The Authorised Officer (AO)

Of

IDBI BANK LIMITED
(CIN: L65190MH2004GOI148838)

IDBI Bank
Retail Recovery, 1st Floor, Salasar Prestige,
Plot No.-1/A, Off WHC Road, Dharampeth,
Nagpur – 440010, Maharashtra

BID/TENDER DOCUMENT

For

Sale of Secured Assets of

Mr. Shaikh Kurban Ali (Borrower)
Mrs. Sarifabegum Kurban Ali (Co-Borrower)

Under

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

And

The Security Interest (Enforcement) Rules, 2002

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IDBI BANK
CIN:L65190MH2004GOI148838

IDBI Bank Ltd, Zonal Office, Salasar Prestige, 1st Floor, Plot no. 1/A, Off WHC Road, Dharampeth, Nagpur 440010

Sale Notice

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6))

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 Borrower(s), Guarantor(s), Mortgagor(s) and legal heirs of Borrower(s), Guarantor(s), Mortgagor(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 07.12.2026 for recovery of Rs.12,40,072/- (Rupees Twelve Lakh Forty Thousand and Seventy Two Only) + interest and other charges from 10.02.2021** due to IDBI Bank Ltd., Secured Creditor from **Mr. Shaikh Kurban Ali & Mrs. Sarifabegum Kurban Ali.**

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.

Sl. NO.	Name of Owner /Borrower /Mortgagors: Mr. Shaikh Kurban Ali & Mrs. Sarifabegum Kurban Ali.	Reserve price (Rs. in Lakh)
1.	All that piece and parcel of House constructed on Block No. 02, P No. 01, G No. 89/2, Pimprala Shivar, Jalgaon, Jalgaon-425001 (East Side)- Block No.3, (West Side)- Block No.1,(North Side)-Gat No.90, (South Side)-Road 6.00 mts Jalgaon admeasuring 200 SqMtrs and which is bounded as follows Which is bounded as follows: On the East by: Block No.3, On the West by: Block No.1, On the North by: Gat No.90, On the South by: Road 6.00 mts	14.18 EMD (Rs. in Lakh) 1.41
	Total **14.18**	**1.41**

IMPORTANT DATES:

Sale of Bid / Tender document	**06.11.2026 to 05.12.2026**
Date of Property Inspection	**04.12.2026, 11 am to 4 pm**
Last Date of submission of Bid along with EMD	**05.12.2026 up to 4 pm**
Date of E –auction	**07.12.2026 (11:00 a.m. to 2:00 p.m.)**

For detailed terms and conditions of the sale, please refer to the link provided in **www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbi.com / www.idbibank.com.** For any clarification, the interested parties may contact **Shri Manoj Ubale (e-mail) – manoj.ubale@idbi.co.in, phone – 0712-6659111, Mob. 8983317711 or Shri. Milind Jiwane (e-mail) milind.jiwane@idbi.co.in, Mob – 9011871523, or Shri Rajesh Jaiswal (e-mail) rajesh.rjaiswal@idbi.co.in Mob – 9096013955 or Shri. Hansraj Pal (e-mail) kundan.hansraj@idbi.co.in Mob. No. 9329573520 or Shri. Hitesh Agrawal (e-mail) Agrawal.hitesh@idbi.co.in Mob.8888879113. For E-auction support, please contact Bhavik Pandya, Mobile No. 8866682937, 7291981124, 7291981125 Email id: support@bankeauctions.com and also to gujarat@c1india.com**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SARFAESI ACT 2002

Borrower / Guarantors / Mortgagors are hereby given this notice under rule 8(6) of SARFAESI Act 2002, to pay the outstanding amount as indicated above, together with further interest, charges and costs thereafter within 30 days from the date of this notice, failing to which the E-Auction of the secured assets shall take place.

Date: 06.11.2026
Place:Jalgaon

Sd/-
AUTHORIZED OFFICER IDBI Bank Ltd.

IDBI BANK
CIN:L65190MH2004GOI148838

आयडीबीआय बँक लि., क्षेत्रीय कार्यालय, सालासर प्रेस्टीज, पहिला मजला, प्लॉट नं. 1/ए डब्लुएचसी रोड, धरमपेठ, नागपूर 440010

विक्री सुचना

अचल मालमत्तांच्या विक्रीसाठी सार्वजनिक सुचना परिशिष्ट IV-A (नियम 8(6))

सिक्युरिटी इंटरेस्ट (एनफोर्समेंट) रुल्स, 2002 मधील नियम 8(6) मधील तरतूदींसह वाचण्यात येणा-या सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शिअल ॲसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, 2002 अंतर्गत अचल मालमत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना. याद्वारे कर्जदार, जामीनदार, व कर्जदार, जामीनदार, यांचे कायदेशीर वारस तसेच सर्वसामान्य जनतेस सूचित करण्यात येते की सुरक्षित धनकोकडे तारण / भारग्रस्त असलेल्या खाली नमूद अचल मालमत्तेचा बँक / सुरक्षित धनकोच्या प्राधिकृत अधिका-यांनी प्रत्यक्ष ताबा घेतलेला असून संबंधित कर्जदार व जामीनदारांकडून बँक / सुरक्षित धनकोस घेणक असलेल्या थकबाकी रकमेच्या वसुलीसाठी खाली नमूद केलेल्या दिनांकास त्यांची **दि. 07.12.2026 रोजी रु. 12,40,072/- (रुपये बारा लाख चाळीस हजार बहात्तर फक्त)+ दि. 10.03.2021** प्रमाणे त्यावरील व्याज, शुल्क सुरक्षित कर्जदार **श्री. शेख कुर्बान अली आणि श्रीमती शरीफाबेगम कुर्बान अली** यांच्याकडून **'जशी आहे जेथे आहे, जशी आहे जे काही आहे आणि "जे काही आहे तेथेच आहे"** तत्त्वावर विक्री करण्यात येईल.

सर्व वैधानिक दायित्वे/कर/देखभाल शुल्क/वीज/पाणी शुल्क, इतर दायित्वे इ. तारखेपर्यंतची थकबाकी आणि अद्याप देय रक्कम बोलीदाराद्वारे निश्चित केली जाईल आणि ती यशस्वी बोलीदाराकडून उचलली जाईल.

अ. क्र.	मालक / कर्जदार / गहाणदार श्री. शेख कुरबान अली आणि श्रीमती. सरिफाबेगम कुबेर अली	राखीव किंमत (रु. लाख मध्ये)
1.	सर्व भाग आणि तुकडा ब्लॉक क्र. 02, प्लॉट क्र. 01, गट क्र. 89/2, पिंप्राळा शिवार, जळगाव, जिल्हा जळगाव, - 425001 पूर्वेस: ब्लॉक क्र. 3, पश्चिमेस: ब्लॉक क्र. 1, उत्तरेस: गट क्र. 90, दक्षिणेस: 6.00 मीटर रुंदीचा रस्ता, महाराष्ट्र राज्य येथे स्थित, क्षेत्रफळ 200.00 चौ. मीटर असलेली श्री. शेख कुर्बान अली यांच्या मालकीची मालमत्ता, चतुर्सिमा : पूर्वेस: ब्लॉक क्र. 3, पश्चिमेस: ब्लॉक क्र. 1, उत्तरेस: गट क्र. 90, दक्षिणेस: 6.00 मीटर रुंदीचा रस्ता,	14.18
		अनामत रक्कम (रु. लाख मध्ये)
		1.41
	एकुण 14.18	1.41

महत्त्वपूर्ण तारीख

बिड / निविदा कागदपत्रांची विक्री	06.11.2026 ते 05.12.2026
मालमत्ता तपासणीची तारीख	04.12.2026, स. 11:00 ते दु. 4:00
ईएमडीसह निविदा सादर करण्याची अंतिम तारीख	05.12.2026 दु. 4.00 वाजेपर्यंतए
ई-लिलावाची तारीख	07.12.2026 (स. 11:00 ते दु. 2:00)

विक्रीच्या सविस्तर अटी व शर्तींसाठी कृपया **www.bankeauctionwizard.com** तसेच **IDBI Bank**च्या **www.idbi.com / www.idbibank.com** या संकेतस्थळावरील लिंकचा संदर्भ घ्यावा. कोणत्याही स्पष्टीकरणासाठी इच्छुक पक्षांनी **श्री. मनोज उबाळे (ई-मेल) – manoj.ubale@idbi.co.in, फोन – 0712-6659111, मोबा. – 8983317711 किंवा श्री. मिलिंद जिवणे (ई-मेल) – milind.jiwane@idbi.co.in, मोबा. – 9011871523, किंवा श्री. राजेश जयस्वाल (ई-मेल) – rajesh.rjaiswal@idbi.co.in, मोबा. – 9096013955, किंवा श्री. हंसराज पाल (ई-मेल) – kundan.hansraj@idbi.co.in, मोबा. नं. – 9329573520, किंवा श्री. हितेश अग्रवाल (ई-मेल) – Agrawal.hitesh@idbi.co.in, मोबा. – 8888879113.**

ई-लिलावासाठी सहाय्याकरिता संपर्क: श्री. भाविक पांड्या, मोबाईल नं. – 8866682937, 7291981124, 7291981125, ई-मेल – support@bankeauctions.com तसेच gujarat@c1india.com.

सरफेसी कायदा, 2002 च्या नियम 8(6) अंतर्गत वैधानिक 30 दिवसांची विक्री सूचना,

कर्जदार / जामीनदार / गहाणदार यांना सरफेसी कायदा, 2002 च्या नियम 8 (6), अन्वये नोटीस देण्यात येते की त्यांनी थकबाकी रक्कम व त्यावरील व्याज, शुल्क आणी खर्चासह या नोटीसच्या तारखेपासून 15 दिवसांच्या आत भरावे. अन्यथा मालमत्तेचा लिलाव करण्यात येईल.

दिनांक – 06.11.2026
स्थळ – जळगाव

अधिकृत अधिकारी
आयडीबीआय बँक लिमीटेड

(मजकुरात संदिग्धता असल्यास इंग्रजी मजकूर ग्राह्य मानावा.)

II. INTRODUCTION

IDBI Bank Ltd. (IDBI) having its Head Office at IDBI Tower, Cuffe Parade, Mumbai - 400005 and Zonal Office at IDBI Bank, Nagpur issued a notice dated 06.07.2021 for account of **Mr. Shaikh Kurban Ali** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 *(hereinafter referred to as "the SARFAESI Act")* calling upon

1**. Mr. Shaikh Kurban Ali (Borrower)**

2. **Mrs. Sarifabegam Kurban Ali (Co Borrower)**

to repay the amount mentioned in the said notice being **Rs.12,40,072/- (Rupees Twelve Lakh forty Thousand Seventy Two Only)** together with further interest and other expenses/costs thereon from dt.06.07.2021 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 properties of **Mr. Shaikh Kurban Ali (Borrower) and Mrs. Sarifabegam Kurban Ali (Co Borrower)** have been mortgaged to IDBI Bank as security, dues recoverable from the Borrowers constitute and represent 100% value of the outstanding dues having charge on the assets as envisaged under Section 13(9) of SARFAESI Act. The Physical possession of immovable properties was taken on dt.09.10.2026. The Authorised 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 is mentioned hereinafter.

III. BRIEF DESCRIPTION OF SECURED ASSETS

Sr	Property Owner Name	Brief Description of Properties
1	Mr. Shaikh Kurban Ali & Mrs. Sarifabegam Kurban Ali **(Borrower & Mortgagor)**	All that piece and parcel of House constructed on Block No. 02, P No. 01, G No. 89/2, Pimprala Shivar, Jalgaon, Jalgaon-425001 (East Side)- Block No.3, (West Side)- Block No.1,(North Side)-Gat No.90, (South Side)-Road 6.00 mts Jalgaon admeasuring 200 SqMtrs and which is bounded as follows Which is bounded as follows : **On the East by**: Block No.3 **On the West by**: Block No.1 **On the South by**: Road 6.00 mts **On the North by**: Gat No.90

III. TERMS AND 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'), 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

The Tender Document along with Offer Form is distributed from 06.11.2026 to 05.12.2026 for the property mentioned at Sr. No. 01 above on any working day (except Bank Holiday) between 10.00 am and 4.00 pm and can be obtained from Shri. Milind Jiwane , IDBI Bank Ltd., NPA Management Group, 1st Floor, Salasar Prestige, Plot No.-1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra. The bid document can also be downloaded from IDBI website www.idbi.com or https://www.bankeauctions.com

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

Description of Property

Sr. No.	Name of Owner /Borrower /Mortgagors Description of properties mortgaged	Reserve price (Rs. in Lakh)	EMD (Rs. in Lakh)
1	All that piece and parcel of House constructed on Block No. 02, P No. 01, G No. 89/2, Pimprala Shivar, Jalgaon, Jalgaon-425001 (East Side)- Block No.3, (West Side)- Block No.1,(North Side)-Gat No.90, (South Side)-Road 6.00 mts Jalgaon admeasuring 200 SqMtrs and which is bounded as follows Which is bounded as follows : **On the East by:** Block No.3 **On the West by:** Block No.1 **On the North by:** Gat No.90 **On the South by:** Road 6.00 mts	14.18	1.41
	Total	**14.18**	**1.41**

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

	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. It is expressly made clear that the AO / secured creditor does not take or assume any responsibility for any dues, statutory or otherwise of **Borrower Mr. Shaikh Kurban Ali** 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.
	Inspection of Assets: - The interested parties may inspect the assets at their own cost on the inspection date only i.e. 04.12.2026, in presence of representative of AO from 11 am to 4 pm.
4.	**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.
5.	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.
6.	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.
7.	**Submission of Tender / Offer** 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 V and VI respectively of this Tender Documents. The format Chapter V is for Individuals and The format Chapter VI is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them and bidders should also indicate the property they are interested in bidding (viz. **Property 1**).
8.	The Tender / Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
9.	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.
10.	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 VII.
11.	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.
12.	**Last date for submission of Tender / Offer / Bid Document** Interested parties may obtain the Tender / Offer / Bid Document (separately for each property) duly filled and signed along with the required documents to the AO, Shri Manoj Ubale, Deputy General Manager, Retail Recovery, 1st Floor, Salasar Prestige, Plot No.1/A, Off WHC Road, Dharampeth, Nagpur – 440010, Maharashtra from 06.11.2026 to 05.12.2026 for the properties mentioned at Sr. No. 01 on any working day (except Bank Holiday) between 10.00 am and 4.00 pm. in two sealed covers with one sealed cover containing a crossed A/c Payee Demand Draft / Pay Order drawn in favour of **"IDBI Bank Ltd. – " Mr. Shaikh Kurban Ali "** payable at Par issued by any Nationalised Bank / Scheduled Bank as Earnest Money Deposit (EMD), which shall be super scribed **"EMD For - " Mr. Shaikh Kurban Ali "** and the other sealed cover containing the Bid Document super scribed **"Bid Document – " Mr. Shaikh Kurban Ali "** Alternately, the EMD amount may be paid by RTGS/NEFT in favour of IDBI Bank Ltd., Nehru Chowk Branch (IFSC Code : **IBKL0000482**) to **Account No. 48234915010026.**

	The duly filled tender form should be submitted on or before 05.12.2026 up to 4.00 pm on the above address.
13.	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.
14.	**Registration with E-auction Service Provider** 1. Participants who are not already registered with the E-auction provider **C1 India Pvt Ltd.,** should register themselves by following the procedure mentioned at the website: https://www.bankeauctions.com 2. The participants / intending purchasers are necessarily required to submit following documents / papers for registration to **C1 India Pvt Ltd.,** 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 Manoj Ubale (e-mail) – manoj.ubale@idbi.co.in, phone – 0712-6659111, Mob. 8983317711, Shri. Milind Jiwane (e-mail) milind.jiwane@idbi.co.in, Mob – 9011871523, Shri Rajesh Jaiswal (e-mail) rajesh.rjaiswal@idbi.co.in Mob – 9096013955 or Shri. Hansraj Pal (e-mail) kundan.hansraj@idbi.co.in Mob.No.9329573520 or Shri. Hitesh Agrawal (e-mail) agrawal.hitesh@idbi.co.in Mob.8888879113. For E-auction support, please contact Bhavik Pandya, Mobile No. 8866682937, 7291981124, 7291981125 Email id: support@bankeauctions.com and also to gujarat@c1india.com **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.**
15.	**The e- auction day: 07.12.2026 for property mentioned at Sr. No. 01 The E-auction would be held from 11.00 am to 2.00 pm**

	The auction would be held with unlimited extensions, of 10 minutes each, beyond 2.00 pm, **if required,** on E-auction platform at website: https://www.bankeauctions.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.15,000/- (Rupees Fifteen Thousand Only)** **Increase in bid amount below Rs. 15,000 /- will be rejected.** First bid should be of at least equal to Reserve Price.
16.	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.
17.	**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 (less the amount of EMD) within 3 days from the date of letter intimating acceptance of his / her bid by crossed A/c Payee Demand Draft / Pay Order drawn in favour of **"IDBI Bank Ltd. – " Mr. Shaikh Kurban Ali"** Payable at Par issued by any Nationalized Bank / Scheduled Bank. The balance amount of the sale price will have to be paid within 15 days of the date of letter intimating acceptance of his / her bid or by bidder by way of crossed A/c Payee Demand Draft / Pay Order drawn in favour of **"IDBI Bank Ltd. - " Mr. Shaikh Kurban Ali"** Payable at Par issued by any Nationalized Bank / Scheduled Bank Or such extended period as may be agreed upon in writing between the successful bidder and the AO. The balance **75%** amount of the sale price will have to be paid on or before 15 days from date from issuance of sale confirmation letter intimating acceptance of bid by way of crossed A/c Payee Demand Draft / Pay Order drawn in favor of **"IDBI Bank Ltd. – " Mr. Shaikh Kurban Ali"** payable at Par issued by any Scheduled Bank or by way of NEFT/RTGS in favor of **Account No. 48234915010026**. **IFSC Code: IBKL0000482, Bank Name: IDBI Bank Ltd. Nehru Chowk, Branch** or such extended period as may be agreed upon in writing between the successful bidder and the AO.

18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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.
24.	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.
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.
27.	**General Terms and Conditions** 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.
28.	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.
29.	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.
30.	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.
31.	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.
32.	**Jurisdiction** All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Nagpur alone shall have jurisdiction to entertain / adjudicate such disputes.
33.	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 Nagpur only.

34.	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.
35.	**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-V (Item No 05)/ VI (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.

IV. BRIEF DETAILS OF TENDER / OFFER DOCUMENT

TENDER / OFFER FORM FOR PURCHASE OF SECURED ASSETS / PROPERTY OF
Mr. Shaikh Kurban Ali (Borrower)

Property Description			
Sr	**Borrower / Mortgagors details**		**Brief Description of Properties**
1	Mr. Shaikh Kurban Ali & Mrs. Sarifabegam Kurban Ali **(Borrower & Mortgagor)**		All All that piece and parcel of House constructed on Block No. 02, P No. 01, G No. 89/2, Pimprala Shivar, Jalgaon, Jalgaon-425001 (East Side)- Block No.3, (West Side)- Block No.1,(North Side)-Gat No.90, (South Side)- Road 6.00 mts Jalgaon admeasuring 200 SqMtrs and which is bounded as follows Which is bounded as follows. : On the East by: Block No.3 On the West by: Block No.1 On the North by: Gat No.90 On the South by: Road 6.00 mts
2	**Issue of Bid / Offer Document**	**:**	The Tender / Offer Document can be obtained from Shri. Milind Jiwane , IDBI Bank Ltd , Retail Recovery, 1st Floor, Salasar Prestige, Plot No.1/A, Off WHC Road, Dharampeth, Nagpur - 440010 , Maharashtra from 06.11.2026 to 05.12.2026 on any working day (except Bank Holidays) between 10 am and 4 pm. The Tender / Offer Document can also be downloaded from IDBI website. (www.idbibank.com) and https://www.bankeauctions.com
3	**Cost of the Tender / Offer Document**	**:**	Rs.100/- + GST Total – Rs 118/- (Rupees One Hundred Eighteen Only)
4	**Last Date and time for submission of Tender Document together with EMD**	**:**	05.12.2026 For the properties mentioned at Sr. No. 1 up to 4.00 pm
5	**Place, Date and time of E-auction**	**:**	Place : E-auction platform at Website: https://www.bankeauctions.com **Date: 07.12.2026 for property mentioned at Sr. No. 01** Time: 11.00 am to 2.00 pm with unlimited extensions of 10 minutes each beyond 2 pm, **if required.**
6	**Increase in Bid Amount**		In multiples of Rs.15,000/- (Rs. Fifteen Thousand Only) Increase in bid amount below the said Rs.15,000/- will be rejected.
7	**Date of Inspection**		The interested parties may inspect the assets at their own cost between **11:00 a.m. to 4:00 p.m.** on **05.12.2026** in the presence of a representative of the AO available at the site to facilitate the inspection.

IMPORTANT DATES:

Sale of Bid / Tender document	06.11.2026 to 05.12.2026
Date of Property Inspection	04.12.2026, 11 am to 4 pm
Last Date of submission of Bid along with EMD	05.12.2026 up to 4 pm
Date of E –auction	07.12.2026 (11:00 a.m. to 2:00 p.m.)

* * *

V. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER-

INDIVIDUAL

For purchase of secured assets / property of

Mr. Shaikh Kurban Ali (Borrower)

(Strike off / Delete whichever is not applicable)

Bidding for – Property 1 / Property 2 / Property 3

(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 Purchase of Tender Document of Rs.118/-		
	i) Form No.		
	ii) Demand Draft / Pay Order No.		
	iii) Date of Demand Draft / Pay Order		
	iv) Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid/ Tender Document from IDBI website www.idbibank.in and prefers to remit Rs.118/- separately by way of NEFT/RTGS must indicate UTR No., Amount and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		
6	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		
7	***Income Tax Permanent Account Number(s) (PAN) of Bidder / Offerer***	:	

8	Bank account details(In case of refund)		Account Name: Account Number: IFSC Code: Bank Name & Branch:

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

Signature of the duly Authorised Official of the Bidder / Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

VI. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY / PARTNERSHIP / PROPRIETORSHIP

For purchase of secured assets / property of
Mr. Shaikh Kurban Ali (Borrower)

(Strike off / Delete whichever is not applicable)
Bidding for – Property 1 / Property 2 / Property 3

(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 Purchase of Tender Document of Rs.118/-		
	i) Form No.		
	ii) Demand Draft / Pay Order No.		
	iii) Date of Demand Draft /		

	Pay Order		
	iv) Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid/ Tender Document from IDBI website www.idbibank.in and prefers to remit Rs.118/- separately by way of NEFT/RTGS must indicate UTR No., Amount and date.		
	NEFT/ RTGS UTR NO.		
	Amount remitted		
	Date		
6	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		

***** 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 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.

VII. 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 Bid / Offer)

To,
Shri _____,
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,
1st Floor, Salasar Prestige,
Plot No.-1/A, Off WHC Road,
Dharampeth, Nagpur-440010
Maharashtra

Sir,

Sale of Secured Assets / Property of
Mr. Shaikh Kurban Ali (Borrower)

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 favour.

3. I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of Borrower Mr. Shaikh

Kurban Ali, 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 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.

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. – "A/c Mr. Shaikh Kurban Ali''** payable at Nagpur

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 : ....