

The Authorized Officer (AO)

Of

IDBI BANK LIMITED

(CIN: L65190MH2004GOI148838)

IDBI Bank

**IDBI Bank Ltd, RBG, Regional Office,
Chh Sambhaninagar Renuka Complex, H.No. 5-6-15,
CTS No. 17325, 2nd Floor, Opp. Sant Eknath Rangmandir,
Chh. Sambhajinagar Pin: 431005 [Maharashtra](#)**

BID/TENDER DOCUMENT

For

Sale of Secured Assets

Mortgaged in case of NPA Borrower

M/s Paadcon Infrastructure Private Ltd.

(Director: Mr. Prabhakar Ambadasrao Deshmukh & Mr. Ratnakar Ambadasrao Deshmukh & Mr. Sudhakar Ambadasrao Deshmukh)

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 Ltd, RBG, Regional Office, Ch. Sambhajinagar
Renuka Complex, H.No. 5-6-15, CTS No. 17325,
2nd Floor, Opp. Sant Eknath Rangmandir, Ch. Sambhajinagar Pin :431005 (MH)

SALE NOTICE

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

The reserve price and earnest money deposit will be as under:

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 Borrower(s) and Guarantor(s) that the below described immovable & movable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of **IDBI Bank Ltd.**, Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on dated **29/07/2024** for recovery of Rs. **2,02,31,864.89/-** (Rupees Two Crore, Two Lakhs Thirty One Thousand Eight Hundred Sixty Four and Eighty Nine Paise Only) + unapplied interest and expenses due to **IDBI Bank Ltd.**, Secured Creditor from **M/s Paadcon Infrastructure Private Limited.**

DESCRIPTION OF IMMOVABLE PROPERTIES

Description of properties mortgaged	Reserve Price (Rs.in Lakh)	EMD (Rs. in Lakh)
Owned and mortgaged by Mrs. Mangalabai Ambadasrao Deshmukh - All that part and parcel of the Residential property situated at S.No.57, CTS No. 2018, New House No. 20/8, T. P. S. Road, Shivaji Chowk, Parali Vaijinath, Tal. - Parali Vaijinath, Dist. - Beed - 431515, admeasuring Plot Area 334.62 Sq. M. and built-up area 167.29 Sq. m Type of Property : Residential property	71.00	7.10

IMPORTANT DATES

Sale of Bid / Tender Document : 12/07/2024 to 26/07/2024

Date of Property Inspection : 26/07/2024, 11 am to 4 pm

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 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 Chokha Ubale** (e-mail) - manoj.ubale@idbi.co.in Mob. 8983317711 or **Shri. Prafulla Bhaskar Dhargave** (e-mail) prafulla.dhargave@idbi.co.in Mob - 9892927076 or **Shri. Amit Agnihotri** (email) - amit.agnihotri@idbi.co.in Mob. 8817361833 or **Shri. Sachin Kadam** (email) - sachin.kadam@idbi.co.in Mob 8983000081

For E-auction support, please contact **Miss. B. M. Sushmitha**, Mobile No. 8951944383, Landline: 080-40482100; Email id: sushmitha.b@antaressystems.com and also to **Marina Josephine Jacob** Mob: 9686196751 Email id: marina.j@antaressystems.com

Date: 12/07/2024

Place: Chh. Sambhajinagar

Sd/-
Authorized Officer
IDBI Bank



आयडीबीआय बँक लि., आरजीबी प्रादेशिक कार्यालय, छ. संभाजीनगर
रेणुका कॉम्प्लेक्स, एच.नं.५-६-१५, सीटीएस नं.१७३२५,
दुसरा मजला, संत एकनाथ रंगमंदिर समोर, छ. संभाजीनगर : ४३१००५ (महा.)

विक्री सूचना

स्थावर मालमत्तेच्या विक्रीसाठी सार्वजनिक सूचना परिशिष्ट IV-A (नियम ८(६) मधील तरतूद पहा)

सुरक्षा व्याज (अंमलबजावणी) नियम, २००२ च्या नियम ८(६) च्या तरतुदीसह वाचण्यात येणाऱ्या सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनेन्शियल असेट्स अँड इन्फोर्समेंट ऑफ सिक्युरिटी इंटररेस्ट अँक्ट, २००२ अंतर्गत अचल मालमत्तेच्या विक्रीसाठी ई-लिलाव विक्री सूचना याद्वारे कर्जदार आणि जामीनदार यांचे कायदेशीर वारस तसेच सर्वसामान्य जनतेस सूचित करण्यात येते की, सुरक्षित धनकोकडे तारण/भास्रस्त असलेल्या खाली नमूद अचल मालमत्तेचा बँक / सुरक्षित धनकोच्या प्राधिकृत अधिकऱ्यांनी भौतिक ताबा घेतलेला असून संबंधित कर्जदार व जामीनदारांकडून बँक / सुरक्षित धनकोस घेणक असलेल्या थकबाकी रकमेच्या वसुलीसाठी खाली नमूद केलेल्या दिनांकास त्यांची दि. २९/०७/२०२४ रोजी यांचे रु. २,०२,३९,८६४.८९/- (रुपये दोन कोटी, दोन लाख एकतीस हजार आठशे चौसष्ट आणि एकोणपन्नास पैसे फक्त) त्यावरील खर्च आणि व्याजासह कर्जदार **मेसर्स पॅडकॉन इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड**. यांच्याकडे 'जशी आहे जेथे आहे', जशी आहे जे काही आहे आणि 'जे काही आहे तेथेच आहे, या तत्त्वावर विक्री करण्यात येईल. आणि बयाणा रकम खाली नमूद करण्यात आलेली आहे.

स्थावर मालमत्तेचे वर्णन

गहाण ठेवलेल्या मालमत्तेचे वर्णन	राखीव किंमत (रु. लाख)	ईएमडी (रु. लाख)
श्रीमती मंगलाबाई अंबादासराव देशमुख यांच्या निवासी मालकीचे आणि गहाण ठेवलेले - स्थावर मालमत्तेचा सर्व भाग आणि पार्सल ज्या मध्ये सर्व्हे नं. ५७, सिटीएस क्र. २०१८, नवीन घर क्र. २०/८, टी.पी.एस. रोड, शिवाजी चौक, परळी वैजिनाथ, ता. परळी वैजिनाथ, जि. बीड - ४३१५१५, प्लॉटचे क्षेत्रफळ ३३४.६२ स्क्वे.मी. आणि बिल्ट-अप क्षेत्र १६७.२९ स्क्वे.मी. मालमत्तेचा प्रकार: निवासी मालमत्ता.	७९.००	७.१०

महत्त्वपूर्ण तारखा	बोली / निविदा दस्तऐवजाची विक्री : १२/०७/२०२४ ते २६/०७/२०२४
	मालमत्ता तपासणीची तारीख: २६/०७/२०२४, सकाळी ११ ते दुपारी ४.
	ईएमडीसह बोली सादर करण्याची शेवटची तारीख : २६/०७/२०२४ दुपारी ४ वाजेपर्यंत.
	ई-लिलावाची तारीख : २९/०७/२०२४ । ई-लिलावाची वेळ: सकाळी ११:०० ते दुपारी २:००

विक्रीच्या तपशीलवार अटी व शर्तीसाठी कृपया www.bankeauctionwizard.com आणि आयडीबीआय बँकच्या वेबसाईटवर दिलेल्या लिंकचा संदर्भ घ्या, म्हणजे www.idbi.com/www.idbibank.com. कोणत्याही स्पष्टीकरणासाठी, इच्छुक पक्ष संपर्क करू शकतात श्री मनोज चौख्वा उबाळे (ई-मेल) manoj.ubale@idbi.co.in, मो. नं. ८९८३३१७७११ किंवा श्री. प्रफुल्ल भास्कर धारगावे (ई-मेल) prafulla.dhargave@idbi.co.in मो. नं. ९८९२९२७०७६, किंवा श्री. अमित अग्नीहोत्री (ई-मेल) amit.agnihotri@idbi.co.in मो. नं. ८८९७३६१८३३ किंवा श्री. सचिन कदम (ई-मेल) - sachin.kadam@idbi.co.in मो. नं. ८९८३००००८९

ई-लिलावबाबत मदतीसाठी, कृपया मिस बी.एम.सुष्मिता मो. नं. - ८९५१९४४३८३, फोन नं. ०८०-४०४८२१०० ई-मेल sushmitha.b@antaressystems.com यांच्याशी संपर्क साधा, किंवा मरिना जोसेफिन जेकब मो. नं. ९६८६१९६७५९, ई-मेल id:marina.j@antaressystems.com वर देखील संपर्क साधू शकतात.

दिनांक: १२/०७/२०२४
ठिकाण : छ. संभाजीनगर

* स्वैर अनुवाद तफावत असल्यास इंग्रजी ग्राह्य.

सही/-
प्राधिकृत अधिकारी, आडीबीआय बँक

II. INTRODUCTION

IDBI Bank Ltd. (IDBI) having its Head Office at IDBI Tower, Cuffe Parade, Mumbai - 400005 and Zonal Office at IDBI Bank, Nagpur and Regional Office at IDBI Bank, Chh. Sambhajinagar issued a notice dated **October 22, 2021** for the account of **M/s. Paadcon Infrastructure Private Ltd.** under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “the SARFAESI Act”) calling upon **M/s. Paadcon Infrastructure Private Ltd.**

to repay the amount mentioned in the said notice being **Rs.2,00,00,000/- (Rupees Two Crore Rupees Only) & Rs.13,53,928/- (Rupees Thirteen Lakhs Fifty Three Thousand Nine Hundred & Twenty Eight Only) for Working Capital Limit (A/c No. 0480651100003483) & FITL (A/c No. 0480672200000152) respectively as on 01.06.2021 and together with further interest thereon with effect from 01.06.2021** at the contractual rates upon the footing of compound interest until payment/ realization. Though the Borrower/s has been called upon to pay the aforesaid amount, they failed to discharge the liability.

As the properties of **Smt. Mangalabai Ambadasrao Deshmukh (Mortgagor)** 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 possession of immovable properties was taken on **15.02.2024**. The Authorized officer has also got the assets valued after taking possession as required under the SARFAESI Act. The secured assets being put on sale is mentioned at serial no. III hereinafter and referred to as “the Secured Assets”.

The list of secured assets being put on sale is mentioned hereinafter

III. BRIEF DESCRIPTION OF SECURED ASSETS

Property Owner Name	Brief Description of Properties
Name of Mortgager	<u>Smt. Mangalabai Ambadasrao Deshmukh</u>
Description of the security	<p><u>Residential property situated at S.No.57, CS No. 2018, new house no.20/08, TPS road, Shivaji Chowk, Parli (V), plot Area 3600.53 Sq.Ft and construction thereon of 1800.37 Sq. Ft. in the name of Mrs. Mangalabai A. Deshmukh in the state of Maharashtra.</u></p> <p>Bounded:</p> <p>On the North by : 20.0 Ft. Wide Road On the South by : Plot of Mr.Shivcharan Dharmadhikari On the East by : 12.0 Ft. Wide Road On the West by : 12.0 Ft. Wide Road</p>
Area (sq mt.)	Plot Area 334.62 Sq. M. and built-up area 167.29 Sq. m
Type of Property	Residential House Property
Property ID as per CERSAI	Asset ID: 200030642678 Security Interest ID: 400030692414

IV. TERMS AND CONDITIONS

1.	The Authorized Officer (AO) exercising the powers under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets / properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets'), after taking Physical possession of the assets under the provisions of the SARFAESI Act, 2002, and the same are being sold "As is where is", "As is what is and whatever there is" and "without recourse" basis.		
2.	Issue of Tender / Offer / Bid Document The Tender Document along with Offer Form is distributed from 12.07.2024 to 26.07.2024 for the property mentioned at Sr. No 1 on any working day (except Bank Holiday) between 10.00 am and 4.00 pm and can be obtained from <u>Shri Manoj Ubale, IDBI Bank Ltd, RBG, Regional Office, Chh. Sambhajinagar, Renuka Complex, H.No. 5-6-15, CTS No. 17325, 2nd Floor, Opp. Sant Eknath Rangmandir, Chh Sambhajinagar, Pin: 431005 Maharashtra.</u> The bid document can also be downloaded from IDBI website www.idbi.com or www.bankeauctionwizard.com		
Reserve Price and Earnest Money Deposit (EMD)			
Description of properties mortgaged		Reserve price (Rs. in Lakh)	EMD (Rs. in Lakh)
3.	Owned and mortgaged by <u>Mrs. Mangalabai Ambadasrao Deshmukh</u> - All that part and parcel of the Residential property situated at S.No.57, CTS No. 2018, New House No. 20/8, T. P. S. Road, Shivaji Chowk, Parali Vaijinath, Tal. – Parali Vaijinath, Dist. – Beed – 431515, admeasuring Plot Area 334.62 Sq. M. and built-up area 167.29 Sq. m	71.00	7.10
Type of Property : Residential property			
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-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.
7	<p>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.</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. 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 / Property 2 / Property 3).</p>
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	The Tender / Offer form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto.
11	<p>Last date for submission of Tender / Offer / Bid Document Interested parties may obtain and submit 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, or Shri. Amit Agnihotri, Asst. General Manager or Shri. Anurag Pagare, Manager, IDBI Bank Ltd., Regional Office, Chh. Sambhajinagar, Renuka Complex, H. No. 5-6-15, CTS No. 17325, 2nd Floor, Opp. Sant Eknath Rangmandir, Chh. Sambhajinagar, Pin: 431005, Maharashtra, from 12.07.2024 to 26.07.2024 for the property 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. A/c – M/s. Paadcon Infrastructure Private Ltd" payable at Chh. Sambhajinagar issued by any Nationalized Bank / Scheduled Bank as Earnest Money Deposit (EMD), which shall be super scribed "EMD for and the other sealed cover containing the Bid Document superscribed "Bid Document M/s. Paadcon Infrastructure Private Ltd" Alternately, the EMD amount may be paid by RTGS/NEFT in favour of IDBI Bank Ltd., M/s Paadcon Infrastructure Private Ltd (IFSC Code: IBKL0000480) to Account No. 48034915010026.</p>
12	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.
13	Registration with E-auction Service Provider

	<p>1. Participants who are not already registered with the E-auction provider <u>M/s ANTARES SYSTEMS LIMITED</u> should register themselves by following the procedure mentioned at the website: www.bankeauctionwizard.com</p> <p>2. The participants / intending purchasers are necessarily required to submit following documents / papers for registration to <u>M/s ANTARES SYSTEMS LIMITED</u>.</p> <ol style="list-style-type: none"> SOI Form duly signed and filled up. Please download from www.bankeauctionwizard.com Self-attested copy of Pan Card Self-Attested valid residential proof (Aadhar Card, Voter Id card, Passport copy, Ration card, electric bill - any one) Self-attested valid e mail id and mobile no (to be neatly written/ typed on a paper and signed). <p>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.</p> <p>After receiving the user id / password, in case any bidders feel the need for training / e-auction support, such bidders may contact <u>Shri Manoj Chokha Ubale (e-mail) – manoj.ubale@idbi.co.in Mob - 8983317711 or Shri. Prafulla Bhaskar Dhargave (e-mail) prafulla.dhargave@idbi.co.in Mob – 9892927076 or Shri. Amit Agnihotri (e-mail) – amit.agnihotri@idbi.co.in Mob – 8817361833 or Shri.Sachin Suresh Kadam (e-mail) sachin.kadam@idbi.co.in Mob -8983000081.</u></p> <p>For E-auction support, you may contact <u>Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. – 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antaressystems.com</u></p> <p>For queries during the live auction: Auction Room: <u>Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. – 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antaressystems.com</u></p> <p>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.</p>
14	<p>The e- auction day: <u>29.07.2024</u> for property mentioned. The E-auction would be held from <u>11.00 am to 2.00 pm</u></p> <p>The auction would be held with unlimited extensions, of 10 minutes each, beyond 1.00 pm, if required, on E-auction platform at <u>website: www.bankeauctionwizard.com</u>. 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>Increase in Bid Amount:</p> <p>It may be noted that increase in bid amount, if any, during the E-auction period shall be made as under.</p> <ul style="list-style-type: none"> In multiples of Rs.10,000/- (Rupees Ten Thousand Only) Increase in bid amount below Rs.10,000.00/- will be rejected.

	First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.
15	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.
16	<p>Payment of Sale Price</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) on same day or not later than next working day 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. A/c – M/s Paadcon Infrastructure Private Ltd" Payable at Chh. Sambhajinagar issued by any Nationalized Bank / Scheduled Bank.</p> <p>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. A/c – M/s Paadcon Infrastructure Private Ltd" Payable at Chh. Sambhajinagar 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.</p>
17	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.
18	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.
19	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.
20	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
21	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.
22	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his / her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured 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.
23	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his / her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured 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.
24	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.
25	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.
26	<u>General Terms and Conditions</u> The AO shall be at liberty to amend / modify / delete / drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
27	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.
28	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 SARFASI 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.
29	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court / Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his / her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be 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.
30	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.
31	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in <u>Chh. Sambhajinagar</u> alone shall have jurisdiction to entertain / adjudicate such disputes.

V. BRIEF DETAILS OF TENDER / OFFER DOCUMENT

Tender / Offer Form for Purchase of Secured Assets / Property Of
M/s Paadcon Infrastructure Private Ltd.

Property Description		
Sr.	Borrower details	Brief Description of Properties
1	M/s Paadcon Infrastructure Private Ltd	Owned and mortgaged by <u>Mrs. Mangalabai Ambadasrao Deshmukh</u> - All that part and parcel of the Residential property situated at S.No.57, CTS No. 2018, New House No. 20/8, T. P. S. Road, Shivaji Chowk, Parali Vaijinath, Tal. – Parali Vaijinath, Dist. – Beed – 431515, admeasuring Plot Area 334.62 Sq. M. and built-up area 167.29 Sq. m Type of Property : Residential property
2	Issue of Bid / Offer Document	The Tender / Offer Document can be obtained from Shri Manoj Ubale, Deputy General Manager, IDBI Bank Ltd, RBG, Regional Office, Chh. Sambhajinagar, Renuka Complex, H.No. 5-6-15, CTS No. 17325, 2nd Floor, Opp. Sant Eknath Rangmandir, Chh. Sambhajinagar Pin: 431005 Maharashtra from <u>12.07.2024 to 26.07.2024</u> on any working day (except Bank Holidays) between 10 am and 4 pm. The Tender / Offer Document can also be downloaded from <u>IDBI website. (www.idbibank.com) and www.bankeauctionwizard.com</u>
3	Cost of the Tender / Offer Document	Rs.100/- + GST
4	Last Date and time for submission of Tender Document together with EMD	26.07.2024 For the properties mentioned 10:00 am up to 4:00 pm
5	Place, Date and time of E-auction	Place : E-auction platform at Website: www.bankeauctionwizard.com Date: 29.07.2024 for property mentioned; Time: 11:00 am to 2:00 pm with unlimited extensions of 10 minutes each beyond 2:00 pm, if required.

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

For purchase of secured assets / property of **M/s Paadcon Infrastructure Private Ltd**

**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 Earnest Money Deposit (EMD)	:	
	i) Demand Draft/ Pay Order / UTR Number	:	
	ii) Date of Demand Draft / Pay Order/RTGS	:	
	iii) Name of the issuing/remitting Bank and Branch	:	
6	Income Tax Permanent Account Number(s) (PAN) of Bidder / Offerer	:	

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

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

Signature of the duly authorized official of the Bidder / Offerer

Name and Designation of the Authorised Signatory

Place :

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

For purchase of secured assets / property of **M/s Paadcon Infrastructure Private Ltd**

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 <i>(in Block letters)</i>		
	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 Authorized letter to be attached to carry out the E-auction process)	:	
	b) Complete Postal Address of the Authorized person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.		
	d) E-mail ID		
10	Designation of the Authorized Person	:	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	

12	Details of Earnest Money Deposit (EMD)	:	
	<i>i)</i> Demand Draft No. / Pay Order No. / UTR Number in case of RTGS / NEFT	:	
	<i>ii)</i> Date of Demand Draft / Pay Order / Date of RTGS / NEFT	:	
	<i>iii)</i> Name of the issuing / remitting Bank and 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 Authorized Officer or secured lender responsible for the same and shall not have any claim whatsoever against either of them.

Signature :

Name of the Authorized Person:

Designation :

Company Seal :

All authorizations should be annexed to this form.

VIII. FORM OF APPENDIX TO THE BID / OFFER (DECLARATION BY THE BIDDER)
(ON STAMP PAPER OF RS.100/-)

FORM OF BID/OFFER

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

To,
Shri Manoj Ubale
Authorised Officer,
IDBI Bank Ltd., Regional office Chh. Sambhajinagar,
Renuka Complex, H. No. 5-6-15, CTS No. 17325,
2nd Floor, Opp. Sant Eknath Rangmandir,
Chh. Sambhajinagar Pin: 431005 Maharashtra

Sir,

Sale of Secured Assets / Property of Shri. M/s Paadcon Infrastructure Private Ltd

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 **M/s Paadcon Infrastructure Private Ltd**, 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 M/s Paadcon Infrastructure Private Ltd**" payable at **Chh. Sambhajinagar** / We have remitted funds towards EMD wide UTR Number.....dated.....fromBank.
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 authorized 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 :