

**The Authorized Officer (AO)
of
IDBI BANK LIMITED**

IDBI BANK LTD
Kodialbail, Mangalore
Near Passport Office, Navabharath Circle,
Kodialbail Mangalore Pin :575 003 Karnataka

Borrower Name – Harishchandra (since Deceased) and Ms Sujala

Auction dated 19-12-2023

TENDER DOCUMENT

For Sale of Residential Property Located at

Door no 15-17-897/13, “V Kamala” 4th Cross, Shivabagh Kadri Mangalore-575002
Sale Under the provisions of

The Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002 and
The Security Interest (Enforcement) Rules, 2002

EAUCTION OF PROPERTY MORTGAGED BY BORROWER HARISHCHANDRA

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CIN: L65190MH2004GOI148838

**WITHOUT PREJUDICE
POSSESSION NOTICE**

under Rule 8 (1)

A/c No's: 1117675100007603/1117675100015844

Whereas,

The Undersigned being the Authorised Officer of the IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 13.01.2022 calling upon the borrowers **Mr. Harish Chandra & Ms. Sujala** to repay the amount mentioned in the Demand Notice being **Rs. 1,55,01,788.58/- (Rupees One Crore Fifty Five Lakh One Thousand Seven Hundred Eighty Eight and Paise Fifty Eight Only)** as on 10.01.2022 + Applicable interest and charges thereon within 60 days from the date of receipt of the said Notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned have taken Possession of the Property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the **04th day of April, 2022**.

The borrower in particular and the public in general is hereby cautioned not to deal with the Property and any dealings with the property will be subject to the charge of the IDBI Bank Limited, for an amount of **Rs. 1,59,77,066.58/- (Rupees One Crore Fifty Nine Lakh Seventy Seven Thousand Sixty Six and Paise Fifty Eight Only)** as on 10.03.2022 + Applicable interest and charges thereon The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

SCHEDULE OF THE PROPERTY

Non Agricultural immovable property held on warg Right situated in Kadri Village of Mangalore Taluk, Cross road of Shivbagh cross road of Bendore Ward of mangalore City Corporation & within the Registration Sub District of Mangalore City Comprised in: RS No 107-5A, R.S No as per RTC 107-5AP22, Kissam - Converted Extent A-C 0-05.80, Portion North Western out of 23.60 cents in Middle Portion Containing thereon a Residential building bearing Door No.15-17-897/13 measuring in all 168 Sq meters(1808 sq feet) in ground & first floor with all mamool,easementary rights of way,water,etc,appurtenant thereto.

Boundaries

North : Common Road

East : The remaining portion of the same Sy.No.

South: The remaining portion of the same Sy.No.

West: Common Road.

The Schedule Property along with its larger extent, is covered for residential purpose by the orders of the Special Deputy Commissioner, Dakshina Kannada, Mangalore taluk under Ref No: CDIS.LNA.II:CR:509/1990-1991, dated 27/09/1991 & is delineated in the annexed site plan which shall form part of this Deed of sale.

Date: 04.04.2022

Place: Mangalore.

प्राधिकृत अधिकारी / Authorised Officer
आईडीबीआई बैंक लिमिटेड / IDBI Bank Limited

आईडीबीआई बैंक लिमिटेड: प्रकाश बीडीज कम्पाउण्ड, पासपोर्ट कार्यालय के पास, नवभारत सर्कल, कोडियोलबाईल, मंगलोर - ५७५००३
IDBI Bank Ltd.: Prakash Beedies Compound, Near Passport Office, Navabharath Circle, Kodialbail, Mangalore - 575003

आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ परेड, मुंबई 400 005, Website: www.idbi.com
IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005, Website: www.idbi.com

Possession Notice

EAUCTION OF PROPERTY MORTGAGED BY BORROWER HARISHCHANDRA
SALE NOTICE PUBLISHED IN THE HINDU NEWSPAPER ON 20-November-2023

 Mangalore Yeyyadi Regional Office, IInd Floor, Milan Horizon, Lobo Chambers, Yeyyadi, Mangalore-575008. Karnataka. Mob: 8904003710 CIN:L65190MH2004GO1148535			
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY (Sale Through E-Auction Only)			
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 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Legal Heirs of the Borrower/Borrower(s)/Co-borrowers/Guarantor(s) that the below described immovable properties mortgaged/charged to IDBI Bank Limited (Secured Creditor), the Physical Possession of which has been taken by the Authorised Officer of IDBI Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is," for recovery of amount due to IDBI Bank Limited (Secured Creditor) from below mentioned Borrower(s)/Co-borrowers/Guarantor(s) Last date of online submission of Bid: 16 December-2023 EMD Payment to be made into A/c No:111734915010026, IFSC CODE: IBKL0001117 with relevant Bid Documents to reach us on or before 16 December 2023 before 04:00 PM to IDBI BANK LTD REGIONAL OFFICE 2ND FLOOR MILAN HORIZON LOBO CHAMBERS YEYYADI MANGALORE-575008. Minimum Bid increment: Rs.10,000/- (Rupees Ten Thousand Only).			
1) Name of the Borrowers: Shri Santhosh Kumar S/o Narayana Shetty and Shri Narayana Shetty S/o Thimmappa Shetty Demand Notice: 10-02-2023 Possession Notice:30-05-2023 Outstanding Amount: Rs. 44,88,724/- (Rupees Forty Four Lakh Eighty Eight Thousand Seven Hundred Twenty Four Only) as on 10.07.2023 + Applicable interest and thereon w.e.f. 11.07.2023 plus Incidental Expenses, Charges and costs (less further Payments, if any). Property details: 1) Non Agricultural Immovable Property Situated in Panemangaluru Village of Bantwal Taluk within ward no 23 of Bantwal Town Municipality and within the registration sub district of Bantwal DK District and comprised in			
S.No. 231-1A	Kissam Converted	Extent A-C 0-13.35	PID as per form 3 44-504-99/L
With all other mamool, easementary rights of way, water and appurtenant thereto Boundaries North : Survey line/property in S No 230, South : Remaining portion of same S No, East: Road, West : Survey Line /Property In S. No 236. Schedule property is situated in Bondala Interior cross road ,Block No 44 ward no 23 street no 504 Reserve Price: Rs 25,00,000 /-(Rupees Twenty Five Lakhs Only) EMD: Rs 2,50,000 /-(Rupees Two Lakhs Fifty Thousand Only/-) Date and Time of Auction: 19 December 2023 and 10:00 am to 1:00pm Property details: 2) Non Agricultural Immovable Property Situated in Panemangaluru Village of Bantwal Taluk within ward no 23 of Bantwal Town Municipality and within the registration sub district of Bantwal DK District and comprised in			
S.No. 231-1A	Kissam Converted	Extent A-C 0-9.35	PID as per form 3 44-504-99/K
With all other mamool, easementary rights of way, water and appurtenant thereto Boundaries: North & South : Remaining portion of the same Sy no, East: Road, West : Survey Line /Property In S. No 236. Schedule property is situated in Bondala Interior cross road ,Block No 44 ward no 23 street no 504 Reserve Price: Rs 18,00,000 /-(Rupees Eighteen Lakhs Only) EMD: Rs 1,80,000 /-(Rupees One lakh Eighty Thousand Only/-) Date and Time of Auction: 19 December 2023 and 10:00 am to 1:00pm			
2) Name of the Borrowers: Smt Asharani W/o Shri Chandrasekhar and Shri Chandrasekhar S/o Gopala Demand Notice: 12-Jan-2023 Possession Notice:30-05-2023 Outstanding Amount: Rs. 49,27,348/- (Rupees Forty Nine Lakhs Twenty Seven Thousand Three Hundred Forty Eight Only) as on 10.07.2023 + Applicable interest and thereon w.e.f. 11.07.2023 plus Incidental Expenses, Charges and costs (less further Payments, if any). Property details: All the piece and parcel of the Registered mortgage Situated at Panemangaluru Village of Bantwal Taluk Within Ward No.23 Of Bantwal Town Municipality and within the Registration Sub-District of Bantwal, District Mangalore, in the State of Karnataka, belonging to Asharani comprised in:			
S.No. 231-1A	Kissam Converted	Extent A-C 0-26.64 or 1078.27 Sq.Mtrs	
(Municipality Property No.44-504-99/H as per Form 3 Khatha) With all other mamool, easementary rights of way, water, etc. appurtenant thereto. East by : Boundary Line [S.No. 231 /1B], West by : Road, North by : Remaining Plot [S.No. 231/ 1A], South by : Road. Reserve Price: Rs 50,00,000 /-(Rupees Fifty Lakhs Only) EMD: Rs 5,00,000 /-(Rupees Five lakhs Only/-) Date and Time of Auction: 19 December 2023 and 10:00 am to 1:00pm			
3) Name of the Borrowers: Shri Sundar Naik and Smt Mohini W/o Shri Sundar Naik. Demand Notice: 15-03-2023 Possession Notice: 30-05-2023 Outstanding Amount: Rs. 21,16,137/- (Rupees twenty One lakh Sixteen Thousand One Hundred Thirty Seven Only) as on 10.07.2023 + Applicable interest and thereon w.e.f. 11.07.2023 plus Incidental Expenses, Charges and costs (less further Payments, if any). Property Details: Non Agricultural immovable property situated in Bantwala casba village of Bantwal taluk within ward no 1 of Bantwal town municipality and within the registration sub district of Bantwal ,DK district and comprised in			
S.No. 253-4A1A2(P)	Kissam Converted	Extent A-C 0-11	Form 3 Katha No 48-120-11C(445.17 sq mtrs)
With all mamool easementary rights of way, water etc appurtenant thereto Boundaries : On the East by : Sy line, On the West by : Remaining portion of the same, On the South by : Approach road, On the North by : Sy line, together with all and singular the structures and erections thereon, both present and future. Schedule property is situated at Darbe ,Agrahar Road Reserve Price: Rs. 18,25,000 /-(Rupees Eighteen Lakhs twenty five thousand Only) EMD: Rs 1.83,000/- (Rupees One lakh Eighty Three Thousand Only/-) Date and Time of Auction: 19 December 2023 and 10:00 am to 1:00pm			
4) Name of the Borrowers: Mr Harish Chandra (since deceased) and Ms Sujala. Door no 15-17-897/13, "V Kamala" 4th Cross, Shivabagh Kadri, Mangalore-575002 Demand Notice:13-01-2022 Possession Notice: 04-04-2022 Outstanding Amount: Rs. 1,77,02,278/- (Rupees One crore Seventy Seven Lakhs Two Thousand Two Hundred Seventy Eight Only) as on 03-01-2023 + Applicable interest and thereon w.e.f. 04-01-2023 plus Incidental Expenses, Charges and costs (less further Payments, if any). Property details: Non Agricultural immovable property held on warg Right situated in Kadri Village of Mangalore Taluk ,Cross road of Shivbagh cross road of Bendore Ward of Mangalore City Corporation & within the Registration Sub District of Mangalore City Comprised in:			
R.S. No. 107-5A	R.S.No. as per RTC 107-5AP22	Kissam Converted	Extent A-C 0 -05.80
Portion North Western out of 23.60cents in Middle Portion			
Containing thereon a Residential building bearing Door No. 15-17-897/13 measuring in all 168 Sq meters (1608 sq feet) in ground & first floor with all mamool, easementary rights of way, water, etc, appurtenant thereto. Boundaries North : Common Road East : The remaining portion of the same Sy.No. South: The remaining portion of the same Sy.No. West: Common Road. The Schedule Property along with its larger extent, is converted for residential purpose by the orders of the Special Deputy Commissioner, Dakshina Kannada, Mangalore taluk under Ref No: CDIS.LNA.II:CR:509/1990-1991, dated 27/09/1991 & is delineated in the annexed site plan which shall form part of this Deed of sale. Reserve Price: Rs 1,55,00,000/- (Rupees One crore Fifty Five lakhs Only) EMD: Rs 15,50,000/- (Rupees Fifteen Lakhs fifty thousand Only/-) Date and Time of Auction: 19 December 2023 and 10:00 am to 1:00pm			
For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Ltd website i.e. https://www.idbibank.in/e-auction.asp The auction will be conducted through the Bank's approved service provider M/s.4 Closure at the web portals (www.foreclosureindia.com & www.bankauctions.in). E-Auction Tender Document containing online E-Auction bid cum declaration form, Price Confirmation Letter, Detailed Terms and Conditions of online auction sale are available in website (www.foreclosureindia.com & www.bankauctions.in) or for any other assistance email to info@bankauctions.in , Mr. Bhaskar Naidu Contact No's: +91-8142000066/8142000809. Banks Recovery Managers Contact Numbers:-8904003710/ Email Id: recovery.bangalore@idbi.co.in / darshan.shetty@idbi.co.in If the bid placed in the last 5 minutes before the closing of E-auction the bidding time will get auto extended by 5 minutes. The Authorised Officer has absolute right to accept or reject the tender or bid, any or all the offers and has right to cancel or adjourn or postpone the auction without assigning any reason and also to modify any terms and conditions of this sale, without any prior notice.			
Date: 19.11.2023 Place: Bengaluru		Sd/- Authorised Officer IDBI Bank Limited	

EAUCTION OF PROPERTY MORTGAGED BY BORROWER HARISHCHANDRA

III
BRIEF DESCRIPTION OF THE ASSETS
(a) Details of Properties

Sr. No.	Property Description.				
1.	Non Agricultural immovable property held on warg Right situated in Kadri Village of Mangalore Taluk ,Cross road of Shivbagh cross road of Bendore Ward of mangalore City Corporation & within the Registration Sub District of Mangalore City Comprised in:				
	R.S. No.	R.S.No. as per RTC	Kissam	Extent A-C	Portion
	107-5A	107-5AP22	Converted	0 -05.80	North Western out of 23.60cents in Middle Portion
Containing thereon a Residential building bearing Door No.15-17-897/13 measuring in all 168 Sq meters(1808 sq feet) in ground & first floor with all mamool,easementary rights of way,water,etc,appurtenant thereto.					
<u>Boundaries</u>					
North : Common Road					
East : The remaining portion of the same Sy.No.					
South: The remaining portion of the same Sy.No.					
West: Common Road.					

IV. Outstanding dues of IDBI Bank (Sole lender) in the account of Late Shri Harishchandra (applicant) and Sujala(co-applicant) as on 20-November-2023

Particulars	Principal	Interest & others (Expenses)	Total
Financial Assistance	Rs 1,51,76,217/-	Rs 46,74,2225/-	Rs 1,98,50,442/-
TOTAL	Rs 1,51,76,217/-	Rs 46,74,2225/-	Rs 1,98,50,442/-

Total dues as on 20-November-2023 Rs 1,98,50,442 /-(Rupees One crore Ninety Eight Lakhs Fifty Thousand Four Hundred Forty Two Only) plus further interest and costs w.e.f. 21-November-2023 till date of payment.

V. 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').	
2	Issue of Tender/ Offer / Bid Document The Tender Document along with required Forms is available from 20-November-2023 to 15-December-2023 on any working days between 10 am to 4 pm with Manager, Retail Recovery (Contact no:8904003710), Regional Office 2 nd floor Milan Horizon Lobo chambers Yeyyadi Mangalore -575008 or at IDBI Bank Ltd.Kodialbail Mangalore Near Passport Office Navabharat Circle Kodialbail Mangalore -575003 The Tender Document can also be downloaded from IDBI website www.idbi.in EAUCTIONS and also from E-auction service provider i.e M/S 4closure , website https://www.bankauctions.in , the website of e-auction service provider.	
3	Reserve Price The Reserve price for the sale of the Secured Assets is fixed as under:	
	Brief Property Details	Reserve Price
	All that part and parcel of the Immovable property situated at Door No.15-17897/13 4 th cross Shivbagh Mangalore 575002 measuring in all 168 Sq meters(1808 sq feet) in ground & first floor	Rs 1,55,00,000/-(Rupees One crore Fifty Five Lakhs Only)
	Earnest Money Deposit (EMD) The EMD to be deposited by the intending bidders is fixed as under:	
	Property Details	Earnest money Deposit (EMD)
	All that part and parcel of the Immovable property situated at Door No.15-17897/13 4 th cross Shivbagh Mangalore 575002 measuring in all 168 Sq meters(1808 sq feet) in ground & first floor	Rs 15,50,000/-(Rupees Fifteen Lakh Fifty Thousand Only)

EAUCTION OF PROPERTY MORTGAGED BY BORROWER HARISHCHANDRA

4	<p>i The sale of Secured Assets is on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis.. The description of the immovable property is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them.</p> <p>ii. AO does not take or assume any responsibility for any shortfall of the Immovable Assets 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 etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, Late Mr Harishchandra and Ms Sujala , 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. Details of encumbrances known to the secured creditor are given in the Tender Document. However, the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p>
5	<p>Inspection of Assets</p> <p>The interested parties may at their own cost and expenses inspect the property from 20th November 2023 onwards .On working days from 10 am to 4 pm with prior appointment</p>
6	<p>Due Diligence by the Bidders</p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.</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 details of movable 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-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</p>

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9	<p>Submission of Tender/Offer</p> <p>The Bidder shall complete in all respects the Profile of the Bidder and “Declaration by the Bidder 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 sign each page of all the documents. Offers received for sale and / or accepted are not transferable.</p> <p>The Format for submission of “Profile of the Bidder” & “Declaration by the Bidder” are given in Chapter VI of this Tender Documents.</p> <p>Bidders may fill in only the form relevant/applicable to them.</p>
10	<p>The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
11	<p>The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
12	<p>The Bid Documents 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.</p>
13	<p>Last date for submission of Tender/Offer /Bid Document</p> <p>The interested parties may submit Tender Document duly filled and signed on each page along with EMD and other required documents to IDBI Bank Ltd Regional Office 2nd floor Milan Horizon Lobo chambers Yeyyadi Mangalore -575008 or at IDBI Bank Ltd.Kodialbail Mangalore Near Passport Office Navabharat Circle Kodialbail Mangalore -575003 Karnataka on any working day but not later than 4.00 PM on 16-December-2023 in a cover, which shall be super-scribed as “BID Document and EMD : A/c Mr Harish chandra ”</p> <p>Remittance of EMD by way of NEFT/RTGS</p> <p>Bidders who prefer to submit the EMD by way of NEFT/RTGS, may remit the respective EMD amount in favor of IDBI Bank Limited, Account No 111734915010026., IFSC Code ibkl0001117 , Branch : Kodialbail , Mangaluru. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
14	<p>Only those bidders will be permitted to participate in the e -auction who’s Tender/ Offer Document is complete in every respect and who’s remittance by way of NEFT/RTGS proceeds is credited into the account, indicated above, well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. 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.</p>

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15	<p>Registration with E-Auction Service Provider</p> <ul style="list-style-type: none">a. Participants, who are not already registered with the e-auction provider M/S 4closure should register themselves by following the procedure mentioned at the webportal https://bankauctions.in The participants/intending purchasers are necessarily required to submit following documents/papers for registration to provider M/S 4 closureb. Self attested copy of Pan Card.c. Self Attested valid residential proof (Aadhar Card, Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one)d. Self attested valid e-mail id and mobile no. <p>The user id and password will be then sent directly to the registered participants / intending purchasers whose Tender Document is complete in all respect and whose remittance by way of NEFT/RTGS proceeds is credited into the account indicated well before the cut-off time and whose documents are complete in all the respects, with further directions by the eauction provider company, if any, for log in and participating in the auction through online process. After receiving the user-id / password, in case anv bidder feels the need for training / e - auction support, Name of the coordinator, contact details & email id's: Contact Name: Mr Bhaskar Naidu 8142000809 email Id: bhaskar@bankauctions.in and info@bankauctions.in For queries during the live auction contact: Name: Mr Bhaskar Naidu 8142000809 email Id: bhaskar@bankauctions.in and info@bankauctions.in</p> <p>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses (Internet failure, Power failure, etc) on the part of the vendor, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.</p>
16	<p>The e- auction dav: On 19-dec-2023 from 10 am to 1:00 pm</p>

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	<p>The auction would be held with extensions of 5 minutes each, if required, on e-auction platform at website https://bankauctions.in 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> <p>In multiples of Rs.10,000/- (Rupees Ten Thousand Only).</p> <p>Increase in bid amount below the above amount will not be accepted.</p> <p>First bid should be of at least equal to or above the Reserve Price or increment(s) in multiples as mentioned above.</p>
17	<p>Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto two months from the date of 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 auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of auction.</p>
18	<p>To improve the amount, inter say bidding between 3 Highest bidders may be conducted at the venue at the sole discretion of the Authorized Officer.</p>
19	<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) immediately on acceptance of his/her bid by way of NEFT/RTGS in favour of IDBI Bank Limited, 111734915010026 , IFSC Code: ibkl0001117, Branch : Kodialbail ,Mangaluru</p> <p>The balance amount of the sale price shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/her bid by way of NEFT/RTGS in favour of IDBI Bank Limited, Account No. 111734915010026 , IFSC Code: ibkl0001117, Branch : Kodialbail ,Mangaluru 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 within the above stipulated time, 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>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.</p>
22	<p>In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to re - sell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 9 to 16 above and further in terms of this Bid Document.</p>

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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 movable and immovable properties in favor of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
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 Asset within a maximum of 10 days. 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. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured 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. In such an event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold.
25	The purchaser will be required to bear all the necessary expenses like stamp duty, transfer charges, registration expenses, sale tax, 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 lenders 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 home 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.
26	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.
27	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.
28	In the event of IDBI's office remaining closed on the day of the bid for any unforeseen reason, the bids shall take place on the next working day of IDBI Bank Ltd. at 10:00 am to 1:00 pm
29	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.
30	The entire procedure of 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	The AO reserves the right and liberty to accept/reject any (including the highest bid) 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

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	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 sells 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.
332	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 payment of 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 to call off the sale process at any point of time without assigning any reasons.
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	<p>Tenderer(s) must ensure the following while submitting the tender:</p> <p>A. THAT THE TENDER SHOULD BE FILLED IN THE FORMAT OF THE TENDER BID ENCLOSED AT ANNEXURE- VI/VII.</p> <p>B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.</p> <p>C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM.</p> <p>D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.</p> <p>E. THAT EVERY PAGE OF THE TENDER DOCUMENT IS DULY SIGNED BY THE TENDERER BEFORE SUBMITTING THE TENDER AND DOCUMENTS SUBMITTED SHALL BE DULY ATTESTED.</p> <p>THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE TENDERER'S SIGNATURE.</p>

V FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER- INDIVIDUAL

For purchase as described in “Public Notice for Sale” by IDBI BANK LTD property situated at Door No 15-17-897/13 4th cross shivabagh Kadri Mangalore -575002

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 Limited.	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagor as Mentioned in the Bid Document.	

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5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	
6	EMD by way of 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	

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

Signature of the Bidder/Offerer

Name of the Bidder

Place :

Date :

VI FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase as described in “Public Notice for Sale” by IDBI BANK LTD property situated at Door No 15-17-897/13 4th cross shivabagh Kadri Mangalore -575002 *(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	d) Full Name of the Authorized Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i>	

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	(Original Authorized letter to be attached to carry out the eaction process)	
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Limited.	
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid Document	
13	Details of Earnest Money D eposit(EMD)	
	EMD by way of NEFT/RT GS, must indicate NEFT/RTGS UTR No., Amount remitted and date.	
	NEFT/RTGS UTR No.	
	Amount Remitted	
	Date	

VII FORM OF APPENDIX TO THE BID/OFFER (DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS. 100/-)

FORM OF BID/OFFER FOR PROPERTY SITUATED AT Door No 15-17-897/13 4th cross shivabagh Kadri Mangalore -575002

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

To,
Authorized Officer
IDBI BANK Ltd
Kodialbail, Mangalore
Near Passport Office, Navabharath Circle,
Kodialbail Mangalore Pin :575 003 Karnataka

Sale of Secured Assets / Properties

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.

3 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.

4 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 sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 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. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

5 I/We clearly understand and accept that the Authorized Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, of **Late Shri Harishchandra(Borrower), Sujala (Co-Borrower)** including such dues that may affect

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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.

6 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 sells 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.

7 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.

8 I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.

I/ We have remitted Rs. _____/- towards Earnest Money Deposit (EMD) to IDBI Bank Limited by way of NEFT/RTGS amount in favour of IDBI Bank Limited, IDBI Bank a/c 111734915010026 ifsc code ibkl0001117 Branch :Kodialbail, Mangaluru

9 I/We understand that the EMD will not carry any interest.

10 I/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_2023

Signature in the capacity of Duly authorized to sign Bid/Offer for and on behalf of.
(Name and address of the Bidder/Offerer) (IN BLOCK CAPITALS)

WITNESS:

Signature

Name & Address :

Occupation