

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

**RAC, 147-148, 3rd Floor, Forum, Besides Canopus Mall, Ghod
Dod Road, Surat, Gujarat -395002**

TENDER DOCUMENT

For

Sale of Assets of

**Sh. Ravi A Gandhi (Borrower/Mortgagor), Smt. Reshma R
Gandhi (Co-borrower), Sh. Dipesh T Tandel
(Borrower/Mortgagor) & Smt. Nima D Tandel (Co-Borrower)**

Sale Under the provisions of

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


and

The Security Interest (Enforcement) Rules, 2002

CONTENTS

Sr.No	Particulars	Page No.
I	Public Possession Notice published in the newspapers	3
II	Public Notice for e-auction published in the newspapers	4
III	Brief Description – Immovable of Property	5
IV	Outstanding dues of IDBI Bank.	6
V	Terms & Conditions	7-15
VI	Brief details of Bid/Offer document	16- 17
VII	Form of Profile of the Bidder - Individual	18-19
VIII	Form of Profile of the Bidder – Company / Firm /Party	20-21
IX	Form of Appendix to the Bid/Offer (declaration by the Bidder)	22-24

POSSESSION NOTICE PUBLISHED IN NEWSPAPER

 **IDBI BANK** IDBI Bank Ltd, Retail Asset Centre, Third Floor, 147-148, Forum, Besides Canopus Mall, Ghod Dod Road, Surat – 395002. Phone : 0261-4801402

**APPENDIX IV [RULE 8(1)]
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

Whereas, The undersigned being the Authorised Officer of IDBI BANK Ltd., 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 07th May 2018 calling upon the Borrower/Mortgagor Mr. Dipesh T Tandel, Mrs. Nima D Tandel, Mr. Ravi A Gandhi and Mrs. Reshma R Gandhi to repay the amount mentioned in the notice being Rs. 80,21,935/- (Rupees Eighty Lakhs Twenty One Thousand Nine Hundred and Thirty five Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred on him under Sub Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 19th day of July of the year 2018.

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 Ltd. for an amount of Rs. 80,21,935/- (Rupees Eighty Lakhs Twenty One Thousand Nine Hundred and Thirty five Only) and the interest 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.

DESCRIPTION OF IMMOVABLE PROPERTY

All that part and parcel of the property consisting of Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje(village): Palanpor, Paikie Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat.

Bounded: On the East by: OTS, On the West by: Passage and shop no 321 & 322, On the South by: OTS, On the North by: OTS

Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.


Date: 19-07-2018
Place: Surat

Authorized Officer
IDBI Bank Limited.

The above notice was published in the following newspapers on July 24th, 2018.

- i) Business Standard (English) - Surat Edition
 - ii) Sandesh (Gujarati) - Surat Edition
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[II] Public Notice For E-Auction

	IDBI BANK	RAC, GHOD DOD ROAD, SURAT IDBI Bank Limited, 147-148, Third Floor, Forum, Besides Canopus Mall, Ghod Dod Road, Surat – 395002			
PUBLIC NOTICE FOR SALE					
Through e-Auction of immovable secured properties of- Mr. Ravi A Gandhi and Mr. Dipesh Tandel in the loan account of Mr. Ravi A Gandhi, Mr. Dipesh Tandel, Mrs. Nima D Tandel and Mrs. Reshma R Gandhi					
Pursuant to taking physical possession of the properties by the Authorized Officer of IDBI Bank 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 for recovery of its Secured Debts, mentioned against below cases with interest thereon from the dates given and with costs & charges, the undersigned, being the Authorized Officer (AO) of IDBI Bank Ltd invites participation/ applications from reputed and genuine parties for purchase of immovable properties as stated hereunder.					
Sr. No.	Name of Borrowers/ Guarantors/Mortgagor Demand Notice Details/ Date of Possession & Date of NPA and Details of secured assets.	Description of Property	Reserve Price	EMD	Date & Time of e-auction
1.	Mr. Ravi A Gandhi and Mr. Dipesh Tandel: Owner of Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje(village): Palanpor, Palikee Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat. Date of Notice under Section 13(2) of SARFAESI Act- 07th May 2018. Outstanding Amount:- Rs.80,21,935/- (Rupees Eighty Lakhs Twenty One Thousand Nine Hundred and Thirty five Only) as on 10th April 2018. Date of Possession-19.07.2018, Date of NPA: 10.03.2018.	All those pieces and parcels of shop being:- Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje(village): Palanpor, Palikee Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat.	Rs. 1,62,36,000/-	Rs. 16,30,000/-	30/01/2019 11.00 am to 4.00 pm
IMPORTANT DATES:					
Sale of Bid / Tender document		From Dec 29, 2018 to Jan 25, 2019 from 11:00 am to 4:00 pm			
Dates of Inspection		Jan 19, 2019 from 1:00 pm to 4:00 pm			
Last Date of submission of Bid along with EMD		Jan 28, 2019 up to 4:00 PM			
Date of e-auction		Jan 30, 2019 at 11:00 am to 4:00 pm			
<p>1. Particular specified in the schedule above have been stated to the best of the information of the Authorized officer (AO) / Bank. AO and / or Bank will not be answerable for any error, miss-statement or omission in this public notice. 2. The sale would be on e-auction platform at website: https://idbi.auctiontiger.net through e-auction service provider M/S E-Procurement Technologies Ltd. (Auction Tiger, A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006, State Gujarat, India). It may be noted that increase in bid amount, if any, during the e-auction period shall be in multiples of Rs.25,000/- 3. For detailed procedure, terms and conditions of the auction process, intending bidders may arrange to obtain Bid / Tender Document from Sh. Sanjeev Kumar Gupta, General Manager & Sr. RH, Surat Region, IDBI Bank Ltd., or from Shri Nikhil Hasnmukhlal Parikh, Assistant General Manager & Centre Head, RAC, 147-148, 3 rd floor, Forum, Besides Canopus Mall, Ghod Dod Road, Surat 395002 on any specified working days between 11:00 am to 4:00 pm on payment of non-refundable fees of Rs.100/- (Rs. One hundred only) by a crossed A/c Payee Demand Draft / Pay order drawn in favour of "IDBI Bank Ltd.," payable at Surat issued by any Nationalized Bank / Scheduled Bank. 4. The bid/tender document can also be downloaded from IDBI website (www.idbi.com) and https://idbi.auctiontiger.net [Property Also Available on M/S E-Procurement Technologies Ltd. (Auction Tiger) Mobile App] from Date: 31.12.2018. Those bidders preferring to download the Bid /Tender Document will have to furnish the non refundable fee of Rs.100/- at the time of submission of the Bid Document. 5. The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card / Address proof) to the Authorized Officer, IDBI Bank Ltd., 147-148, 4th floor, Forum, Besides Canopus Mall, Ghod Dod Road, Surat 395002 so as to reach our office on or before Date: 28.01.2019 up to 4:00 PM. On receipt of the EMD, the bidders will receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/S E-Procurement Technologies Ltd. (Auction Tiger). 6. Bidders, who prefer to submit the EMD by way of RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No.14637000010140, IFSC Code: IBKL0000146, Branch – Ring Road Branch, Surat. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms. 7. The amount of EMD paid by the interested bidders shall carry no interest. 8. The AO may permit inter-se bidding among the qualified bidders. 9. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. 10. The AO reserves the right to accept/reject any or all the bids without assigning any reasons. In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act. 11. The property is proposed to be sold on "As is where is & whatever there is" basis. All statutory liabilities / taxes / 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. Bank does not take any responsibility to provide information on the same. The Property is being sold with all the existing or future encumbrances whether known or unknown to the Bank. 12. For detailed information on the procedure of e-auction, please refer to the Bid / Tender Document and for formalities / registration to be completed before e-auction; please refer to registration procedure at website https://idbi.auctiontiger.net. 13. The Authorised Officer is not bound to accept the highest offer or all the offers and may reject same without assigning any reason thereof & has right to cancel of, adjourn or postpone the sale without assigning any reason and also to modify any terms of this sale without any prior notice. 14. This is also Statutory 30 days notice under Rule 6 (6) of The Security Interest (Enforcement) Rules, 2002 to the Borrower/Mortgagors. 15. Nothing in this notice constitute or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above properties/assets. 16. Detailed terms and conditions are available in the bid documents. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them. 17. Interested parties may contact or e-mail to undersigned: Sh. Sanjeev Kumar Gupta A.O. and Shri. Nikhil Hasnmukhlal Parikh (T) 0261-4801400, e-mail - Nikhil.Parikh@idbi.co.in. For e-auction support, please contact Mr. Hardik Gauswami at: 9975591888 & 079-61200515/530/552/548 Email: Gujarat@auctiontiger.net</p>					
Date: 29.12.2018 Place: Surat		Authorised Officer, IDBI Bank Ltd.			

The above notice was published in the following newspapers on Dec 29th, 2018.

1. Business Standard (English) - Surat Edition, 2. Sandesh (Gujarati) - Surat Edition

III.

BRIEF DESCRIPTION OF THE ASSETS

Property Description
Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje (village): Palanpor, Paikee Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat. North : OTS South : OTS East : OTS West : Passage and shop no 321 & 322

IV.

Outstanding dues of IDBI Bank in the account of Sh. Dipesh T Tandel, Sh. Ravi A Gandhi, Smt, Reshma R Gandhi and Smt. Nima D Tandel as on 10.09.2018.

(in Rs.)

Nature of facility	Sanctioned	Principal	Interest & others	Total
LCCP	33,00,000/-	32,15,554/-	5,15,531/-	37,31,085/-
LAP	44,65,000/-	43,63,529/-	3,18,255/-	46,81,784/-
Total	77,65,000/-	75,79,083/-	8,33,786/-	84,12,869/-

Total dues as on 10.09.2018: Rs. 84,12,869/- + Further interest and Charges thereon with effect from 11.09.2018 at the applicable rate as per loan agreement.

V.

TERMS AND CONDITIONS

<p>1</p>	<p>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') and the same are being sold on “<i>As is where is</i>”, “<i>As is what is & whatever there is</i>” and “<i>without recourse</i>” basis.</p>
<p>2.</p>	<p>Auction/ bidding shall only be through “online electronic mode” through the website of the service provider: https://idbi.auctiontiger.net. M/S. E – Procurement Technologies Ltd., (Auction Tiger), A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006, State: Gujarat, India is the Service Provider to arrange e - auction platform.</p>
<p>3.</p>	<p><u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with offer Form is on sale from Dec 29, 2018 to Jan 25, 2019, on any working day (except 2nd and 4th Saturday) between 11.00 am to 4.00 pm and can be obtained from Sh. Sanjeev Kumar Gupta, General Manager & Sr. RH, Surat Region, A.O. or from Sh. Nikhil Hasmukhlal Parikh AGM & Centre Head, Office: IDBI Bank Ltd., RAC, 147-148, 3rd floor, Forum, Besides Canopus Mall, Ghod Dod Road, Surat 395002 on payment of non refundable fees of Rs.100/- (Rupees One Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd A/c – Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi” payable at Surat, issued by Nationalized Bank/ Scheduled Bank.</p> <p>The bid document can also be downloaded from IDBI website www.idbi.com. Those bidders preferring to download the Bid Document shall have to furnish the non refundable fee of Rs.100/- as mentioned above, at the time of submission of the bid along with EMD. Interested parties can participate in the e-auction for only one or multiple property, as they desire.</p>
<p>4</p>	<p><u>Reserve Price</u> The Reserve price for the sale of the Secured Assets is as under: <u>Rs. 1,62,36,000/- (Rupees One Crore Sixty Two Lakhs Thirty Six Thousand Only).</u></p>

	<p><u>Earnest Money Deposit (EMD)</u></p> <p>The EMD has been fixed at <u>Rs. 16,36,000/- (Rupees Sixteen Lakhs Thirty Six Thousand Only)</u></p>
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	<p>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 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 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. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and all statutory liabilities charges for conveyance/Taxes/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. It is expressly made clear that the AO / Bank do not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi or Mortgagor/Borrower/Co-Borrower 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>
7	<p><u>Inspection of assets</u></p> <p>The interested parties may inspect the assets at their own cost between 1.00 p.m. and 4.00 p.m. (with prior intimation) on Jan 19, 2019 in the presence of a representative of the AO available at the site to facilitate the inspection.</p>
8	<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 inspects or visits or verifies or not.</p>
9	To the best of knowledge and information of Bank /Authorized Officer no other encumbrances exists on the stated properties. However, prospective bidders may peruse the copies of title deeds available with Bank with prior appointment and also carry out their own enquiries to satisfy themselves regarding encumbrances, if any over the above properties.
10	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 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.
11	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.
12	<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 VII is for Individuals and</p> <p>The format Chapter VIII is Company / Proprietorship / Partnership firms.</p> <p>Bidders may fill in only the form relevant to them.</p>
13	The interested bidders shall submit their Bid along with EMD & KYC documents (PAN card & Address proof) to the Authorised Officer at IDBI Bank Ltd. After scrutinizing if the bid documents are complete in all respect, the eligible bidders shall receive user id / password on their valid email id (mandatory for e-auction) from the e-auction service provider M/s. E-Procurement Technologies Ltd. (Auction Tiger).
14	The Tender/Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
15	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.
16	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>17</p>	<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, Sh. Sanjeev Kumar Gupta, General Manager & Sr. RH, Surat Region, A.O. or to Sh. Nikhil Hasmukhlal Parikh AGM & Centre Head, IDBI Bank Ltd., RAC, 147-148, 3rd floor, Forum, Besides Canopus Mall, Ghod Dod Road, Surat 395002, <u>not later than 4.00 pm on Jan 28, 2019</u> in a <u>sealed cover containing</u> a crossed A/c Payee Demand Draft/Pay Order of Rs. 16,36,000/- lakhs (Rupees Sixteen Lakhs Thirty Six Thousand Only). The DD / PO should be drawn in favour of “IDBI Bank Ltd A/c- Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi” payable at Surat issued by Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD), which shall be super-scribed “EMD for Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi” and the other sealed cover containing the Bid Document super-scribed “Bid Document – Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi”.</p> <p><u>Remittance of EMD by way of RTGS</u></p> <p>Bidders who prefer to submit the EMD by way RTGS, may remit the respective EMD amount in favour of IDBI Bank Limited, Account No.14637000010140, IFSC Code: IBKL0000146, Branch: Ring Road, Surat. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Profile of the Bidder.</p>
<p>18</p>	<p>Only those bidders will be permitted to participate in the e -auction whose Tender/ Offer /Bid Document is complete in every respect and whose Demand Draft/Pay Order for EMD is found to be in order well before the cut-off time. Bank does not take any responsibility and will not entertain any complaint - 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 / Cost of Tender Document submitted by them, will be intimated by e-mail and through mobile.</p>
<p>19.</p>	<p><u>Registration with E-Auction Service Provider</u></p> <p>1. Participants who are not already registered with the e-auction provider M/S. E-Procurement Technologies Ltd. (Auction Tiger, A-801, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006, State Gujarat, India) should register themselves by contacting M/S. E-Procurement Technologies Ltd..</p> <p>2. The participants /intending purchasers are necessarily required to submit following documents / papers for registration to M/S. E-Procurement Technologies Ltd</p> <ol style="list-style-type: none"> a. Self attested copy of Pan Card b. Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electricity bill - any one) c. Board resolution to participate in auction in case if bidder is a company.

	<p>3. The user id and password will be provided by M/S. E-Procurement Technologies Ltd. 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 and /or 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 for quoting Bid Amount 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 (voice and web based), such bidders may contact: M/S. E - Procurement Technologies Ltd. – Auction Tiger at Phone No. 079-61200515/546/530/552/548, Email: Gujarat@auctiontiger.net, Contact Person – Mr. Hardik Gauswami Ph: 9978591888.</p> <p><u>The bidders may be participating in e -auction for bidding from their place of choice and Internet connectivity shall have to be ensured by bidder himself. Bank/ Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.</u></p>			
<p>20</p>	<p><u>The e- auction day: Jan 30, 2019</u></p> <table border="1" data-bbox="300 904 850 1126"> <tr> <td data-bbox="300 904 850 958"> <p>E –Auction time</p> </td> </tr> <tr> <td data-bbox="300 958 850 1012"> <p>11.00 am to 4.00 pm.</p> </td> </tr> <tr> <td data-bbox="300 1012 850 1126"> <p>(Subject to unlimited extensions of 5 minutes each as explained herein below)</p> </td> </tr> </table> <p>Interested bidders, who have been found to eligible and submitted their refundable & non interest bearing EMD, not below Reserve price, before the last date mentioned shall be eligible for participating in the e- bidding process.</p> <p>Online Auction shall be held primarily for a period four hours on e-auction platform at website: <u>https://idbi.auctiontiger.net</u> subject to the condition that if a bidder places a bid in the last 5 minutes of closing of the E-auction and if that bid gets accepted, then the auction’s duration shall get extended automatically by the system for another 5 minutes, for the entire auction (i.e. for all the items in the auction), from the time that bid comes in. Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is valid bid in terms of e-auction notice published and this Tender document. If such valid bid is not received in the said last 5 minutes, the auto-extension will not take place and the E-auction shall get closed automatically without any further extension and the last highest bid received would be treated as the successful bid and auction would be treated as concluded subject to acceptance and approval of the Bid by the Authorised Officer. Necessary</p>	<p>E –Auction time</p>	<p>11.00 am to 4.00 pm.</p>	<p>(Subject to unlimited extensions of 5 minutes each as explained herein below)</p>
<p>E –Auction time</p>				
<p>11.00 am to 4.00 pm.</p>				
<p>(Subject to unlimited extensions of 5 minutes each as explained herein below)</p>				

	<p>communication in this regard shall be sent in writing by the Authorised Officer to the successful Bidder.</p> <p>It is suggested that the bidders do not wait till the last minutes to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure etc.</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><u>In multiples of Rs.25,000/- (Rupees Twenty Five Thousand Only)</u></p> <p>Increase in bid amount below the said amount will be rejected.</p> <p>First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.</p>
21	<p>AO reserves the right to retain the EMD of top three bids upto two month 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 bids will be returned within 7 days from the date of e-auction.</p>
22	<p>The EMD shall be forfeited, if the party whose offer/bid is finally accepted, defaults in making the balance payment in terms of the conditions of sale & completing other sale formalities within the due date. If, however, the sale is completed within the specified time limit, the EMD shall be adjusted towards final sale price. The EMD will not, however, carry any interest. Late bids i.e. bids received after the specified date & time of receipt and bids not accompanied by the EMD should not be considered.</p>
23	<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 (inclusive of the amount of EMD) immediately on the same day or on next working day by crossed A/c Payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd – A/c Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi” payable at Surat issued by Nationalized Bank/ Scheduled Bank or by way of RTGS amount in favour of IDBI Bank Limited, Account No. 14637000010140, IFSC Code: IBKL0000146, Branch : Ring Road, Surat - 395002.</p> <p>The balance 75% of the sale price on or before 15th day of conformation of sale or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not exceeding three months, by way of crossed A/c Payee Demand</p>

	<p>Draft/Pay Order drawn in favour of "IDBI Bank Ltd. – A/c “Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi” payable at Surat issued by Nationalized Bank/ Scheduled Bank or by way of RTGS amount in favour of IDBI Bank Limited, Account No. 14637000010140, IFSC Code: IBKL0000146, Branch : Ring Road, Surat - 395002.</p> <p>Or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer.</p>
24	In case of default in payment by the successful bidder within the stipulated time the sale will be cancelled and, the amount already deposited by the offerer shall be liable to be forfeited and the defaulting purchaser shall have no claim/right in respect of property/amount.
25	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.
26	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.
27	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, who shall also be treated as the successful bidder mentioned in clauses 13 to 20 above and further in terms of this Bid Document.
28	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.
29	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.
30	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.
31	The EMD received from unsuccessful bidders will be refunded to them, without any interest, promptly.
32	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.
33	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.
34	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above terms and conditions as may be deemed necessary in the light of the facts and circumstances.
35	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.
36	The AO reserves the right and liberty to accept/reject any or all the Bids/Offeres and also reserves the right to postpone/ 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 her 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.
37	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.
38	The Bank is not liable to pay any interest or to refund EMD or any other payment received in case of any delay in issue of confirmation of sale /sale certificate by virtue of any court order received by the Bank after e-auction is held.
39	Offers received for sale and / or accepted are not transferable.
40	Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him only.
41	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
42	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.
43	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Surat shall have the exclusive jurisdiction to entertain /adjudicate such disputes.

* * *

VI.

BRIEF DETAILS OF TENDER/OFFER DOCUMENT

**TENDER/OFFER FORM FOR PURCHASE OF SECURED
ASSETS OF SHRI RAVI A GANDHI AND DIPESH T TANDEL AT SURAT**

<p>Immovable properties situated at within the all the part and parcel of Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje(village): Palanpor, Paikie Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat..</p>			
1	Issue of Bid/Offer Document	:	<p>The Tender Document along with Offer Form is on sale from Dec 29, 2018 to Jan 25, 2019 from 11 am to 4.00 pm on any working day between 11.00 am to 4.00 pm and can be obtained from Sh. Sanjeev Kumar Gupta, General Manager and Sr. RH Surat Region, A.O. or from Sh. Nikhil Hasmukhlal Parikh AGM & Centre head IDBI Bank Ltd., RAC: 147-148, 3rd Floor, Forum, Besides Canopus Mall, Ghod Dod Road, Surat – 395002 on payment of non refundable fees of Rs.100/- (Rupees One Hundred Only) by a crossed A/c Payee Demand Draft/ Pay order drawn in favour of “IDBI Bank Ltd- A/c Dipesh T Tandel, Nima D Tandel, Reshma R Gandhi and Ravi A Gandhi” payable at Surat issued by Nationalized Bank/ Scheduled Bank.</p> <p>The bid document can also be downloaded from IDBI website www.idbi.com. Those bidders preferring to download the Bid Document shall have to furnish the non refundable fee of Rs.100/- as mentioned above, at the time of submission of the bid along with EMD.</p>
2	Cost of the Tender/Offer Document	:	Rs. 100/- (Rupees One Hundred Only).
3	Last Date and time for submission of Tender Document together with EMD	:	January 28, 2019 up to 4.00 pm

	4	Place, Date and time of E-Auction	:	Place and e-auction platform at website: <u>https://idbi.auctiontiger.net</u> Date : January 30, 2019 <table border="1" data-bbox="611 241 1045 353"> <tr> <td data-bbox="611 241 1045 297">E -Auction time</td> </tr> <tr> <td data-bbox="611 297 1045 353">11.00 a.m.to 4.00 pm.</td> </tr> </table>	E -Auction time	11.00 a.m.to 4.00 pm.
E -Auction time						
11.00 a.m.to 4.00 pm.						

* * *

Form No.

VII .

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

For purchase of property:

All the piece and parcel of immovable property situated in Gujarat (India) viz.,

Immovable properties situated at within the all the part and parcel of Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje(village): Palanpor, Paikee Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat.

(To be filled and submitted by the Bidder/Offerer)

1	Full Name of the Bidder/Offerer <i>(in Block letters)</i>	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
5	Details of Purchase of Tender Document of Rs.100/	:	
	i) Form No.	:	
	ii) Demand Draft No. / Pay Order No.	:	
	iii) Date of Demand Draft / Pay Order	:	
	Name of the issuing Bank and Branch	:	

6	Details of Earnest Money Deposit (EMD) of Rs.....	:	
	(i) Demand Draft No. / Pay Order No.	:	
	(ii) Date of Demand Draft / Pay Order	:	
	(iii) Name of the issuing Bank and Branch	:	
Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.			
	RTGS UTR NO.		
	Amount remitted		
	Date		
7	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 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 Authorised Signatory

Place :

Date :

.....

Form No.

VIII.

FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER

COMPANY/ PARTNERSHIP/ PROPRIETORSHIP

For purchase of property: All the piece and parcel of immovable property situated in Gujarat (India) viz.,

Immovable properties situated at within the all the part and parcel of Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje(village): Palanpor, Paikee Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat.

(To be filled and submitted by the Bidder/Offerer)

1.	a) Name of the Company/ Firm/ Party (in Block letters)	
	b) Complete Registered Address	
	c) Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director / Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of the 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.	
	<i>c)</i> Mobile Nos.	
	<i>d)</i> E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
12	Details of Purchase of Tender Document of Rs.100/-	
	<i>i)</i> Form No.	
	<i>ii)</i> Demand Draft No. / Pay Order No.	
	<i>iii)</i> Date of Demand Draft / Pay Order	
) Name of the issuing Bank and Branch	
13	Details of Earnest Money Deposit (EMD) of Rs.....lakh.	:
	<i>i)</i> Demand Draft No. / Pay Order No.	:
	<i>ii)</i> Date of Demand Draft / Pay Order	:
	<i>ii)</i> Name of the issuing Bank and Branch	:
Bidders, who prefer to submit the EMD by way of RTGS, must indicate RTGS UTR No., Amount remitted and date.		
	RTGS UTR NO.	
	Amount remitted	
	Date	
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:

* 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.

IX

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,
Sh. Sanjeev Kumar Gupta,
Authorised Officer,
IDBI Bank Ltd.,
Regional office,
147-148, 4th floor
Forum, Besides Canopus Mall,
GhodDod Road,
Surat – 395002

Sir/Madam,

Sale of Secured Assets / Property owned by Dipesh T Tandel and Ravi A Gandhi -

Immovable properties situated at within the all the part and parcel of Shop No 323, Third Floor, Raj World, Opp. Neelkanth Residency, Palanpore Canal Road, Palanpor, Pal, Adajan Road, Surat-395009, R.S. 64/21, F.P. No: 68, FP. NO: 92, TPS No: 8 (Palanpore) of Block No. 102, Moje (village): Palanpor, Paikee Notional Plot No. 1 & 2, Sub Registration District: Athva, District: Surat..

- 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 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 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 Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of **Ravi A Gandhi and Dipesh T Tandel, Reshma R Gandhi & Nima D Tandel** Mortgagor/borrower/ Guarantors 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. ----- (Rs. ----- only) towards Earnest Money Deposit (EMD) in the name of "**IDBI Bank Ltd – A/c: Dipesh T Tandel, Nima D Tandel, Ravi A Gandhi and Reshma R Gandhi** " payable at Surat or made a payment of Earnest Money Deposit by way of RTGS on _____ in A/c No.: 14637000010140, IFSC Code: IBKL0000146, Branch : Ring Road, Surat – 395002 and URN of RTGS Transaction is _____.
- 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 _____()

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 :
