

The Authorised Officer (AO)

Of

IDBI BANK LIMITED
(CIN: L65190MH2004GOI148838)

IDBI Bank
Retail Recovery, Delhi Road, Majhola chowk,
Opp. Dharamkanta,
Moradabad Pin:244001
Uttar Pradesh

BID/TENDER DOCUMENT

For

Sale of Secured Assets Mortgaged to IDBI Bank Limited in the case of

- 1. M/S Virk Spintex Proprietor Ms Jagdeep Kaur**
- 2. Mr Sarvjeet Singh**

Under


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

And

The Security Interest (Enforcement) Rules, 2002

CONTENTS		
Sr. No	Particulars	Page No.
I	Public Notice for Sale published in the newspapers	3-4
II	Introduction	5
III	Brief Description of Secured Assets	6
IV	Terms and Conditions	7-15
V	Brief details of Bid / Offer document	16-17
VI	Form of Profile of the Bidder – Individual	18-19
VII	Form of Profile of the Bidder – Company / Firm / Party	20-21
VIII	Form of Appendix to the Bid / Offer (declaration by the Bidder)	22-23

 IDBI BANK <small>CIN-L65190MH2004GOI148838</small>		Regd. Office : IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400005 Regional. Office : Delhi Road, Majhola Chowk Opposite Dharamkanta, Moradabad UP- 244001		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 PROVISION 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 mentioned immovable properties/ secured assets are mortgaged/charged to the Secured Creditor (IDBI Bank), physical possession of which has been taken by the Authorised Officer of IDBI Bank, will be sold on "As is what is" and "Whatever there is" on 29.07.2024 for recovery of Rs.71,94,203.19 (less recovery, if any) due to IDBI Bank from M/s Virk Spintex, Ms. Jagdeep Kaur, Mr. Saravjeet Singh, Mr. Manpreet Singh and Ms. Paramjeet Kaur. The reserve price will be Rs. 1,11,72,000/- and the earnest deposit will be Rs. 11,17,200/- The details whereof are in the table below:									
Sr. No.	Name of Borrower/Co-Borrower/ Guarantor/Mortgagor	Description of the Immovable Secured Assets	Outstanding Amount Mentioned therein	Date of Demand Notice	Date & Time of E-Auction	Reserve Price		Details of Account in which EMD is to be deposited through RTGS/NEFT & IFSC Code	Name of Contract No. of Authorised Officer/Nodal Officer
						Earnest Money Deposit (EMD)			
1.	1. M/s Virk Spintex (Borrower) Add: H.No. 217, Awas Vikas I st , Tehsil and Distt.- Amroha (U.P.) - 244221 2. Mrs. Jagdeep Kaur W/o Manpreet Singh (Borrower) Sole Proprietor- M/s Virk Spintex Add : H.No. 217, Awas Vikas I st , Tehsil and Distt.- Amroha (U.P.) - 244221 3. Mr. Saravjeet Singh S/o Kashmir Singh (Borrower) Add :: 89/1, Awas Vikas Colony, Prathma Bank wali gali, Mandaiya Kamruddeen, Tehsil and Distt.- Amroha (U.P.) - 244221 4. Mr. Manpreet Singh S/o Satnam Singh (Mortgagor & Guarantor) Add : H.No. 217, Awas Vikas I st , Tehsil and Distt.- Amroha (U.P.) - 244221 5. Mrs. Paramjeet Kaur W/o Satnam Singh (Mortgagor & Guarantor) Add : H.No. 217, Awas Vikas I st , Tehsil and Distt.- Amroha (U.P.) - 244221	All that piece and parcel of immovable property situated at Khasra No: 76, Village Fazalpur, Mandi Samiti Road, Near Power House, Tehsil & Distt.- Amroha-244221 (U.P.). Area- 3990.00 sq. mtrs., (In the name of Manpreet Singh S/o Satnam Singh & Paramjeet Kaur W/o Satnam Singh) Bounded as: On the East by : Pty/Khet of Jugender Singh and Chaman Singh, On the West by: Pty/Khet of Amar Singh and Anup Singh, On the North by: Pty/Khet of Vimla and Pramod Devi & Chaman Singh, On the South by: Pvt Passage thereafter main road Mandi Samiti and property of Puran Singh, Nahar Singh, Kamal Singh, Vijender Singh, Kallu Singh and Smt. Kalawati together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.	Rs. 55,07,243.63 + Int. & Other charges A/c of (M/s Virk Spintex)	29.12.2021 (M/s Virk Spintex)	29.07.2024 from 11:00 A.M. - 12:00 Noon	Reserve Price Rs. 1,11,72,000/-	EMD amount Rs. 11,17,200/-	IDBI Bank Ltd. A/c No. 100234915010026 (RR Receipt pending for Appropriation account). IFSC Code : IBKL0001002	Shri Prakash Chandra Pandey 7900633427 Shri Birander Janganggi 8527656632 Shri Jitender Singh Nimi 9634234576
			Rs. 16,86,959.56 + Int. & Other charges (A/c of (Mr. Saravjeet Singh))	20.06.2022 (Mr. Saravjeet Singh)					
Last Date of Deposit of EMD- 26.07.2024, Date & Time of Inspection of Property- 22.07.2024 from 11:00am to 4:00pm, Incremental Bidding- Rs.10,000/-									
BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: (1) The sale is strictly subject to the terms & conditions given in this advertisement and in the "Bid Document". Bid Document can be obtained from any of our offices, on all working days or downloaded from IDBI's website i.e. www.idbi.com and also at https://www.bankeauction.com (2) The sale would be on e-auction platform at Website- https://www.bankeauctions.com through E-auction service provider Mithalesh Kumar - Assistant Manager, C1 India Pvt. Ltd., www.c1india.com Plot No. 68, 3rd Floor, Sector-44, Gurgaon- 122003, Haryana. E-mail: mithalesh.kumar@c1india.com , Mobile: +91-7080804466, Direct : 0124-4302000 (3) The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel the auction at anytime without assigning any reason whatsoever and his decision in this regard shall be final. (4) 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 (5) In case of default in depositing the 25% bid amount immediately or balance 75% of the bid amount within the prescribed period, the amount already deposited will be forfeited and secured assets will be resold (6) All statutory dues/attendant charges /other dues including registration charges, stamp duty, taxes extra shall be borne by the purchaser. For further details and complete Terms and Conditions, please visit www.idbi.com and/or contact the Nodal officers/Authorized Officers mentioned above against each property. The Borrowers & Guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and costs.									
Date: 09.07.2024		Place- Amroha		Authorized Officer, IDBI Bank Ltd.					

 IDBI BANK <small>CIN-L65190MH2004GOI148838</small>		पंजीकृत कार्यालय : आईडीबीआई टावर, इन्फ्यूटीसी कॉम्प्लेक्स, कफ फेड, मुंबई क्षेत्रीय कार्यालय : दिल्ली रोड, मझोला चौक धर्मकांटा के सामने, मुतादाबाद (उ.प्र.) - 244001		अचल सम्पत्ति की बिक्री हेतु बिक्री सूचना				
प्रतिभूति हित (प्रवर्तन) नियम 2002 के नियम 8(6) के प्रावधान के साथ पठित, वित्तीय सम्पत्तियों के प्रतिभूतिकरण और पुनर्निर्माण और प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के तहत अचल सम्पत्तियों की बिक्री के लिए ई-नीलामी बिक्री सूचना								
सर्वसाधारण को सामान्य रूप से तथा ऋणी(यों) व जमानतकर्ता(ओं) को विशेष रूप से सूचित किया जाता है कि निम्न वर्णित अचल सम्पत्तियों/प्रतिभूत आस्तियों जमानती लेनदार (आईडीबीआई बैंक) के पास बंधक/प्रभारित हैं। मेसर्स विर्क सिन्टेक्स, सुश्री जगदीप कौर, श्री सरवजीत सिंह, श्री मनप्रीत सिंह और सुश्री परमजीत कौर से आईडीबीआई बैंक को देय रु. 71,94,203.19 की वसूली हेतु आईडीबीआई बैंक के प्राधिकृत अधिकारी द्वारा उक्त अचल सम्पत्तियों/प्रतिभूति आस्तियों को रचनात्मक/भौतिक रूप से कब्जे में लिए जाने के पश्चात दिनांक 29.07.2024 को "जो है, जैसा है" एवं "जहाँ है जैसा है" के आधार पर बिक्री की जाएगी। आरक्षित मूल्य 1,11,72,000/- रुपये और बयाना राशि 11,17,200/- रुपये होगी, जिसका विवरण नीचे दी गई तालिका में है :-								
क्र. सं.	ऋणी/सह-ऋणी/जमानतकर्ता/बंधककर्ता के नाम	अचल प्रतिभूति आस्तियों का विवरण	उसमें उल्लिखित बकाया राशि	हिमांड नोटिस दिनांक	ई-नीलामी की तिथि एवं समय	आरक्षित मूल्य बयाना जमा राशि (ईएमडी)	खाते का विवरण ईएमडी राशि जमा करने हेतु	प्राधिकृत अधिकारी का नाम व सम्पर्क नं.
1.	1. मेसर्स विर्क सिन्टेक्स (ऋणी), पता : म.नं. 217, आवास विकास प्रथम, तहसील व जिला-अमरोहा (उ.प्र.) - 244221 2. श्रीमती जगदीप कौर परमजीत सिंह (ऋणी) सोल प्रोप्राइटर- मेसर्स विर्क सिन्टेक्स पता : म.नं. 217, आवास विकास प्रथम, तहसील व जिला-अमरोहा (उ.प्र.) - 244221 3. श्री सरवजीत सिंह पुत्र कर्णवीर सिंह (ऋणी) पता : म.नं. 89/1, आवास विकास कॉलोनी, प्रथमा बैंक वाली गली, मनईय्या कमरुद्दीन, तहसील व जिला-अमरोहा (उ.प्र.) - 244221 4. श्री मनप्रीत सिंह पुत्र सतनाम सिंह (बंधककर्ता व जमानतकर्ता) पता : म.नं. 217, आवास विकास प्रथम, तहसील व जिला-अमरोहा (उ.प्र.) - 244221 5. श्रीमती परमजीत कौर परमजीत सिंह (बंधककर्ता व जमानतकर्ता) पता : म.नं. 217, आवास विकास प्रथम, तहसील व जिला-अमरोहा (उ.प्र.) - 244221	अचल सम्पत्ति के सभी भाग व खण्ड स्थित खसरा नं. 76, ग्राम-फजलपुर, मण्डी समिति रोड, निकट पावर हाउस, तहसील व जिला-अमरोहा (उ.प्र.)- 244221 क्षेत्रफल- 3990.00 वर्गमी. (मनप्रीत सिंह पुत्र सतनाम सिंह एवं परमजीत कौर परमजीत सिंह के नाम) चीहददी- पुरम- सम्पति/खेत जुगिन्दर सिंह व चमन सिंह, परिवार- सम्पति/खेत अमर सिंह व अनूप सिंह, उत्तर - सम्पति/खेत विगला व प्रमोद देवी एवं चमन सिंह दक्षिण- निजी शरत्ता तल्पचात मेन रोड मण्डी समिति एवं पूरन सिंह, नाहर सिंह, कमल सिंह, विजेन्द्र सिंह, कल्लू सिंह एवं श्रीमती कलावती की सम्पति, उक्त पर सभी संरचना व निर्माण तथा धरातल पर जुड़े सभी यन्त्र व संबंध और धरती के साथ स्थायी रूप से बंधी सामग्री सहित।	रु. 55,07,243.63 + ब्याज व अन्य प्रभार खता (मेसर्स विर्क सिन्टेक्स) रु. 16,86,959.56/- + ब्याज व अन्य प्रभार खता (श्री सरवजीत सिंह)	29.12.2021 मेसर्स विर्क सिन्टेक्स 20.06.2022 श्री सरवजीत सिंह	दिनांक 29.07.2024 को पूर्वाह्न 11:00 बजे से अपराह्न 12:00 बजे तक	आरक्षित मूल्य रु. 1,11,72,000/- ईएमडी रु. 11,17,200/-	आईडीबीआई बैंक लिमिटेड खाता नं. 100234915010026 (विनियोग खाते के लिए अर.अर. रसीद लम्बित) आईएफएससी कोड IBKL0001002	श्री प्रकाश चन्द्र पाण्डेव 7900633427 श्री बिरेंदर जंगपागी 8527656632 श्री जितेंद्र सिंह निमी 9634234576
ईएमडी जमा करने की अंतिम तिथि- 26.07.2024, सम्पत्ति के निरीक्षण की तिथि एवं समय- 22.07.2024 पूर्वाह्न 11:00 बजे से सायं 4:00 बजे तक, वृद्धिशील बोली- रु. 10,000/- ई-नीलामी बिक्री की संक्षिप्त नियम व शर्तें :- 1. बिक्री खसरी से इस विज्ञापन और "बोली दस्तावेज" में दिए गए नियमों और शर्तों के अधीन होगी, बोली दस्तावेज हमारे किसी भी कार्यालय से सभी कार्यदिवसों पर प्राप्त किया जा सकता है या आईडीबीआई की वेबसाइट यानी www.idbi.com या https://www.bankauctions.com से भी डाउनलोड किया जा सकता है। 2. बिक्री वेबसाइट पर ई-नीलामी प्लेटफॉर्म पर होगी- https://www.bankauctions.com ई-नीलामी सेवाप्रदाता मिथलेश कुमार, सहायक प्रबंधक के माध्यम से - तौ-1 इण्डिया प्रा. लि., www.cindia.com , प्लॉट नं. 68, तीसरी मंजिल, सेक्टर-44, गुडगाँव-122003, हरियाणा, ई-मेल : mitalesh.kumar@cindia.com , मोबाइल : +91-7080804486, डायरेक्ट : 0124-4302000। 3. प्राधिकृत अधिकारी के पास किसी भी बोली को स्वीकार करने या स्वीकार्य न पाए जाने पर सभी बोलियों को अस्वीकार करने या बिना कोई कारण बताए किसी भी समय नीलामी को स्थगित/रद्द करने का अधिकार सुरक्षित है और इस सम्बन्ध में उत्तका निर्णय अन्तिम होगा। 4. सफल बोली लगाने वाले को बिक्री की पुष्टि के समय बिक्री मूल्य का 25% (जमा की गई ईएमडी की राशि घटाकर) जमा करना होगा। बिक्री मूल्य की शेष राशि का मुगलान बिक्री की पुष्टि के 15 दिनों के भीतर या एओ द्वारा सहमत किस्तारित अवधि के भीतर किया जाएगा। निर्धारित अवधि में शेष राशि जमा न करने की स्थिति में बयाना राशि सहित जमा राशि जब कर ली जाएगी। 5. बोली राशि का 25% सुरन्त जमा करने या निर्धारित अवधि के भीतर बोली राशि का 75% जमा करने में घूक होने की स्थिति में, पहले से जमा की गई राशि जब कर ली जाएगी और प्रतिभूत सम्पत्ति फिर से बेच दी जाएगी। 6. सभी वैधानिक बकाया/परिचर शुल्क/पंजीकरण शुल्क, स्टाप्प शुल्क, अतिरिक्त कर सहित अन्य बकाया क्रेता द्वारा वहन किया जाएगा। अधिक जानकारी एवं पूर्ण नियम और शर्तों के लिए, कृपया www.idbi.com पर जाएं और/या प्रत्येक सम्पत्ति के लिए ऊपर उल्लिखित नोडल अधिकारियों/प्राधिकृत अधिकारियों से संपर्क करें। उधारकर्ताओं और गारंटर्स को ई-नीलामी की तारीख से पहले अद्यतन ब्याज और सहायक खर्चों के साथ ऊपर उल्लिखित राशि का मुगलान करने के लिए सूचित किया जाता है, अन्यथा सम्पत्ति की नीलामी/बिक्री की जाएगी और शेष बकाया, यदि कोई हो, ब्याज और लागत के साथ वसूल किया जाएगा।								
दिनांक : 09.07.2024		स्थान : अमरोहा		प्राधिकृत अधिकारी, आईडीबीआई बैंक लि.				

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 notice dated **29.12.2021** and Regional Office at IDBI Bank, Moradabad issued a notice dated **20.06.2022** 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 **M/s Virk Spintex -Proprietor Ms Jagdeep Kaur W/O Manpreet Singh and Mr Saravjeet Singh S/O Kashmir Singh , with 2 Mortgagors (i) Mr Manpreet Singh , (ii) Ms Paramjeet Kaur** , to repay the amount mentioned in the said notices being **Rs.55,07,243.63/-** and **Rs.16,86,959.56/-** respectively together with further interest and other expenses/costs thereon from **01.06.2021, 31.12.2021** for different accounts (as mentioned in demand notice) 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 owned jointly by **Mr.Manpreet Singh and Ms Paramjeet Kaur** , have been mortgaged to IDBI Bank as security in case of Borrowers M/s. Virk Spintex Proprietor Ms Jagdeep Kaur and Mr Saravjeet Singh 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 04.03.2022 & 28.11.2022 respectively. 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 (Plot) in one lots and is mentioned hereinafter.

III. BRIEF DESCRIPTION OF SECURED ASSETS

Sr	Property Owner Name	Brief Description of Properties								
1	<p>Property owned</p> <p>M/s Virk Spintex (Borrower)</p> <p>Ms Jagdeep Kaur W/O Manpreet Singh (Proprietor& Borrower)</p> <p>Mr Saravjeet Singh S/O Kashmir Singh (Borrower)</p> <p>Mr Manpreet Singh (Mortgagor & Guarantor)</p> <p>Ms Paramjeet Kaur (Mortgagor & Guarantor)</p>	<p>All That Piece and Parcel of Immovable Property situated at khasra no:76 Village fazalpur, mandi Samiti Road, near power house, tehsil & district Amroha – 244221 (UP),Area 3990.00 sq.mtrs,(In the name of Manpreet singh S/O Satnam singh & Paramjeet Kaur W/O Satnam Singh)</p> <p>Bounded as :</p> <table border="1" data-bbox="511 514 1469 724"> <tr> <td data-bbox="511 514 755 556">On the east by :</td> <td data-bbox="755 514 1469 556">Pty/khet of Jugender singh and chaman singh</td> </tr> <tr> <td data-bbox="511 556 755 598">On the west by :</td> <td data-bbox="755 556 1469 598">Pty/ Khet of Amar Singh and Anup Singh</td> </tr> <tr> <td data-bbox="511 598 755 640">On the North by:</td> <td data-bbox="755 598 1469 640">Pty/khet of Vimla and Pramod Devi & Chaman Singh</td> </tr> <tr> <td data-bbox="511 640 755 724">On the South by :</td> <td data-bbox="755 640 1469 724">Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati</td> </tr> </table>	On the east by :	Pty/khet of Jugender singh and chaman singh	On the west by :	Pty/ Khet of Amar Singh and Anup Singh	On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh	On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati
On the east by :	Pty/khet of Jugender singh and chaman singh									
On the west by :	Pty/ Khet of Amar Singh and Anup Singh									
On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh									
On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati									

IV. 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 " <i>As is where is</i> ", " <i>As is what is and whatever there is</i> " and " <i>without recourse</i> " basis.														
2.	<p>Issue of Tender / Offer / Bid Document</p> <p>The Tender Document along with Offer Form is distributed from 18.07.2024 to 26.07.2024 for the property mentioned at Sr. No 01 on any working day (except Bank Holiday) between 10.00 am and 4.00 pm and can be obtained from Shri Jitender Singh Nimi, DGM, IDBI Bank Ltd., Retail Recovery Delhi Road, Majhola Chowk, opp. Dharamkanta, Moradabad Pin – 244001 Uttar Pradesh. The bid document can also be downloaded from IDBI website www.idbi.com or www.bankeauctions.com</p>														
3.	<p><u>Reserve Price and Earnest Money Deposit (EMD)</u></p> <table border="1" data-bbox="248 926 1505 1787"> <thead> <tr> <th data-bbox="248 926 1136 1031">Description of Property.</th> <th data-bbox="1136 926 1328 1031">Reserve Price</th> <th data-bbox="1328 926 1505 1031">Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td data-bbox="248 1031 1136 1787"> <p>Lot 1 – Unit Property</p> <p>All That Piece and Parcel of Immovable Property situated at khasra no:76 Village fazalpur, Mandi Samiti Road , Near power house, tehsil & district Amroha – 244221 (UP), Area 3990.00 sq.mtrs, (In the name of Manpreet singh S/O Satnam singh & Paramjeet Kaur W/O Satnam Singh)</p> <p>Bounded as :</p> <table border="1" data-bbox="261 1367 1114 1682"> <tr> <td data-bbox="261 1367 410 1440">On the east by :</td> <td data-bbox="410 1367 1114 1440">Pty/khet of Jugender singh and chaman singh</td> </tr> <tr> <td data-bbox="261 1440 410 1507">On the west by :</td> <td data-bbox="410 1440 1114 1507">Pty/ Khet of Amar Singh and Anup Singh</td> </tr> <tr> <td data-bbox="261 1507 410 1577">On the North by:</td> <td data-bbox="410 1507 1114 1577">Pty/khet of Vimla and Pramod Devi & Chaman Singh</td> </tr> <tr> <td data-bbox="261 1577 410 1682">On the South by :</td> <td data-bbox="410 1577 1114 1682">Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati</td> </tr> </table> <p><i>“As is where is”, “As is what is and whatever there is” and “without recourse”</i> basis.</p> </td> <td data-bbox="1136 1031 1328 1787">Rs 1,11,72,000/-</td> <td data-bbox="1328 1031 1505 1787">Rs 11,17,200/-</td> </tr> </tbody> </table>	Description of Property.	Reserve Price	Earnest Money Deposit	<p>Lot 1 – Unit Property</p> <p>All That Piece and Parcel of Immovable Property situated at khasra no:76 Village fazalpur, Mandi Samiti Road , Near power house, tehsil & district Amroha – 244221 (UP), Area 3990.00 sq.mtrs, (In the name of Manpreet singh S/O Satnam singh & Paramjeet Kaur W/O Satnam Singh)</p> <p>Bounded as :</p> <table border="1" data-bbox="261 1367 1114 1682"> <tr> <td data-bbox="261 1367 410 1440">On the east by :</td> <td data-bbox="410 1367 1114 1440">Pty/khet of Jugender singh and chaman singh</td> </tr> <tr> <td data-bbox="261 1440 410 1507">On the west by :</td> <td data-bbox="410 1440 1114 1507">Pty/ Khet of Amar Singh and Anup Singh</td> </tr> <tr> <td data-bbox="261 1507 410 1577">On the North by:</td> <td data-bbox="410 1507 1114 1577">Pty/khet of Vimla and Pramod Devi & Chaman Singh</td> </tr> <tr> <td data-bbox="261 1577 410 1682">On the South by :</td> <td data-bbox="410 1577 1114 1682">Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati</td> </tr> </table> <p><i>“As is where is”, “As is what is and whatever there is” and “without recourse”</i> basis.</p>	On the east by :	Pty/khet of Jugender singh and chaman singh	On the west by :	Pty/ Khet of Amar Singh and Anup Singh	On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh	On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati	Rs 1,11,72,000/-	Rs 11,17,200/-
Description of Property.	Reserve Price	Earnest Money Deposit													
<p>Lot 1 – Unit Property</p> <p>All That Piece and Parcel of Immovable Property situated at khasra no:76 Village fazalpur, Mandi Samiti Road , Near power house, tehsil & district Amroha – 244221 (UP), Area 3990.00 sq.mtrs, (In the name of Manpreet singh S/O Satnam singh & Paramjeet Kaur W/O Satnam Singh)</p> <p>Bounded as :</p> <table border="1" data-bbox="261 1367 1114 1682"> <tr> <td data-bbox="261 1367 410 1440">On the east by :</td> <td data-bbox="410 1367 1114 1440">Pty/khet of Jugender singh and chaman singh</td> </tr> <tr> <td data-bbox="261 1440 410 1507">On the west by :</td> <td data-bbox="410 1440 1114 1507">Pty/ Khet of Amar Singh and Anup Singh</td> </tr> <tr> <td data-bbox="261 1507 410 1577">On the North by:</td> <td data-bbox="410 1507 1114 1577">Pty/khet of Vimla and Pramod Devi & Chaman Singh</td> </tr> <tr> <td data-bbox="261 1577 410 1682">On the South by :</td> <td data-bbox="410 1577 1114 1682">Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati</td> </tr> </table> <p><i>“As is where is”, “As is what is and whatever there is” and “without recourse”</i> basis.</p>	On the east by :	Pty/khet of Jugender singh and chaman singh	On the west by :	Pty/ Khet of Amar Singh and Anup Singh	On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh	On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati	Rs 1,11,72,000/-	Rs 11,17,200/-					
On the east by :	Pty/khet of Jugender singh and chaman singh														
On the west by :	Pty/ Khet of Amar Singh and Anup Singh														
On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh														
On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh , Kallu Singh and Smt Kalawati														
4.	The sale of Secured Asset is on " <i>As is where is</i> ", " <i>As is what is and whatever there is</i> " and " <i>without recourse</i> " 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														

	<p>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. This is also to note that since the original Deed is covering sale-purchase transaction of plot to be auctioned hence the original document shall not be handed over to the successful bidder and will be retained by bank, and only photocopy of Chain Deed / Earlier Sale Deeds will be handed over to the bidder and bank will issue sale certificate for these plots only to the successful bidder. Also this is made clear that the property is open plot and the construction of the boundary thereon 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 M/s Virk Spintex, Ms Jagdeep Kaur , Ms Sarvjeet Singh, Mr Manpreet Singh & Ms Paramjeet Kaur 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.</p>
5.	<p><u>Inspection of Assets: -</u> The interested parties may inspect the assets at their own cost during business hours on 22.07.2024 and may contact Mr. Prakash Chandra Pandey / Mr Birander Jangpangi (Mobile no:7900633427 / 8527656632) of IDBI Bank during business hours from 11.00 AM to 4.00 PM .</p>
6.	<p><u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually verifies or not.</p>
7.	<p>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 abutments of the assets / properties and that the bidder concurs or otherwise admits the identity of the assets / properties purchased by him / her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.</p>
8.	<p>The Bidder shall not be entitled to receive re-imbusement 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.</p>

9.	<p><u>Submission of Tender / Offer</u></p> <p>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.</p> <p>The Formats for submission of Profile of the bidder are given in Chapter VI and VII respectively of this Tender Documents.</p> <p>The format Chapter VI is for Individuals and</p> <p>The format Chapter VII is Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
10.	<p>The Tender / Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
11.	<p>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.</p>
12.	<p>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.</p>
13.	<p>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.</p>
14.	<p><u>Last date for submission of Tender / Offer / Bid Document</u></p> <p>Interested parties may obtain and submit the Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri Jitender Singh Nimi , DGM, Retail Recovery, IDBI Bank Delhi Road, Majhola Chowk, opp, Dharamkanta, Moradabad Pin: 244001 Uttar Pradesh from 18.07.2024 to 26.07.2024 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 /</p> <p style="text-align: center;">Pay Order drawn in favour of</p> <p style="text-align: center;">"IDBI Bank Ltd</p> <p style="text-align: center;">payable at Par issued by any Nationalised Bank / Scheduled Bank</p> <p style="text-align: center;">as Earnest Money Deposit (EMD), which shall be super scribed</p> <p style="text-align: center;">“EMD For - A/c- IDBI Bank Ltd</p> <p style="text-align: center;">A/C – IDBI Bank Ltd</p> <p style="text-align: center;">and the other sealed cover containing the Bid Document superscribed</p>

“Bid Document – Virk Spintex ”

Alternately, the EMD amount may be paid by RTGS/NEFT in favour of IDBI Bank Ltd., Amroha Branch (IFSC Code : **IBKL0001002**) to **Account No. 100234915010026.**

The duly filled tender form should be submitted on or before 26.07.2024 upto 4.00 pm on the above address.

- 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 Mithlesh kumar –Assistant Manager, C1 India Pvt Ltd should register themselves by following the procedure mentioned at the website: www.bankeauctions.com
2. The participants / intending purchasers are necessarily required to submit following documents / papers for registration to Mr Mithalesh Kumar – Assistant Manager , 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 Mithalesh Kumar (e-mail) – Mithalesh.kumar@c1india.com , Mob. +91-7080804466 or Shri Prakash Chandra Pandey Mob.7900633427 (e-mail) prakash.pandey@idbi.co.in, Shri Birander Jangpangi Mob.8527656632 (e-mail) Birander.pangi@idbi.co.in or Shri Jitender Singh Nimi Mob 9634234576 (e-mail) Js.nimi@idbi.co.in,

For queries during the live auction: Auction Room : Shri Mithalesh Kumar (e-mail) – Mithalesh.kumar@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.
17.	<p>The e- auction day 29.07.2024 for property mentioned at Sr. No. 01. The E-auction would be held from 11.00 AM to 12.00 Noon</p> <p>The auction would be held with unlimited extensions, of 10 minutes each, beyond 12.00 pm, if required, on E-auction platform at website: 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.</p> <p><u>Increase in Bid Amount:</u></p> <p>It may be noted that increase in bid amount, if any, during the E-auction period shall be made as under.</p> <p>In case of Lot 1 – Unit Property</p> <p>In multiples of Rs.10,000/- (<u>Rupees Ten Thousand only</u>)</p> <p>Increase in bid amount below Rs.10,000/- will be rejected.</p> <p>bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
18.	<p>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.</p>
19.	<p><u>Payment of Sale Price</u></p> <p>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) at the time of confirmation of sale.</p> <p>The balance amount of the sale price will have to be paid within 15 days of the confirmation of sale or such extended period as may be agreed to by the AO.</p> <p>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. payable at Par issued by any Scheduled Bank or by way of NEFT/RTGS in favor of Account No. 100234915010026. IFSC Code: IBKL0001002, Bank Name: IDBI Bank Ltd. Amroha, Branch or such extended period as may be agreed upon in writing between the successful bidder and the AO.</p>
20.	<p>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.</p>
21.	<p>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.</p>

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.
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.	<p><u>General Terms and Conditions</u></p> <p>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.</p>

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/Offeres 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.	<p><u>Jurisdiction</u></p> <p>All disputes arising amongst the parties shall be adjudicated according to Indian Laws and the Hon'ble Debt Recovery Tribunal (DRT) having territorial jurisdiction will only entertain / adjudicate such disputes.</p>
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 the Hon'ble DRT having territorial jurisdiction.
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.	<p>Bidder (s) must ensure the following while submitting the tender:</p> <ul style="list-style-type: none"> • 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 **Mr Manpreet Singh & Ms Paramjeet Kaur i.e. Mortgagors** , mortgaged to IDBI Bank in case of **M/s Virk Spintex Proprietor Ms Jagdeep Kaur & Mr Saravjeet Singh (Borrowers) through E-Auction Process.**

Property Description										
Sr	Borrower details	Brief Description of Properties								
1	Property owned M/s Virk Spintex (borrower) Ms Jagdeep Kaur W/O Manpreet Singh (borrower) Mr Saravjeet Singh S/O Kashmir Singh (borrower) Mr Manpreet Singh (Mortgagor & Guarantor) Ms Paramjeet Kaur (Mortgagor & Guarantor)	All That Piece and Parcel of Immovable Property situated at khasra no:76 Villages fazalpur, mandi Samiti Road , near power house, tehsil & district Amroha – 244221 (UP),Area 3990.00 sq.mtrs,(In the name of Manpreet singh S/O Satnam singh & Paramjeet Kaur W/O Satnam Singh) Bounded as : <table border="1"> <tr> <td>On the east by :</td> <td>Pty/khet of Jugender singh and chaman singh</td> </tr> <tr> <td>On the west by :</td> <td>Pty/ Khet of Amar Singh and Anup Singh</td> </tr> <tr> <td>On the North by:</td> <td>Pty/khet of Vimla and Pramod Devi & Chaman Singh</td> </tr> <tr> <td>On the South by :</td> <td>Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh ,Vijender Singh, Kallu Singh and Smt Kalawati</td> </tr> </table> <i>“As is where is”, “As is what is and whatever there is” and “without recourse”</i> basis	On the east by :	Pty/khet of Jugender singh and chaman singh	On the west by :	Pty/ Khet of Amar Singh and Anup Singh	On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh	On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh ,Vijender Singh, Kallu Singh and Smt Kalawati
On the east by :	Pty/khet of Jugender singh and chaman singh									
On the west by :	Pty/ Khet of Amar Singh and Anup Singh									
On the North by:	Pty/khet of Vimla and Pramod Devi & Chaman Singh									
On the South by :	Pvt Passage thereafter main road mandi Samiti and property of Puran singh , Nahar singh , Kamal singh ,Vijender Singh, Kallu Singh and Smt Kalawati									
2	Issue of Bid / Offer Document	: The Tender / Offer Document can be obtained from Shri Jitender Singh Nimi , DGM, IDBI Bank Ltd., Retail Recovery, Delhi Road, Majhola Chowk opp Dharamkanta Moradabad Pin 244001, from 18.07.2024 to 26.07.2024 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 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	: 26.07.2024 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								

		<p>Website: www.bankeauctions.com</p> <p>Date: 29.07.2024 for property mentioned at Sr. No. 01</p> <p>Time: 11.00 am to 12.00 Noon with unlimited extensions of 10 minutes each beyond 12.00 pm, if required.</p>
6	Increase in Bid Amount	<p>In case of Lot 1 –Plot</p> <p>In multiples of Rs.10,000/- (<u>Rupees Ten Thousand only</u>)</p> <p>Increase in bid amount below Rs.10,000 /- will be rejected.</p>
7	Date of Inspection	<p>The interested parties may inspect the assets at their own cost during business hours on 22.07.2024 and may contact Mr. Prakash Chandra Pandey / Mr Birander Jangpangi (Mobile no:7900633427 / 8527656632) of IDBI Bank during business hours from 11.00 AM to 4.00 PM .</p>

IMPORTANT DATES:

Sale of Bid / Tender document	18.07.2024 to 26.07.2024
Date of Property Inspection	22.07.2024
Last Date of submission of Bid along with EMD	26.07.2024 up to 4 Pm
Date of E –auction	29.07.2024
Time of E-auction	11:00 AM to 12:00 Noon

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

For purchase of secured assets / property

TENDER / OFFER FORM FOR PURCHASE OF SECURED ASSETS / PROPERTY OF
Mr Manpreet Singh & Ms Paramjeet Kaur i.e. Mortgagors , mortgaged to IDBI Bank in case of
M/s Virk Spintex Proprietor Ms Jagdeep Kaur & Mr Saravjeet Singh (Borrowers) through
E-Auction Process.

Bidding for – Lot 1 – Plot**(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 :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER**COMPANY / PARTNERSHIP / PROPRIETORSHIP**

For purchase of secured assets / property
of Mr Manpreet Singh & Ms Paramjeet Kaur i.e. Mortgagors , mortgaged in case of
 Borrowers **M/s Virk Spintex Ms Jagdeep Kaur (Proprietor) & Mr Saravjeet Singh through E-
 Auction Process.**

Bidding for – Lot 1 – unit Plot***(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.

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 Bid / Offer)

To,
Shri _____,
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,

Sir,

Sale of Secured Asset / Property of Mr. Manpreet Singh and Ms. Paramjeet kaur (Mortgagors) in the case of Borrowers **M/s. Virk Spintex, Ms Jagdeep Kaur (Proprietor) and Mr Sarvjeet singh.**

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 Borrowers **Ms Jagdeep Kaur (Proprietor) and Mr Sarvjeet singh , Mortgagors- Mr Manpreet Singh and Ms Paramjeet Kaur** mortgaged in case of 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

Tender/Offer/Bid- document
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 _____ 2024

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 :