The Authorized Officer (AO)

Of

IDBI BANK LIMITED
(CIN: L65190MH2004GOI148838)

IDBI Bank
Retail Recovery, 1st Floor, CP-12, Viraj Khand
Gomti Nagar, Near Singapore Mall
Lucknow, Pincode: 226010
Uttar Pradesh

BID/TENDER DOCUMENT

For

Sale of Secured Assets of
Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan
Mortgaged in case of Borrower
Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan

Under

The Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002

And

The Security Interest (Enforcement) Rules, 2002

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IMPORTANT DATES & INFORMATION

Minimum Bid Incremental Amount	Rs. 10,000 (Rupees Ten Thousand Only)
Date of Inspection	21 December, 2026
Last date of submission of Bids along with EMD	23 December, 2026
Date of E-auction	24 December, 2026

I. PUBLIC NOTICE FOR SALE PUBLISHED IN THE NEWSPAPERS

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

2 TIMES CITY | UTTARAKHAND & WEST UP THE TIMES OF INDIA, NEW DELHI / AGRA WEDNESDAY, NOVEMBER 18, 2026

43yo man killed by brother over land dispute in Agra

Agra: A 43-year-old man was allegedly beaten to death by his brother and other family members over a property dispute in Suresh Nagar under New Agra police station limits on Tuesday morning. Shahid Qureshi, a gym trainer succumbed to his injuries at the city's SN Medical College. ACP Hariparvat Bajrang Prasad said, "An FIR has been registered on the basis of a written complaint." TNN

8 killed, 13 hurt in 4 overnight road crashes

Dhami Expresses Grief, Asks Officials To Ensure Best Treatment For Injured

Kautilya.Singh@timesofindia.com

Dehradun: Two vehicles plunged into gorges while two others were involved in collision, leaving eight dead and at least 13 injured, in four separate road-related accidents across Uttarakhand spanning around 12 hours between Monday night and Tuesday morning.

In Rudraprayag, officials said they received a call around 9:15pm on Monday about a vehicle with 10 people falling into a gorge along Kandara road. Four persons died on the spot while six injured were pulled out and sent to Rudraprayag district hospital. Three of them were later shifted to another health facility. Teams from SDRF, DDRF and police reached the spot and carried out the overnight search and rescue operation. The vehicle's occupants were returning from a wedding reception in the district's Agastyamuni area. It was travelling from Pokhri to Kansi of Rudraprayag district.



Vehicle with 10 people fell into a gorge along Kandara road in Rudraprayag

The deceased were Kunwar Singh (60), Madan Singh (40), Suraj Singh (42) and Balveer Singh (70). All four were from Ukhimath area of Rudraprayag.

In another road crash, one person was killed and seven were injured when a utility vehicle fell into a gorge in Banskaatal area on Monday night. The deceased, Veer Singh, 50, hailed from Banskaatal in Tehri district while all seven injured also belong to the same place.

The third road-related mishap involved a two-wheeler in Shivpuri area, leaving two – Ashish Singh (25) and Prem Singh Jakhori (32), both Tehri residents – dead. In Ghansali, in a fourth incident the same night, a truck hit a two-wheeler, killing Surendra Singh (35), a resident of Tehri's Mer Mawadi.

Expressing grief over the multiple accidents and fatalities, chief minister Pushkar Singh Dhami said that officials have been directed to ensure best possible treatment for those injured.

DM cites camera footage, disputes speeding claim

▶Continued from P 1

Four were from Uttarakhand, two each from UP and MP, and one from West Bengal. The bus, carrying 34 people, including the driver and cleaner, had left Haridwar around 3.30am. It crashed through a roadside barrier and landed in a seasonal rivulet at the bottom of the gorge.

Tehri SSP Shweta Chaubey said police evacuated all injured passengers from the gorge within two hours, while SDRF personnel took several more hours to retrieve the bodies. "We have informed the family members of the deceased. The condition of six injured is serious but the doctors are confident of saving them all," she said.

While some passengers alleged that the bus was speeding, Tehri DM Nikita Khandelwal disputed this. "The camera recording at some places show it was not speeding. Besides, the vehicle covered the distance of barely few kms from Bhardakali to Gular valley in an hour," Khandelwal said. Citing preliminary findings, she said

West Bengal man, a tunnel borer, among 9 killed

Pinak Priya Bhattacharya | TNN

Jalpaiguri: A resident of Nazir Para on the outskirts of Jalpaiguri town was among the nine

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IDBI BANK [Appendix-IV-A] [See proviso to rule 8(6)]

Sale 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 the Borrower (s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 24 December, 2026, for recovery of Rs. 16,25,747.62 (Rupees Sixteen Lakhs Twenty Five Thousand Seven Hundred Forty Seven and Sixty Two Paisa only) as on 17.08.2026 together with further interest and incidental charges thereon with effect from 18.08.2026 due to the IDBI Bank Ltd Secured Creditor from Shri Nitin Chauhan S/o Late Shri Arjun Singh Chauhan and Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan. The reserve price will be Rs. 48,55,032 (Rupees Forty Eight Lakhs Fifty Five Thousand and Thirty Two Only)and the earnest money deposit will be Rs. 4,86,000 (Rupees Four Lakhs Eighty Six Thousand Only).

Plot No. B-14 situate on Khasra No. 179 situated at Uday City Colony Village Mukarrabpur Palhera Pargana Daurala Tehsil Sardhana District Meerut, Uttar Pradesh.

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Ltd Secured Creditor's website i.e. www.idbi.bank.in.

Date: 17.11.2026 Place: Meerut Authorised Officer

E-AUCTION DATE: 07.01.2027

FORM NO.22

[See Regulation 36(1)]

REGD. A/D/DASTI/AFFIXATION/ BEAT OF DRUM

उत्तराखण्ड पावर कारपोरेशन लिमिटेड

(उत्तराखण्ड सरकार का उपक्रम)

कार्यालय अधिशासी अभियन्ता, विद्युत वितरण मण्डल, रोशनाबाद, हरिद्वार

दूरभाष: 01334–239734

"ई–निविदा सूचना"

अधोहस्ताक्षरकर्ता द्वारा अनुभवी/प्रतिष्ठित निविदाकर्ता जो आयकर, उत्तराखण्ड

Published in The Times of India on date 18.11.2026

4 दैनिक जागरण मंगल, 18 नवंबर, 2026 मेरठ जागरण www.jagran.com

विविध

सर्राफ का 43 लाख का सोना लेकर भागे कंपनी कारीगर

मेरठ : दीनदयाल के सर्राफ की दुकान पर जेवरात बनाने वाले दो कंपनी कारीगर 43 लाख रुपये कीमत का 350 ग्राम सोना व चांदी के जेवर आभूषण लेकर फरार हो गए। थाना रेलवे रोड पर दोनों के खिलाफ रिपोर्ट दर्ज की गई है। रेलवे रोड के दीनदयाल सर्राफ अंकुर सर्राफा मर्चेन्ट ने बताया कि मुलायम चांदी वाली में उनकी दुकान है। वह रोजी-रोटी के लेनदेन के लिए कारखाना बेलते हैं। उनकी दुकान पर 15 साल से समीम अंसारी तथा मुजाहिद पुत्र निसार मियां का कारखाना लक्ष्मीनगर (कंकरखेड़ा) काम करते हैं। दोनों को उन्होंने 12 से 14 नवंबर तक 350 ग्राम सोना व चांदी आभूषण तैयार करने को दी थी। आरोप है कि दोनों 16 नवंबर की रात में 350 ग्राम सोने के जेवर-आभूषण लेकर फरार हो गए। आभूषण सर्राफ की तहरीर पर थाना रेलवे रोड पर दोनों के खिलाफ नामजद रिपोर्ट दर्ज की गई है। पुलिस दोनों की तलाश में छापेमारी कर रही है। उनकी दुकान पर 15 साल से समीम अंसारी तथा मुजाहिद पुत्र निसार मियां काम करते हैं। - आरोप

कार सवार लोगों ने युवक को बेरहमी से पीटा

मेरठ : सरधना के बेहटा में दंपती को रिक्शा चलाते हुए लात मारकर गिरा दिया। फिर दोनों को लाठी-डंडों से पीटा। रिक्शा के अगले हिस्से को तोड़ दिया। पीड़ित दंपती ने इसे पहले ही रिपोर्ट दर्ज न करने पर मारपीट की। उनमें पहले कार सवार चार लोगों ने उ

II. INTRODUCTION

IDBI Bank Ltd. (IDBI) having its Head Office at IDBI Tower, Cuffe Parade, Mumbai - 400005 and Zonal Office at IDBI Bank, Lucknow issued a Demand Notice dated 17.08.2026 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 Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan (Borrower) and Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan (Guarantor and Mortgagor) to repay the amount mentioned in the said notice being Rs. 16,25,747.62 together with further interest and other expenses/costs thereon from 18.08.2026 at the contractual rates upon the footing of compound interest until payment/ realization. Though the Borrower has been called upon to pay the aforesaid amount, they failed to discharge the liability.

As the property (Described Below) of Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan have been mortgaged to IDBI Bank as security in case of Borrower Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan dues recoverable from the Borrower constitute and represent 100% value of the outstanding dues having charge on the assets as envisaged under Section 13(9) of SARFAESI Act. The possession of immovable properties was taken on 22.10.2026 as per the provisions of SARFAESI Act, 2002. The Authorized officer has also got the assets valued after taking possession as required under the SARFAESI Act.

The list of secured assets being put on sale in one single lot and is mentioned hereinafter.

III. BRIEF DESCRIPTION OF SECURED ASSETS

Sr	Property Owner Name	Brief Description of Properties
1	Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan	All that piece and parcel of land comprised in and forming part of residential plot no. B-14 situate on Khasra No. 179 situated at Uday City Colony Village Mukarrabpur Palhera Pargana Daurala Tehsil Sardhana District Meerut and which is bounded as follows: On the East by: 18 Meter/ Plot No. B-13. On the West by: 19 Meter/ land of others. On the North by: 6 Meter/ 7.50 meters wide road. On the South by: 12 Meter/ Plot No. B-3. together with all and singular the structures and erections thereon, both present and future.

IV. TERMS AND CONDITIONS

1.	The Authorized Officer (AO) exercising the powers under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets / properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets'), after taking Physical possession of the assets under the provisions of the SARFAESI Act, 2002, and the same are being sold "***As is where is", "As is what is and whatever there is" and "without recourse"*** basis.
2.	Issue of Tender / Offer / Bid Document Interested parties may register with the E-auction provider. Auction/bidding shall only be through "online auction mode" through the website of e-service provider i.e. PSB Alliance Pvt Ltd (BAANKNET Platform), website- https://baanknet.com. Help line desk contact no- Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220 should register themselves by following the procedure mentioned at the website: https://baanknet.com.
3.	**Reserve Price and Earnest Money Deposit (EMD)**

Description of Property.	**Reserve Price**	**Earnest Money Deposit**
All that piece and parcel of land comprised in and forming part of residential plot no. B-14 situate on Khasra No. 179 situated at Uday City Colony Village Mukarrabpur Palhera Pargana Daurala Tehsil Sardhana District Meerut and which is bounded as follows: On the East by: 18 Meter/ Plot No. B-13. On the West by: 19 Meter/ land of others. On the North by: 6 Meter/ 7.50 meters wide road. On the South by: 12 Meter/ Plot No. B-3. together with all and singular the structures and erections thereon, both present and future.	Rs. 48, 55, 032 (Rupees Forty Eight Lakhs Fifty Five Thousand Thirty Two Only)	Rs. 4, 86, 000 (Rupees Four Lakhs Eighty Six Thousand Only)

4.	The sale of Secured Asset is on "***As is where is", "As is what is and whatever there is" and "without recourse"*** basis. The description of the immovable property is based on the mortgage created by the Borrower with the secured creditor from time to time and the representations made by them. The AO does not take or assume any responsibility for any shortfall of the immovable / movable asset or for procuring any permission, etc. or for the dues of any authority established by

	law. All statutory liabilities/ taxes/ maintenance fee/ electricity/ water charges, other liabilities 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 does not take any responsibility to provide information on the same. Also this is made clear that the successful bidders/interested parties to satisfy himself/herself/themselves regarding their eligibility and other guidelines of Local Authorities for transfer of property. The transfer of property to be done by the successful bidder at their own cost. It is expressly made clear that the AO / secured creditor does not take or assume any responsibility for any dues, statutory or otherwise of Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan (Borrower) and Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan (Guarantor and Mortgagor), including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne / paid by the purchaser.
5.	**Inspection of Assets: -** The inspection may be done on **21.12.2026**, along-with the representative of AO, at the cost of party itself. The interested parties shall not be entitled to receive re-imbursement of any expenses which they may have incurred.
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 verifies or not. Also this is made clear that the successful bidders/interested parties to satisfy himself/herself/themselves regarding their eligibility and other guidelines of Local Authorities for transfer of property.
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 other 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 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.
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 Offer form(s) 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 the Offer. Offers received for sale and / or accepted are not transferable. The Formats for submission of Profile of the bidder are given in Chapter VI and VII respectively of this Tender Documents. The format Chapter VI is for Individuals and The format Chapter VII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
10.	The Tender / Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
11.	The Tender / Offer 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.	Bidders are also required to submit declaration executed on general stamp paper of Rs.100/- along with the Bid form as per the format given at Chapter VIII.
13.	The Tender/Offer form, declaration etc. shall not be detached from the Bid Documents i.e., 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 i.e., entire set of Bid Document along with duly filled relevant forms be submitted to AO.
14.	**<u>Last date for submission of Tender / Offer / Bid Document</u>** Interested parties may register with the E-auction provider Auction/bidding shall only be through "online auction mode" through the website of e-service provider i.e. PSB Alliance Pvt Ltd (BAANKNET Platform), website- https://baanknet.com. Help line desk contact no- Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220 should register themselves by following the procedure mentioned at the website: https://baanknet.com
15.	The bidder / representative of only those bidders whose Tender / Offer / Bid Document is complete in every respect and who's Demand Draft / Pay Order for EMD is found to be in order before the cut-off time will be permitted to participate in the E-auction process. Form of Tender / Offer / Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD submitted by them, will be intimated by e-mail and through mobile.

16. Registration with E-auction Service Provider

1. Participants who are not already registered with the e-auction provider PSB Alliance Pvt Ltd (BAANKNET Platform) should register themselves by following the procedure mentioned at the website: https://baanknet.com. Auction/bidding shall only be through "online auction mode" through the website of e-service provider i.e. PSB Alliance Pvt Ltd (BAANKNET Platform), website- https://baanknet.com. Help line desk contact no- Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220.
2. The participants / intending purchasers are necessarily required to submit following documents / papers for registration to PSB Alliance Pvt Ltd (BAANKNET Platform).

   a. Duly signed and filled Bid Document.
   b. Payment details towards obtaining Tender Documents and towards deposit of EMD to be provided.
   c. Self-attested copy of PAN Card.
   d. Self-Attested valid residential proof (Voter Id card, Aadhar Card, Passport copy, telephone bill, electric bill - any one)
   e. Self-attested valid e mail id and mobile no (to be neatly written/ typed on a paper and signed).

After registration and satisfaction of KYC and other norms 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 whose Demand Draft / Pay Order for EMD is found to be in order 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 Shri Manish Kumar (e-mail) – manish.k@idbi.co.in, phone – 8090098551, or Shri Abhi kaushik (e-mail) abhi.kaushik@idbi.co.in, Mob – 8941927777. For E-auction support, you may contact Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220.

For queries during the live auction: Auction Room: Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220

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 etc. at the time of E-auction.

17.	The e- auction day: 24.12.2026. The E-auction would be held from 11.00 am to 1.00 pm The auction would be held with unlimited extensions, of 10 minutes each, beyond 1.00 pm, 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. 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. 10,000.00 (Rupees Ten Thousand Only) Increase in bid amount below Rs. 10,000.00 will be rejected. First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above, and will be decided by AO.
18.	AO reserves the right to retain the EMD of top three bidder's up to three months from the date of E-auction and **the amount of EMD will not carry any interest**. The Bids so retained will be valid for two months from the date of E-auction or till further extension of time as may be approved by the AO. The EMD of other bidders will be returned within 10 working days from the date of E-auction and the amount of EMD will not carry any interest.
19.	**Payment of Sale Price** 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. 14834915010026 - RR-RECEIPT PENDING FOR APPROPRIATION ACCOUNT, IFSC Code: IBKL0000148, Branch Shivaji Road Meerut**. 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. 14834915010026 - RR-RECEIPT PENDING FOR APPROPRIATION ACCOUNT, IFSC Code: IBKL0000148, Branch Shivaji Road Meerut** or such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
20.	In case the successful bidder fails to deposit 25% of the sale price, 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.
21.	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.

22.	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 to the second / third highest bidder in the above manner, which shall also be treated as the successful bidder in terms of this Bid Document. 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.
23.	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 favor of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002. It is to be noted that sale certificate will be issued only after receipt of entire sale consideration.
24.	The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. The sale certificate issued shall be stamped and registered as per local laws, if necessary, cost of which shall be borne by the purchaser.
25.	The successful bidder to submit the applicable GST to the Bank/AO within the specified timeline of 15 days from the date of e-Auction.
26.	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, conveyance 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 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 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. Also this is made clear that the successful bidders/interested parties to satisfy himself/herself/themselves regarding their eligibility and other guidelines of Local Authorities for transfer of property.
27.	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.
28.	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.

29.	**<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.
30.	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.
31.	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 cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
32.	In the event the said sale in favor of the bidder not being confirmed by AO, for any reason including 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.
33.	Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right not to accept the highest bid. Further, notwithstanding anything stated elsewhere in this Tender Document, the AO also reserves the right to call off the sale process at any point of time without assigning any reasons.
34.	**<u>Jurisdiction</u>** All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Meerut alone shall have jurisdiction to entertain / adjudicate such disputes.
35.	On payment of Sale consideration, the successful bidder to the Bank will be subject to TDS under section 194-1A of the Income Tax Act 1961 and TDS is to be deducted by the successful bidder only at the time of deposit of remaining 75% of the Bid amount. Any dispute regarding the matter would be under jurisdiction of courts in Meerut only.
36.	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.
37.	**Bidder (s) must ensure the following while submitting the tender:** • That the tender should be filled in the format of the tender bid enclosed at Annexure-VI (Item No 06)/ VII (Item No 06). • Self-attested copy of the pan card of the person bidding and if it is a company/firm then self-attested copy of the PAN card of company/firm is submitted along with the bid documents. • Self-attested copy of certificate of incorporation of the company/firm is submitted along with the bid documents. • Board resolution of the company or LLP /authority letter in-case of partnership firm / any other applicable authorization document for any other entity authorizing the person/partners to file bid for the asset along with the self-certified copy of the identity proof of the said person/partner is submitted along with the bid documents. • Every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted therewith are duly attested. • All alterations, erasures and over writing, if any, in the schedule or rate(s) are duly authenticated by the tenderer's signature.

V. BRIEF DETAILS OF TENDER / OFFER DOCUMENT

TENDER / OFFER FORM FOR PURCHASE OF SECURED ASSETS / PROPERTY OF **Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan,** Mortaged in case of borrower **Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan through E-Auction Process.**

Property Description			
Sr	**Borrower details**		**Brief Description of Properties**
1	**Nitin Chauhan s/o Late Shri Arjun Singh Chauhan**		All that piece and parcel of land comprised in and forming part of residential plot no. B-14 situate on Khasra No. 179 situated at Uday City Colony Village Mukarrabpur Palhera Pargana Daurala Tehsil Sardhana District Meerut and which is bounded as follows: On the East by: 18 Meter/ Plot No. B-13. On the West by: 19 Meter/ land of others. On the North by: 6 Meter/ 7.50 meters wide road. On the South by: 12 Meter/ Plot No. B-3. together with all and singular the structures and erections thereon, both present and future.
2	**Issue of Bid / Offer Document**	**:**	Interested parties may register with the E-auction provider Auction/bidding shall only be through "online auction mode" through the website of e-service provider i.e. PSB Alliance Pvt Ltd (BAANKNET Platform), website- https://baanknet.com. Help line desk contact no- Ms. Swani/Dharmesh Asher/Mr.Uday Jadhav, No. 9990605075/ 9892219848/9820878255/8291220220 should register themselves by following the procedure mentioned at the website: https://baanknet.com
3	**Cost of the Tender / Offer Document**	**:**	NIL
4	**Last Date and time for submission of Tender Document together with EMD**	**:**	23.12.2026 Before 04:00 PM
5	**Place, Date and time of E-auction**	**:**	Place : E-auction platform at Website: https://baanknet.com **Date: 24.12.2026** Time: 11:00 am to 1:00 pm with unlimited extensions of 10 minutes each beyond 1:00 pm, **if required.**
6	**Increase in Bid Amount**		In multiples of Rs. 10,000.00 (Rs. Ten Thousand Only) Increase in bid amount below the said Rs.10,000 will be rejected.

7	**Date of Inspection**		The interested parties may inspect the assets at their own cost on the specified date and time.

IMPORTANT DATES:

Sale of Bid / Tender document	17.11.2026 to 23.12.2026
Date of Property Inspection	21.12.2026
Last Date of submission of Bid along with EMD	23.12.2026 by 04:00 PM
Date of E –auction	**24.12.2026**
Time of E-auction	11:00 AM to 1:00 PM

VI. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

INDIVIDUAL

For purchase of secured assets / properties of

Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan

Mortgaged in case of borrower **Nitin Chauhan s/o Late Shri Arjun Singh Chauhan**

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

1	***a)*** Full Name of the Bidder / Offerer *(in Block letters)*	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder / Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company / Firm / Person in whose name the Secured Assets / property are to be purchased	:	
5	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No. / Pay Order No/ Txn No	:	
	ii) Date of Demand Draft / Pay Order/ NEFT/ RTGS	:	
	iii) Name of the issuing Bank and Branch	:	
	Bidders, who prefer to submit the EMD by way NEFT / RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		
6	***Income Tax Permanent Account Number(s) (PAN) of Bidder / Offerer***	:	
7	Bank account details(In case of refund)		The EMD shall be refunded to the original account from where the same was remitted to bank.

* 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 Authorized Officer or the secured lender 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 Authorized Signatory

Place :
Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY / PARTNERSHIP / PROPRIETORSHIP

For purchase of secured assets / properties of
Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan
Mortgaged in case of borrower **Nitin Chauhan s/o Late Shri Arjun Singh Chauhan**
(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 / Public / Joint)		
4.	Name of Chairman		
5.	Name of Managing Director / Partners		
6.	Board of Directors	a)	
		b)	
		c)	
		d)	
		e)	
		f)	
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)		
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)		
9	***a)*** Full Name of the Authorized 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 Authorized Person	:	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
12	Details of Earnest Money Deposit (EMD)	:	
	i) Demand Draft No. / Pay Order No/ Txn No	:	
	ii) Date of Demand Draft / Pay Order/ NEFT/ RTGS	:	
	iii) Name of the issuing Bank and Branch	:	

	Bidders, who prefer to submit the EMD by way NEFT / RTGS, must indicate NEFT/ RTGS UTR No., Amount remitted and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	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 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 or secured lender 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 AS PER STATE STAMP ACT)

FORM OF BID/OFFER

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

To,
The Authorised Officer,
IDBI Bank Ltd.

Sir,

Sale of Secured Assets / Properties of Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan mortgaged in case of Borrower **Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan**

1. Having fully examined and understood the terms and conditions of the Tender Document and condition and status of the Secured Assets / property, I/We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Tender / Offer Document.

2. I/We understand that if my/our Bid/Offer is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Tender/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.
I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his/her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 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 favor.

3. 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 Smt Sudha Chauhan w/o Late Shri Arjun Singh Chauhan and Shri Nitin Chauhan s/o Late Shri Arjun Singh Chauhan, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne / paid by me/us in case my/our Bid / offer is accepted.

4. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorized Officer goes for re-bidding

or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.

5. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.

6. I/We also enclose a Demand Draft/Pay Order of value Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd." payable at par

Or

We have remitted the amount of EMD Rs. …… (Rupees ……. ……..) wide UTR Number…….. dated…..……from ……Bank, in favour of IDBI Bank Ltd.

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

8. We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected.

Place :
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 and Address : ....

Occupation : ....