

LOT NO. I

The Authorised Officer (AO)

Of

**IDBI BANK LIMITED
Retail Recovery Department,
Unit No.1, Safal Pride, Sion-Trombay Road,
Deonar, Mumbai Pin :400088**

BID/TENDER DOCUMENT

For

1) Sale of Asset of Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR

Under

The Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI Act)

and

The Security Interest (Enforcement) Rules, 2002

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IDBI Bank Ltd.

Retail Recovery Department,
Unit No.1, Safal Pride, Sion-Trombay Road,
Deonar, Mumbai Pin :400088

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION SALE OF IMMOVABLE PROPERTY

Under the terms of the

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

The Authorized Officer (AO) of IDBI Bank Ltd. (IDBI Bank) invites Bids/Offer for sale of the following secured assets through e-Auction under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.

Sl. No.	Debtors Name	Address	Area	Plot No.	Ac. No.	Category	Area	Plot No.	Ac. No.	Category	Area	Plot No.	Ac. No.	Category
1	DEVIKUMAR, SAKA SINGH/ALAKA SINGH	01	Gr	01	08	Miranand Mahal Shah	01	Gr	01	08	Miranand Mahal Shah	01	Gr	01
2	Shri. N. Venkatesh	06	Gr	02	08	Deepak Interstellar Street	06	Gr	02	08	Deepak Interstellar Street	06	Gr	02
3	Madhavan Venkatesh	011	Gr	03	08	Mahesh Sagar Street	011	Gr	03	08	Mahesh Sagar Street	011	Gr	03
4	Therese Elizabeth	902	Gr	04	08	Ketha Karayal Street	902	Gr	04	08	Ketha Karayal Street	902	Gr	04
5	Quartermen Shivaji Chaudhary	909	Gr	05	08	Narayanbhai Vinayakward Vard	909	Gr	05	08	Narayanbhai Vinayakward Vard	909	Gr	05
6	Harshad Harshad Chaudhary	909	Gr	06	08	Narayanbhai Vinayakward Vard	909	Gr	06	08	Narayanbhai Vinayakward Vard	909	Gr	06
7	Parth Rajendra Prasad	908	Gr	07	08	Krishna Chandra Street	908	Gr	07	08	Krishna Chandra Street	908	Gr	07
8	Shri. S. S. Srinivas	901	Gr	08	08	Parvati Prabhakar Street	901	Gr	08	08	Parvati Prabhakar Street	901	Gr	08
9	Shri. S. S. Srinivas	902	Gr	09	08	Parvati Prabhakar Street	902	Gr	09	08	Parvati Prabhakar Street	902	Gr	09
10	Shri. S. S. Srinivas	903	Gr	10	08	Parvati Prabhakar Street	903	Gr	10	08	Parvati Prabhakar Street	903	Gr	10
11	Shri. S. S. Srinivas	904	Gr	11	08	Parvati Prabhakar Street	904	Gr	11	08	Parvati Prabhakar Street	904	Gr	11
12	Shri. S. S. Srinivas	905	Gr	12	08	Parvati Prabhakar Street	905	Gr	12	08	Parvati Prabhakar Street	905	Gr	12
13	Shri. S. S. Srinivas	906	Gr	13	08	Parvati Prabhakar Street	906	Gr	13	08	Parvati Prabhakar Street	906	Gr	13
14	Shri. S. S. Srinivas	907	Gr	14	08	Parvati Prabhakar Street	907	Gr	14	08	Parvati Prabhakar Street	907	Gr	14
15	Shri. S. S. Srinivas	908	Gr	15	08	Parvati Prabhakar Street	908	Gr	15	08	Parvati Prabhakar Street	908	Gr	15
16	Shri. S. S. Srinivas	909	Gr	16	08	Parvati Prabhakar Street	909	Gr	16	08	Parvati Prabhakar Street	909	Gr	16
17	Shri. S. S. Srinivas	910	Gr	17	08	Parvati Prabhakar Street	910	Gr	17	08	Parvati Prabhakar Street	910	Gr	17
18	Shri. S. S. Srinivas	911	Gr	18	08	Parvati Prabhakar Street	911	Gr	18	08	Parvati Prabhakar Street	911	Gr	18
19	Shri. S. S. Srinivas	912	Gr	19	08	Parvati Prabhakar Street	912	Gr	19	08	Parvati Prabhakar Street	912	Gr	19
20	Shri. S. S. Srinivas	913	Gr	20	08	Parvati Prabhakar Street	913	Gr	20	08	Parvati Prabhakar Street	913	Gr	20
21	Shri. S. S. Srinivas	914	Gr	21	08	Parvati Prabhakar Street	914	Gr	21	08	Parvati Prabhakar Street	914	Gr	21
22	Shri. S. S. Srinivas	915	Gr	22	08	Parvati Prabhakar Street	915	Gr	22	08	Parvati Prabhakar Street	915	Gr	22
23	Shri. S. S. Srinivas	916	Gr	23	08	Parvati Prabhakar Street	916	Gr	23	08	Parvati Prabhakar Street	916	Gr	23
24	Shri. S. S. Srinivas	917	Gr	24	08	Parvati Prabhakar Street	917	Gr	24	08	Parvati Prabhakar Street	917	Gr	24
25	Shri. S. S. Srinivas	918	Gr	25	08	Parvati Prabhakar Street	918	Gr	25	08	Parvati Prabhakar Street	918	Gr	25
26	Shri. S. S. Srinivas	919	Gr	26	08	Parvati Prabhakar Street	919	Gr	26	08	Parvati Prabhakar Street	919	Gr	26
27	Shri. S. S. Srinivas	920	Gr	27	08	Parvati Prabhakar Street	920	Gr	27	08	Parvati Prabhakar Street	920	Gr	27
28	Shri. S. S. Srinivas	921	Gr	28	08	Parvati Prabhakar Street	921	Gr	28	08	Parvati Prabhakar Street	921	Gr	28
29	Shri. S. S. Srinivas	922	Gr	29	08	Parvati Prabhakar Street	922	Gr	29	08	Parvati Prabhakar Street	922	Gr	29
30	Shri. S. S. Srinivas	923	Gr	30	08	Parvati Prabhakar Street	923	Gr	30	08	Parvati Prabhakar Street	923	Gr	30
31	Shri. S. S. Srinivas	924	Gr	31	08	Parvati Prabhakar Street	924	Gr	31	08	Parvati Prabhakar Street	924	Gr	31
32	Shri. S. S. Srinivas	925	Gr	32	08	Parvati Prabhakar Street	925	Gr	32	08	Parvati Prabhakar Street	925	Gr	32
33	Shri. S. S. Srinivas	926	Gr	33	08	Parvati Prabhakar Street	926	Gr	33	08	Parvati Prabhakar Street	926	Gr	33
34	Shri. S. S. Srinivas	927	Gr	34	08	Parvati Prabhakar Street	927	Gr	34	08	Parvati Prabhakar Street	927	Gr	34
35	Shri. S. S. Srinivas	928	Gr	35	08	Parvati Prabhakar Street	928	Gr	35	08	Parvati Prabhakar Street	928	Gr	35
36	Shri. S. S. Srinivas	929	Gr	36	08	Parvati Prabhakar Street	929	Gr	36	08	Parvati Prabhakar Street	929	Gr	36
37	Shri. S. S. Srinivas	930	Gr	37	08	Parvati Prabhakar Street	930	Gr	37	08	Parvati Prabhakar Street	930	Gr	37
38	Shri. S. S. Srinivas	931	Gr	38	08	Parvati Prabhakar Street	931	Gr	38	08	Parvati Prabhakar Street	931	Gr	38
39	Shri. S. S. Srinivas	932	Gr	39	08	Parvati Prabhakar Street	932	Gr	39	08	Parvati Prabhakar Street	932	Gr	39
40	Shri. S. S. Srinivas	933	Gr	40	08	Parvati Prabhakar Street	933	Gr	40	08	Parvati Prabhakar Street	933	Gr	40
41	Shri. S. S. Srinivas	934	Gr	41	08	Parvati Prabhakar Street	934	Gr	41	08	Parvati Prabhakar Street	934	Gr	41
42	Shri. S. S. Srinivas	935	Gr	42	08	Parvati Prabhakar Street	935	Gr	42	08	Parvati Prabhakar Street	935	Gr	42
43	Shri. S. S. Srinivas	936	Gr	43	08	Parvati Prabhakar Street	936	Gr	43	08	Parvati Prabhakar Street	936	Gr	43
44	Shri. S. S. Srinivas	937	Gr	44	08	Parvati Prabhakar Street	937	Gr	44	08	Parvati Prabhakar Street	937	Gr	44
45	Shri. S. S. Srinivas	938	Gr	45	08	Parvati Prabhakar Street	938	Gr	45	08	Parvati Prabhakar Street	938	Gr	45
46	Shri. S. S. Srinivas	939	Gr	46	08	Parvati Prabhakar Street	939	Gr	46	08	Parvati Prabhakar Street	939	Gr	46
47	Shri. S. S. Srinivas	940	Gr	47	08	Parvati Prabhakar Street	940	Gr	47	08	Parvati Prabhakar Street	940	Gr	47
48	Shri. S. S. Srinivas	941	Gr	48	08	Parvati Prabhakar Street	941	Gr	48	08	Parvati Prabhakar Street	941	Gr	48
49	Shri. S. S. Srinivas	942	Gr	49	08	Parvati Prabhakar Street	942	Gr	49	08	Parvati Prabhakar Street	942	Gr	49
50	Shri. S. S. Srinivas	943	Gr	50	08	Parvati Prabhakar Street	943	Gr	50	08	Parvati Prabhakar Street	943	Gr	50

Tyger Home Finance Private Limited

Registered Office: 1st Floor, 101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India. Telephone: 022-26111111, 022-26111112, 022-26111113, 022-26111114, 022-26111115, 022-26111116, 022-26111117, 022-26111118, 022-26111119, 022-26111120, 022-26111121, 022-26111122, 022-26111123, 022-26111124, 022-26111125, 022-26111126, 022-26111127, 022-26111128, 022-26111129, 022-26111130, 022-26111131, 022-26111132, 022-26111133, 022-26111134, 022-26111135, 022-26111136, 022-26111137, 022-26111138, 022-26111139, 022-26111140, 022-26111141, 022-26111142, 022-26111143, 022-26111144, 022-26111145, 022-26111146, 022-26111147, 022-26111148, 022-26111149, 022-26111150, 022-26111151, 022-26111152, 022-26111153, 022-26111154, 022-26111155, 022-26111156, 022-26111157, 022-26111158, 022-26111159, 022-26111160, 022-26111161, 022-26111162, 022-26111163, 022-26111164, 022-26111165, 022-26111166, 022-26111167, 022-26111168, 022-26111169, 022-26111170, 022-26111171, 022-26111172, 022-26111173, 022-26111174, 022-26111175, 022-26111176, 022-26111177, 022-26111178, 022-26111179, 022-26111180, 022-26111181, 022-26111182, 022-26111183, 022-26111184, 022-26111185, 022-26111186, 022-26111187, 022-26111188, 022-26111189, 022-26111190, 022-26111191, 022-26111192, 022-26111193, 022-26111194, 022-26111195, 022-26111196, 022-26111197, 022-26111198, 022-26111199, 022-26111200.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorized Officer of Tyger Home Finance Private Limited (Tyger Home Finance) has received from the borrower the possession of the immovable property mentioned in the schedule hereto and the same is being put up for sale through e-auction under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002. The details of the immovable property are as follows:

Sl. No.	Lot No.	Name of the Borrower/Co-Borrower	Address of the Property	Area of the Property	Category
1	1	SALAWATI KANEJI	101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India.	101	Gr

The details of the immovable property are as follows:

Sl. No.	Lot No.	Name of the Borrower/Co-Borrower	Address of the Property	Area of the Property	Category
1	1	SALAWATI KANEJI	101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India.	101	Gr

IDBI BANK

Registered Office: 1st Floor, 101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India. Telephone: 022-26111111, 022-26111112, 022-26111113, 022-26111114, 022-26111115, 022-26111116, 022-26111117, 022-26111118, 022-26111119, 022-26111120, 022-26111121, 022-26111122, 022-26111123, 022-26111124, 022-26111125, 022-26111126, 022-26111127, 022-26111128, 022-26111129, 022-26111130, 022-26111131, 022-26111132, 022-26111133, 022-26111134, 022-26111135, 022-26111136, 022-26111137, 022-26111138, 022-26111139, 022-26111140, 022-26111141, 022-26111142, 022-26111143, 022-26111144, 022-26111145, 022-26111146, 022-26111147, 022-26111148, 022-26111149, 022-26111150, 022-26111151, 022-26111152, 022-26111153, 022-26111154, 022-26111155, 022-26111156, 022-26111157, 022-26111158, 022-26111159, 022-26111160, 022-26111161, 022-26111162, 022-26111163, 022-26111164, 022-26111165, 022-26111166, 022-26111167, 022-26111168, 022-26111169, 022-26111170, 022-26111171, 022-26111172, 022-26111173, 022-26111174, 022-26111175, 022-26111176, 022-26111177, 022-26111178, 022-26111179, 022-26111180, 022-26111181, 022-26111182, 022-26111183, 022-26111184, 022-26111185, 022-26111186, 022-26111187, 022-26111188, 022-26111189, 022-26111190, 022-26111191, 022-26111192, 022-26111193, 022-26111194, 022-26111195, 022-26111196, 022-26111197, 022-26111198, 022-26111199, 022-26111200.

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION

Sale of Immovable Property

Whereas the undersigned being the Authorized Officer of IDBI Bank Ltd. (IDBI Bank) has received from the borrower the possession of the immovable property mentioned in the schedule hereto and the same is being put up for sale through e-auction under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002. The details of the immovable property are as follows:

Sl. No.	Lot No.	Name of the Borrower/Co-Borrower	Address of the Property	Area of the Property	Category
1	1	SALAWATI KANEJI	101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India.	101	Gr

The details of the immovable property are as follows:

Sl. No.	Lot No.	Name of the Borrower/Co-Borrower	Address of the Property	Area of the Property	Category
1	1	SALAWATI KANEJI	101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India.	101	Gr

IDBI BANK

Registered Office: 1st Floor, 101, Sion, Sion-Trombay Road, Deonar, Mumbai - 400088, Maharashtra, India. Telephone: 022-26111111, 022-26111112, 022-26111113, 022-26111114, 022-26111115, 022-26111116, 022-26111117, 022-26111118, 022-26111119, 022-26111120, 022-26111121, 022-26111122, 022-26111123, 022-26111124, 022-26111125, 022-26111126, 022-26111127, 022-26111128, 022-26111129, 022-26111130, 022-26111131, 022-26111132, 022-26111133, 022-26111134, 022-26111135, 022-26111136, 022-26111137, 022-26111138, 022-26111139, 022-26111140, 022-26111141, 022-26111142, 022-26111143, 022-26111144, 022-26111145, 022-26111146, 022-26111147, 022-26111148, 022-26111149, 022-26111150, 022-26111151, 022-26111152, 022-26111153, 022-26111154, 022-26111155, 022-26111156, 022-26111157, 022-26111158, 022-26111159, 022-26111160, 022-26111161, 022-26111162, 022-

IV.TERMS AND CONDITIONS

1	<p>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. I of the Tender Document (hereinafter referred to as the 'Secured Asset') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. I of the Tender Document.</p>											
2	<p><u>Issue of Tender/ Offer / Bid Document</u></p> <p>The Tender Document along with Offer Form is on sale from 24-04-2026 to 29-04-2026 on any working day between 11.00 am to 4.00 pm and can be obtained from Shri Rahul Kulkarni, DGM / Shri Ankur Chaturvedi, AGM IDBI Bank , Retail Recovery Department, Unit No.1, Safal Pride, Sion-Trombay Road,Deonar, Mumbai Pin :400088. The bid document can also be downloaded from IDBI website (www.idbibank.in) and e-Auction service provider www.baanknet.com</p>											
4.	<p><u>Reserve Price and Earnest Money Deposit (EMD)</u></p> <table border="1" data-bbox="193 931 1533 1193"> <thead> <tr> <th data-bbox="193 931 900 1010">Details</th> <th data-bbox="900 931 986 1010">Lot</th> <th data-bbox="986 931 1238 1010">Reserve Price</th> <th data-bbox="1238 931 1533 1010">Earnest Money Deposit</th> </tr> </thead> <tbody> <tr> <td data-bbox="193 1010 900 1193">FLAT-02, GROUND FLOOR, ANVAY CHSL,KOPARI ROAD, Sr.No. 12/1, VILLAGE GAS KOPARI,VIRAR E, VIRAR, MAHARASHTRA-401305</td> <td data-bbox="900 1010 986 1193">I</td> <td data-bbox="986 1010 1238 1193">Rs. 23,97,000/- (Rupees Twenty Three Lakhs Ninety Seven Thousand</td> <td data-bbox="1238 1010 1533 1193">Rs. 2,40,000/- (Rupees Two Lakhs Fourty Thousand</td> </tr> </tbody> </table>				Details	Lot	Reserve Price	Earnest Money Deposit	FLAT-02, GROUND FLOOR, ANVAY CHSL,KOPARI ROAD, Sr.No. 12/1, VILLAGE GAS KOPARI,VIRAR E, VIRAR, MAHARASHTRA-401305	I	Rs. 23,97,000/- (Rupees Twenty Three Lakhs Ninety Seven Thousand	Rs. 2,40,000/- (Rupees Two Lakhs Fourty Thousand
Details	Lot	Reserve Price	Earnest Money Deposit									
FLAT-02, GROUND FLOOR, ANVAY CHSL,KOPARI ROAD, Sr.No. 12/1, VILLAGE GAS KOPARI,VIRAR E, VIRAR, MAHARASHTRA-401305	I	Rs. 23,97,000/- (Rupees Twenty Three Lakhs Ninety Seven Thousand	Rs. 2,40,000/- (Rupees Two Lakhs Fourty Thousand									
5	<p>1) The sale of Secured Assets is on <i>“As is where is”, “As is what is”, “Whatever there is” and “without recourse”</i> basis. The description of the immovable properties is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them. The AO or the other secured lenders do not take or assume any responsibility for any shortfall of the movable/immovable assets or for procuring any permissions, etc. or for the dues of any authority established by law. It is expressly made clear that the AO/secured lenders do not take or assume any responsibility for any dues, statutory or otherwise of</p> <p style="text-align: center;">A. SHRI. Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR</p> <p>– Lot No- I 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>											
6	<p>Inspection of Asset</p> <p>The interested bidders may inspect the asset at their own cost on Tuesday 28.04.2026 between 1:00 p.m. to 3.00 p.m. in the presence of the representative of the AO available at the site to facilitate the inspection</p>											

7	<p><u>Due Diligence by the Bidders</u></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 verifies or not.</p>
8	<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 abuttal 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>
9	<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 asset under reference.</p>
10	<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 Format for submission of Profile of the bidder are given in Chapter VI & VII respectively of this Tender Documents.</p> <p>The format Chapter VI is for Individuals and The format Chapter VII is Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
11	<p>The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.</p>
12	<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>
13	<p>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.</p>
14	<p><u>Last date for submission of Tender/Offer /Bid Document</u></p> <p>The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri Rahul Kulkarni, DGM, IDBI Bank, IDBI Bank , Retail Recovery Department, Unit No.1, Safal Pride, Sion-Trombay Road,Deonar, Mumbai Pin :400088, not later than 4:00 pm on Wednesday 29-04-2026, in sealed cover by mentioning the details on envelope</p>

	<p>“Documents for Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR – Bidders to submit the EMD by way RTGS only in favor of IDBI Bank Limited, Account No. 24434915010026, IFSC Code: IBKL0000244, Branch :Nerul, Mumbai Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms.</p>	
15	<p>Only those bidders will be permitted to participate in e-auction whose Tender/ Offer /Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e -auction process. 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>	
16	<p><u>Registration with E-Auction Service Provider</u></p> <ol style="list-style-type: none"> Participants who are not already registered with the e-auction provider M/S PSB Alliance Private Limited., should register themselves by following the procedure mentioned at the website: www.baanknet.com The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/S PSB Alliance Private Limited. <ol style="list-style-type: none"> SOI Form duly signed & filled up. Please download from provider www.baanknet.com Self-attested copy of Pan Card Self-Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) 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 Bid Document is complete in every respect and remittance by way of RTGS proceeds is credited into the account indicated well 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 Phone Nos. - 8291220220 Email Id : support.baanknet@psballiance.com ; logon at www.baanknet.com</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>	
16	Date and Time of e-Auction	Saturday, 02.05.2026 (11:00 am to 1.00 pm with unlimited extension of 5 min)
17	<p>The auction would be held with unlimited extensions of 5 minutes each, if required, on e-auction platform at website: www.baanknet.com. In case no further valid bids are received during the extended period, the last highest bid (equivalent or more than Reserve Price) 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 multiples of Rs.10,000/-, Increase in bid amount below the said Rs.10,000/- will be rejected.</p>	

	First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.
18	AO reserves the right to retain the EMD of top three bidder's upto 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 7 days from the date of e-auction.
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) immediately i.e. on the same day or not later than next working day from the date of letter intimating acceptance of his/her bid to be issued on 03-05-2026 , by way of RTGS in favour of IDBI Bank Limited, Account No. 24434915010026, IFSC Code: IBKL0000244, Branch : Nerul, Mumbai</p> <p>The balance amount of the sale price shall have to be paid within 15 days of the date of letter intimating acceptance of his/her bid or by 18-05-2026 by way of RTGS in favour of IDBI Bank Limited, Account 24434915010026, IFSC Code: IBKL0000244, Branch : Nerul, Mumbai such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months.</p>
20	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall forfeit the EMD and if the successful bidder backs out or does not pay balance 75% of the sale within permitted time after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
21	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold.
22	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.
23	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. 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.

24	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 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 borne by the successful bidder to get the assets transferred in his/ her/ their name. Bank does not take any responsibility to provide information on the same.
25	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
26	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
27	<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.
28	The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
29	The AO reserves the right and liberty to accept/reject any or all the Bids/Offers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
31	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful 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.
32	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.
	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.



V. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

**TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS OF
Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR**

1	Issue of Bid/Offer Document	:	<p>The Tender/Offer Document can be obtained from Shri Rahul Kulkarni DGM (M) 7021954882 (e-mail) - rahul.kulkarni@idbi.co.in/ Shri Ankur Chaturvedi AGM (M) 9990012994 (e-mail)- ankur.chaturvedi@idbi.co.in /,IDBI Bank , Retail Recovery Department, Unit No.1, Safal Pride, Sion-Trombay Road,Deonar, Mumbai Pin :400088 Maharashtra from 24-04-2026 to 29-04-2026 on any working day between 11.00 am to 4.00 pm.</p> <p>The Tender/Offer Document can also be downloaded from <i>IDBI website</i> (www.idbibank.in) and www.baanknet.com</p>
2	Cost of the Tender/Offer Document	:	Nil
3	Last Date and time for submission of Tender Document together with EMD	:	Wednesday, 29-04-2026 upto 4.00 p.m.
4	Place, Date and time of E-Auction	:	<p>Place : e-auction platform at website: www.baanknet.com</p> <p>Date: SATURDAY 02-05-2026 11:00 A.M to 01:00 P.M with unlimited extension of 5 min each, if required</p>

* * *

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

LOT NO. I

For purchase of secured assets / property of **SHRI. Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR, FLAT-02, GROUND FLOOR, ANVAY CHSL, KOPARI ROAD, SR.NO. 12/1, VILLAGE GAS KOPARI, VIRAR E, VIRAR, MAHARASHTRA-401305**
(To be filled and submitted by the Bidder/ Offerer individually for each property)

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)	:	
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6.	Income Tax Permanent Account Number(s) (PAN) of Bidder /Offerer	:	
7.	Bank account details(In case of refund of EMD amount)	:	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 Authorized Officer or secured lenders responsible for the same and shall not have any claim whatsoever against either of them.

Signature of the duly authorized official of the Bidder/Offerer
Name and Designation of the Authorized Signatory

Place :

Date :

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER COMPANY/

PARTNERSHIP/ PROPRIETORSHIP

LOT NO. I

For purchase of secured assets / property of SHRI. Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR, FLAT-02, GROUND FLOOR, ANVAY CHSL, KOPARI ROAD, SR.NO. 12/1, VILLAGE GAS KOPARI, VIRAR E, VIRAR, MAHARASHTRA-401305

(To be filled and submitted by the Bidder/Offerer individually for each property)

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 Authorised 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 Authorise person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorize Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:

12.	Details of Earnest Money Deposit (EMD)	
	RTGS UTR No.	
	Amount remitted	
	Date	
13.	Income Tax Permanent Account Number(s) (PAN) of Authorised person	
14.	Bank Account details(In case of refund of EMD amount)	Account Name: Account Number: Bank Name & Branch: IFSC Code:

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

Signature:

Name of the Authorised 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 Rahul Kulkarni
Authorised Officer,
IDBI Bank LTD,
Retail Recovery Department,
Unit No.1, Safal Pride,
Sion-Trombay Road, Deonar,
Mumbai Pin :400088

Sale of Secured Assets/Property of Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR (Co - Borrower) Immovable properties situated at

FLAT-02, GROUND FLOOR, ANVAY CHSL, KOPARI ROAD, SR.NO. 12/1, VILLAGE GAS KOPARI, VIRAR E, VIRAR, MAHARASHTRA-401305

- 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 sole and absolute discretion, I/we shall arrange to take possession of the secured assets immediately thereafter. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured

assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favor 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.

- 3 I/We clearly understand and accept that the Authorized Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR, including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
- 4 I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorized Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
- 5 I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it.
- 6 a. I/We have remitted Rs. _____ (Rupees _____ only) towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, Account No. . 24434915010026, IFSC Code: IBKL0000244, Branch : Nerul, Mumbai (Mr. NITIN SHANKAR PAWAR & Mrs. SUCHITA NITIN PAWAR).
- 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 : Mumbai

Dated ...__ day of _____ 20

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 & Address :

Occupation :