kopari Road, Sr.No. 12/1, Village-Gas Kopari, Virar (E), Virar, Maharashtra-401305

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 **Shri. Nitin Shankar Pawar and Smt. Suchita Nitin Pawar**, 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. 24434915010026, IFSC Code: IBKL0000244,** Branch at Safal Park CHS Ltd, Plot No 3 & 12, Sector 25, Near Jama Sweets, Nerul, Navi Mumbai, Pincode : 400706, Maharashtra.

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...