



The Authorised Officer (AO)
of
IDBI BANK LIMITED

IDBI Bank Ltd, Retail Recovery
44 Shakespeare Sarani
Kolkata – 700017
West Bengal

BID DOCUMENT

For Sayan Basu & Sayak Basu

Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, Khatian Nos. 1492, 1504, 1483 within Ward no 03 of Dumdum Municipality Holding No 98/5, Nirmal Sengupta Sarani, Nabpalli, P.S Dumdum Kolkata 700079 North 24 Pargana, which is butted and bounded

On the North : Liskat Hossian Tarafdar

On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak

On the East : House Of Makhan & Mr Swapan Gupta

On the West : House Of Basak And Water Tank

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

&

The Security Interest (Enforcement) Rules, 2002

CONTENTS		
Sr.No	Particulars	Page No.
I	Public Notice for Sale notice published in the newspapers.	3
II	Possession Notice published in newspapers	4
III	Brief Description – Movables and Immovable	5
IV	Outstanding dues of Secured Lenders	5
V	Terms & Conditions	6-15
VI	Brief details of Bid 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 (declaration by the Bidder)	22-24
X	Disclaimer	25

IMPORTANT DATES & INFORMATION:

Bid Increase Amount	By Rs. 10,000/-
Sale of Bid / Tender document	On working days (11.00 A. M. to 4.00 P.M.) or from the website: <u>www.idbibank.in</u> and <u>www.clindia.com</u> from 29-September to 07-October 2026
Date of Inspection	October 05, 2026 from 11.00am to 3.00pm
Last Date of submission of Bid along with KYC documents	October 12, 2026 from 11.00 A.M. up to 4.00 P.M.
Date of e –Auction/ Time of e – Auction	October08 , 2026 from up to 3.00 P.M

I. Public Notice for Sale published in the newspapers :
THE ECHO OF INDIA KOLKATA, Page-5, Thursday, July 9, 2026 (English) :



IDBI BANK

RETAIL RECOVERY DEPARTMENT 44, SHAKEPSARE SARANI, 2ND FLOOR,
KOLKATA - 700 017; Tel.: (+9133) 6655 7744
Website: - www.idbibank.in CIN-L65190MH2004GQ1148935

[Appendix IV-A]
[See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF
IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) that the below described immovable property mortgaged / charged to the secured creditor, the Physical Possession of which have been taken by the Authorized officer of IDBI Bank, secured creditors, will be sold on **08-10-2026 (Thursday)** "As is where is", "As is what is" and "whatever there is" basis for recovery of dues to the IDBI Bank Ltd from below mentioned Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

DESCRIPTION OF PROPERTIES TO BE AUCTIONED ON 08-10-2026 (15 days Notice)

Branch Name	Name of Borrower/ Co-borrower(s)/ Guarantor(s) (Mortgagor/s)	Description of the Immovable Property	a) Date of Demand Notice b) Date of Possession Notice c) Claim Amount as per Demand Notice	a) Reserve Price b) Earnest Amount Deposit (EMD) c) Bid/Tender Increase Amount
Entally	MR. SAYAN BASU (BORROWER) MR SAYAK BASU (Co-Borrower)	ALL THAT one residential flat being Flat No A (tiles flooring) on 1 st floor (South East side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as "SHREE GANESH APARTMENT" constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at Mouza Sutpara J.L. No. 10, Tausi Bazar, 173, R.S Dag no. 2412, Khaliati Nos. 1492, 1504, 1483 within Ward no 03 of Dumdum Municipality Holding No 98/5, Nirmal Sengupta Sarani, Nabpalli, P.S- Dum Dum, Kolkata - 700079 North 24 Pargana, which is butted and bounded - On the North : Liskat Hossain Tarafdar; On the South : House Of Swapna Gupta And Nirmal Sengupta Sarani And House Of Mr Basak; On the East : House Of Makhhan & Mr Swapna Gupta; On the West : House Of Basak And Water Tank. Mortgage Deed No. ORG. REGD. DEED NO.1067 DATED 07-03-2020 FVG SAYAN BASU	1) 21-08-2024 2) 22-11-2024 c) Rs.24,31,109.00 (Rupees Twenty Four Lakh Thirty One Thousand one Hundred Nine Only) due as on 09-05-2024 together with further interest cost & charges thereon w.e.f 10-05-2024 less recovery if any, due to the IDBI Bank from Sayan Basu & Sayak Basu.	a) Rs. 26.80 Lakh. b) Rs. 2.68 Lakh. c) Rs 10,000/-

NOTICE FOR STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SARFAESI ACT 2002

Bid Document can be obtained from Kolkata Zonal Office, IDBI Bank, Entally Branch on working days (11.00 A.M. to 4.00 P.M.) or from the website: <https://www.banksauctions.com> (by C1India (P) Ltd | www.c1india.com) and IDBI Bank's website: <https://www.idbibank.in> from 29.09.2026 till 07.10.2026.

Last date of submission of Bid form along with underliaking, KYC documents and EMD	07-10-2026 11.00am to 4.00pm
Date and Time of inspection :	05-10-2026 11.00am to 3.00pm
Date and Time of E-Auction :	08-10-2026 11.00am to 2.00pm

For detailed terms and conditions of the sale, please refer to the link provided in www.idbibank.in.

Date: 25.09.2026 | Place: Kolkata

Sd/- Authorised Officer, IDBI Bank Ltd.

Arthik Lipi, Page-3, Kolkata, Thursday, July 9, 2026 (Bengali) :



IDBI BANK

আইডিবিআই ব্যাঙ্ক লিমিটেড

ট্রিটেল রিকভারি বিল্ডিং, ৪৪ শেজাপিয়ার সার্বি, ৩য় তল,
কলকাতা-৭০০০১৭। ফোন নং: ৬৬৫৫৭৭৪৪
Website : www.idbibank.in CIN : L65190MH2004GO114883৪

প্রশিক্ষিত-৪-এ

[প্রতিদো রুল ৮(৬) দেখুন]

স্থাবর সম্পত্তি বিক্রয়ার্থে

বিক্রয় বিজ্ঞপ্তি

সিকিউরিটিজ কর্পোরেশন অ্যান্ড রিসার্চ কন্সাল্ট্যান্স অফ ফিন্যান্সিয়াল অ্যাসেসমেন্ট অফ সিকিউরিটি ইন্টারেস্ট অফিস, ২০০২/ (সংক্রান্ত সারসংক্ষেপ আইন এবং এর সাথে পরিত "সিকিউরিটি ইন্টারেস্ট (এনাক্সেসমেন্ট) কলস, ২০০২"-এর বিধি ৮(৬)-এর শর্তানুযায়ী স্থাবর সম্পত্তি বিক্রয়ের জন্য ই-নিলাম বিজ্ঞপ্তি।

এছাড়াও কর্তব্যসম্পন্ন করে এবং বিশেষ করে স্বগৃহীত ও জমিদারদের জানানো যাচ্ছে যে, নিচে বর্ণিত স্থাবর সম্পত্তি ক্রয়কারী কাছ থেকে বন্ধ/চার্জ করা হয়েছিল এবং IDBI Bank-এর অনুমোদিত কর্মকাণ্ড বাস্তবিক দখল গ্রহণ করেছে। নিচে উল্লিখিত স্বগৃহীত ও জমিদারদের কাছে IDBI Bank Ltd-এর পানামা আদায়ের লক্ষ্যে এই সম্পত্তি ০৮.১০.২০২৬ তারিখে "হেমন আছে, হেমনা আছে", "হেমন আছে, যা আছে" এবং "সেখানে যা কিছু আছে"— এই শর্তে বিক্রি করা হবে।

০৮.১০.২০২৬ তারিখে নিলাম হতে যাওয়া সম্পত্তির বিবরণ নিচে দেওয়া হলো। (১৫ দিনের বিজ্ঞপ্তি)।

শাখার নাম	সহ-স্বগৃহীত/গণ/জমিদার/বন্ধকদাতার গণ	স্থাবর সম্পত্তির বিবরণ	ক) দাবি বিজ্ঞপ্তির তারিখ খ) দখল বিজ্ঞপ্তির তারিখ গ) দাবি বিজ্ঞপ্তি অনুযায়ী দাবিকৃত টাকার পরিমাণ	ক) সংশ্লিষ্ট মূল্য খ) আবেদিত অর্থের জমা (ইএমডি) গ) বিজ/টেন্ডার বর্ধিত মূল্য
এটালি	শ্রী সায়ন বসু (স্বগৃহীত) শ্রী সায়ক বসু (সহ-স্বগৃহীত)	"শ্রী গণেশ অ্যাপার্টমেন্ট" নামক ভবনের প্রথম তলায় (দক্ষিণ-পূর্ব দিকে) অবস্থিত "ফ্লাট নং-এ" (সিইলস মেশকুমি) হিসেবে চিহ্নিত আবাসিক ফ্লাটটি; যার সুপার বিল্ডিং-আপ এলাকা প্রায় ১১০০ বর্গফুট এবং যাতে ০১ গোবর ঘর, ১টি বাবার ঘর, ১টি কামরার, ২টি শোবারুদ ও ১টি বারান্দা রয়েছে। ভবনটি মৌজা সুলতানপুর (সে.এল. নং ১০০, টোলি নং ১৭৩, আর.এল. লগ নং ১৪১২, বর্তমান নং ১৪১২, ১৪০৪, ১৪০৩)-এর অন্তর্গত ৮ কাঠা ২ ভূটাকা ১২ বর্গফুট।) অর্থাৎ ভবনের ভিতর ওপর নির্মিত; ক্রিয়াকারী মধ্যম শ্রেণীর সত্যিকার ও মধ্যবর্তী দায়ের স্বত্বাধীনে ১৯৮৮/৫. নির্মিত সেনওপারসনি, নবগণী, থানা-দাঘদেব, কলকাতা-৭০০০৭২ (উত্তর ২৪ পূর্বপানা)। ফ্লাটটির সীমানা নির্দেশ ও উত্তরণ: নিম্নলিখিত হোসেন ভবনফার; দক্ষিণে: স্বপন ওস্তুর বাড়ি, নিম্নলিখিত ওস্তুর সর্বাধি ও শ্রী কল্যাণের বাড়ি; পূর্বে: আনন ও স্বপন ওস্তুর বাড়ি; পশ্চিমে: বন্যাকের বাড়ি ও জলের টাক। বন্ধকী চলি নং ১০৬৬ (তারিখ: ০৭-০৬-২০২০), সায়ন বসুর অনুকূলে নিবন্ধিত।	ক) ২১.০৮.২০২৪ খ) ২২.১১.২০২৪ গ) ২৪.০২.১০.২০০৮ টাকা (চলি লক্ষ-৮৮শ হাজার একশো নয় চারশ-৩০) সায়ন বসু ও সায়ক বসুর কাছে আইডিবিআই ব্যাঙ্কের পত্রিতা হিসেবে ০৯-০৫-২০২৪ তারিখ পর্যন্ত ২৪.০২.১০.২০০৮ টাকা (কোথায়: চলি লক্ষ-৮৮শ হাজার একশো নয় টাকা ৩৬) এর সাথে ১০-০৫-২০২৪ তারিখ থেকে যথোক্ত অতিরিক্ত সুদ ও পানামা করও মুক্ত হবে এবং কোনো মতো আলো ইয়ে থাকলে তা বাদ হবে।	খ) ২.৬৮ লক্ষ টাকা গ) ১০,০০০/- টাকা

সারসংক্ষেপ আইন ২০০২-এর ৮(৬) বিধি অনুযায়ী ১৫ দিনের শাখাত্মক বিক্রয় বিজ্ঞপ্তি

বিত্ত সংক্রান্ত নথিপত্র আইডিবিআই ব্যাঙ্কের কলকাতা জেনারেল অফিস (এটালি শাখা) থেকে কর্মদিবসগুলিতে (সকাল ১১:০০টা থেকে বিকাল ৪:০০টা পর্যন্ত) অথবা

আইডিবিআই ব্যাঙ্কের ওয়েবসাইট www.idbibank.in থেকে ০৭.১০.২০২৬ থেকে ০৭.১০.২০২৬ তারিখের মধ্যে সংগ্রহ করা যাবে।

অঙ্গীকারপত্র, কেওআইসি কাগজপত্র এবং ইএমডি সহ বিক্রয় ফর্ম জমা দেওয়ার শেষ তারিখ:	০৭-১০-২০২৬, সকাল ১১:০০টা থেকে বিকাল ৪:০০টা পর্যন্ত
পরিদর্শনের তারিখ ও সময়:	০৫-১০-২০২৬, সকাল ১১:০০টা থেকে দুপুর ৩:০০টা পর্যন্ত
ই-নিলামের তারিখ ও সময়:	০৮-১০-২০২৬, সকাল ১১:০০টা থেকে দুপুর ২:০০টা পর্যন্ত

বিক্রয়ের বিস্তারিত শর্তাবলী, অনুগ্রহ করে www.idbibank.in-এ প্রদত্ত লিঙ্ক দেখুন।

তারিখ: ২৫.০৯.২০২৬ স্থান: কলকাতা

অনুমোদিত অধিকারিক, আইডিবিআই ব্যাঙ্ক লিমিটেড

The above sale notice under Rule 9 (1) of the Act is published in the following newspapers on 25.09.2026

- i) The Echo Of India (English) – Kolkata Edition
- ii) Arthik Lipi (Bengali) – Kolkata Edition

II. POSSESSION ORDER BY DISTRICT MAGISTRATE NORTH 24 PGS
GOVERNMENT OF BENGAL Dated 29.10.2025 Memo No
3975/01/(5)/2025/JM


GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT MAGISTRATE
NORTH 24 PARGANAS, BARASAT
(JUDICIAL MUNSHIKHANA DEPARTMENT)



ORDER

Whereas Authorized Officer, IDBI Bank Ltd, Kolkata Zonal Office, IDBI House, 2nd Floor, 44, Shakespeare Sarani, Kolkata – 700 017 has filed a petition to the District Magistrate, North 24-Parganas, u/s 14 of SARFAESI Act of 2002 seeking administrative assistance for taking physical possession on the secured assets/Property of the Borrower namely **Sri Sayan Basu S/o. Sri Suvendu Basu**, residing at, Shree Ganesh Apartment, Flat No. A, 1st Floor, S-E side, 98/5, Nirmal Sengupta Sarani, PS – Dum Dum, Kolkata – 700 079 & Co-Borrower namely **Sri Sayak Basu S/o. Sri Suvendu Basu**, residing at, Shree Ganesh Apartment, Flat No. A, 1st Floor, S-E side, 98/5, Nirmal Sengupta Sarani, PS – Dum Dum, Kolkata – 700 079. (Case No – 337/25/MN)

and

whereas in the light of above-mentioned case the petition along with affidavits and other relevant documents submitted by the Authorised Officer, IDBI Bank Ltd, Kolkata Zonal Office, IDBI House, 2nd Floor, 44, Shakespeare Sarani, Kolkata – 700 017 seeking administrative assistance in terms of sec 14(1) of the SARFAESI Act of 2002 for taking over physical possession of the secured asset is/are seen and taken up for consideration

and

whereas from the documents and status report submitted by the Authorised Officer, it transpires that secured creditor granted a loan (TL) Rs. 23,40,000.00 (Rs. Twenty Three Lac Forty Thousand Only) + (Insurance Premium) Rs. 64,033.00 (Rupees Sixty Four Thousand and Thirty Three Only) on 11.02.2020 Total Rs. 24,04,033.00 (Rupees Twenty Four Lac Four Thousand and Thirty Three Only) to Borrower namely **Sri Sayan Basu S/o. Sri Suvendu Basu**, residing at, Shree Ganesh Apartment, Flat No. A, 1st Floor, S-E side, 98/5, Nirmal Sengupta Sarani, PS – Dum Dum, Kolkata – 700 079 & Co-Borrower namely **Sri Sayak Basu S/o. Sri Suvendu Basu**, residing at, Shree Ganesh Apartment, Flat No. A, 1st Floor, S-E side, 98/5, Nirmal Sengupta Sarani, PS – Dum Dum, Kolkata – 700 079, against the all the mortgaged piece and parcel of landed property as follows:

SCHEDULE OF PROPERTY

1) All that piece and parcel of residential flat being flat no. A (tiles flooring) on 1st floor (south east side) having super built up area 1100 Sq. Ft. more or less in a consisting of 3 bed rooms, 1 dining room, 1 kitchen, 2 toilets, 1 balcony of the named and styled as "SHREE GANESH APARTMENT" constructed upon landed property measuring an area more or less 08 Cottah 02 Chittacks 12 Sq. Ft. lying and situated at Mouza – Sultanpur, JL No – 10, Touzi No – 173, R.S.Dag No – 2412, Khatian No – 1492, 1504 & 1483 within the local jurisdiction of Dum Dum Municipality, Holding No – 98/5, Nirmal Sengupta Sarani, Nabapally, PS – Dum Dum, North 24 Parganas, PIN – 700 079. The Property is Butted and Bounded by North – Liskat Hossain Tarafdar, South – House of Swapan Gupta and Nirmal Sengupta Sarani and House of Mr. Basak, East – House of Makhan & Mr. Swapan Gupta, West – House of Basak and Water Tank. The mortgaged property stands in the name **Sri Sayan Basu S/o. Sri Suvendu Basu & Sri Sayak Basu S/o. Sri Suvendu Basu** and being the registered deed no. – I – 1067 the year 2020 at the office of the ADSR – Cossipore Dum Dum, North 24 Parganas, WB.

2) The borrower has committed default in repayment of the financial assistance granted aggregating the specified amount and consequent to such default in repayment, the account of borrower was classified as NPA on 10.05.2024 due to non servicing of interest/ installment.

3) Notice dated 21.08.2024 u/s 13(2) of SARFAESI Act. 2002 demanding payment of default amount was served to the defaulting borrower. The outstanding amount as mentioned in notice is **Rs. 24,31,109.00 (Rupees Twenty Four Lac Thirty One Thousand One Hundred and Nine Only)** and the demand notice was received by the borrower on 19.10.2024 & by Co-Borrower on 30.11.2024 and the same was published in two daily news papers on 13.09.2024.

4) The Authorised Officer of the secured creditor received no representation from the borrower in reply to demand notice u/s 13(2) dated 21.08.2024.

5) The Secured creditor issued possession notice dated 22.11.2024 u/s 13(4) of SARFAESI Act of 2002 for taking Possession on the secured assets of the borrower and also published the same in the daily news papers on 26.11.2024.

6) Thus the Authorised Officer of the secured creditor observed all the formalities as laid down in the SARFAESI Act 2002 for realization of the said outstanding amount from the secured debtor.

And

7) whereas, the Secured Asset is within the jurisdiction of the District Magistrate, North 24- Parganas.

And

8) whereas, the amount dues more than 20% of the Principal Advance and Security interest is not created in any agricultural land.

And

9) whereas, the secured creditor wants to reconstruct their financial asset(s) after handing over and taking over physical possession of the secured asset / property as scheduled above, belonging to the Borrower(s) / Co-borrower(s) / Director(s) / Guarantor(s) / Partner(s) / Proprietor(s) / Corporate Guarantor(s) / Surety(ies) as per law in force.

And

10) whereas, for the purpose of taking possession of the secured asset(s) and documents, the secured creditor requested the District Magistrate, North 24 Parganas u/s 14 of SARFAESI Act of 2002.

(Continued to page No. – 2)

(2)

And

11) There is SA No. 127/2025 at the Ld. DRT-III, Kolkata under Section 17 of SARFAESI Act, 2002 in this regard filed by the borrower as per '5 Point affidavit' & '30 Clauses' declaration submitted by the secured creditor and as per affidavits submitted by the secured creditor there is no stay declared by any court of law.

And

12) The property is not under lease/tenancy as per affidavit, deed(s), records or all other relevant documents.

and

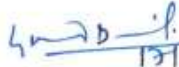
Therefore, after careful consideration of the contents of the affidavit including the nine clauses mentioned under Section 14(1) B of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and all other relevant documents, which the secured creditor filed duly affirmed by the authorized officer of IDBI Bank Ltd, Kolkata Zonal Office, IDBI House, 2nd Floor, 44, Shakespeare Sarani, Kolkata – 700 017, the secured creditor and being satisfied, it is hereby ordered that Smt. Tulika Dutta (Banerjee), Executive Magistrate by Section 14 of BNSS Act, 2023, in the Office of the Sub Divisional Officer, Barrackpore, North 24- Parganas, under the District Magistrate North 24 Parganas will take physical possession of the secured assets/property and forward the same to the secured creditor u/s 14 (1A) of SARFAESI act. 2002.

and

Whereas Authorized Officer, IDBI Bank Ltd, Kolkata Zonal Office, IDBI House, 2nd Floor, 44, Shakespeare Sarani, Kolkata – 700 017 shall intimate the date of possession of the secured asset to the Commissioner of Police, Barrackpore, North 24 - Parganas, as well as to Smt. Tulika Dutta (Banerjee), Executive Magistrate by Section 14 of BNSS Act, 2023, in the Office of the Sub Divisional Officer, Barrackpore, North 24- Parganas, well in advance to take physical possession of the secured assets/Property of the secured creditor on behalf of District Magistrate, North 24- Parganas, The Commissioner of Police, Barrackpore, North 24 - Parganas, will provide police force for maintenance of law & order. The secured creditor will remain present at the time of taking over physical possession.

A spot videography should be made in connection with taking over physical possession of secured assets, on the date of taking over possession and soft copy of the videography should be kept under custody.
Let copy of this order be served upon all concerned.

The order is to be enforced within 06 (Six) months from the date of receipt of this order.


District Magistrate,
North 24-Parganas.

Memo No. J -15013(11)/ 3975 /1(5)/2025/JM

Date. - 29 / 10 / 2025

Copy forwarded for information and necessary action to :-

1. The Commissioner of Police, Barrackpore, North 24- Parganas, with a request to comply with the said order.
2. The Sub Divisional Officer, Barrackpore, North 24- Parganas, with a request to comply with the said order.
3. Smt. Tulika Dutta (Banerjee), Executive Magistrate, in the Office of the Sub Divisional Officer, Barrackpore North 24- Parganas, With a request to coordinate with police authorities and to communicate date of execution to the concerned bank in writing.
4. Authorized Officer, IDBI Bank Ltd, Kolkata Zonal Office, IDBI House, 2nd Floor, 44, Shakespeare Sarani, Kolkata – 700 017.
5. Sri Sayan Basu S/o. Sri Suvendu Basu, residing at, Shree Ganesh Apartment, Flat No. A, 1st Floor, S-E side, 98/5, Nirmal Sengupta Sarani, PS – Dum Dum, Kolkata – 700 079 & Co-Borrower namely Sri Sayak Basu S/o. Sri Suvendu Basu, residing at, Shree Ganesh Apartment, Flat No. A, 1st Floor, S-E side, 98/5, Nirmal Sengupta Sarani, PS – Dum Dum, Kolkata – 700 079.


District Magistrate,
North 24-Parganas.



III. BRIEF DESCRIPTION OF SECURED ASSETS

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana, which is butted and bounded

On the North : Liskat Hossian Tarafdar

On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak

On the East : House Of Makhan & Mr Swapan Gupta

On the West : House Of Basak And Water Tank

IV. OUTSTANDING DUES OF THE SECURED LENDERS

Sayan Basu (Borrower) & Sayak Basu (Co-Borrower) By IDBI Bank Limited – (Loan A/c No. 2086675100002431 & 2086675100002455)

Facility	Amount in Rs.	As on Date
Loan of Rs. 23,40,000.00 A/c 2086675100002431	23,65,610.00	09-05-2024
Loan of Rs. 64,033.00 A/c 2086675100002455	65,499.00	09-05-2024
Total Outstanding	2431109.00	

Total outstanding amount of **Rs. 2431109.00** (Rupees Twenty Four Lakh Thirty One Thousand One Hundred Nine Only) due as on 09.05.2024 together with further interest cost & charges thereon w.e.f from 10.05.2024.

.....

V. TERMS AND CONDITIONS

1	The Authorised Officer (AO) of IDBI Bank Ltd (IDBI), exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as “the SARFAESI Act”) is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the ‘Secured Assets’) and the same are being sold on “As is where is, as is what is & whatever there is and without recourse” basis.
2.	Auction/ bidding shall only be through “online electronic mode” through the website of the service provider : C1India (P) Ltd www.clindia.com & https://www.idbibank.in <u>Address:-</u> C1India (P) Ltd www.clindia.com Plot No. 68 ,3rd Floor, Sector-44, Gurgaon- 122003, Haryana Website- https://www.bankeauctions.com Direct:0124-4302000 Mobile: +917080804466 E-mail: delhi@clindia.com
3.	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with offer Form is on sale from 29-Sep.--2026 till 07-October-2026 on any working day between 11.00 a.m. to 4.00 p.m. and can be obtained from Shri Vikas Kumar, Deputy General Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017 & Shri Anand Kumar Prasad, AGM, IDBI Bank Ltd, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44, Shakespeare Sarani, Kolkata-700017, Mobile : 9334614547 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 Sayan Basu” payable at Kolkata issued by Scheduled Commercial Bank. The bid document can also be downloaded from IDBI website www.idbibank.in (Till October 07, 2026). 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.

4	<u>Reserve Price</u> The Reserve price for the sale of the Secured Assets is as under: • LOT – II – Rs. 2680000.00/- (Rupees Twenty Six Lakh Eighty Thousand Only) <u>Earnest Money Deposit (EMD)</u> The EMD has been fixed at • LOT – II - Rs. 268000.00 /- (Rupees Two Lakh Sixty Eight Thousand Only)
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	The sale of Secured Assets is on <i>“As is where is”, “As is what is” & “Whatever there is” and “Without recourse” basis.</i> 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, of Sayan Basu (Borrower),& Sayak Basu (Co-Borrower) or Mortgagor/Guarantor 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.
7	<u>Inspection of assets</u> The interested parties may inspect the assets at their own cost between 11.00 A.M. to 3.00 P.M. on the assigned date (October 05, 2026) in the presence of a representative of the AO available at the site to facilitate the inspection.

8	<u>Due Diligence by the Bidders</u> The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, pending litigations (if any) etc. whether the bidder actually inspects or visits or verifies or not.
9	To the best of knowledge and information of Bank / Authorized Officer no other encumbrances exists on the stated properties/assets. 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/assets. The copy of Mutation of Conveyance Deed in favour of borrower/mortgagor is not available with Bank. Prospective bidders may take note of that.
10	The bidders shall be deemed to have inspected, verified documents 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.
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	<u>Submission of Tender/Offer</u>

	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. The Format for submission of Profile of the bidder are given in Chapter VII & VIII respectively of this Tender Documents. The format Chapter VII is for Individuals and The format Chapter VIII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
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 have to create user id / password for registering in the e-auction through service provider provided in: https://www.bankeauctions.com (by C1India (P) Ltd www.c1india.com) & https://www.idbibank.in
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.
17	<u>Last date for submission of Tender/Offer /Bid Document</u> The interested parties may submit Tender / Offer / Bid Document duly filled and signed along with the required documents to the AO, Shri Vikas Kumar, Deputy General Manager, Retail Recovery, IDBI Bank Ltd, Zonal Office Building (2nd floor), 44 Shakespeare Sarani, Kolkata-700017.

	Mobile: 9334614547, not later than October 07, 2026 from up to 4.00 P.M. in a sealed cover containing - A/c Payee Demand Draft/Pay Order of Rs.2,68,000.00 /- (Rupees Two Lakh Sixty Eighty Thousand Only) for LOT – II The DD / PO should be drawn in favour of “IDBI Bank Ltd- A/c Sayan Basu” payable at Kolkata issued by Nationalized Bank/ Scheduled Bank as Earnest Money Deposit (EMD), which shall be superscripted “EMD for Sayan Basu” and the other sealed cover containing the Bid Document superscribed “Bid Document – Sayan Basu”. <u>Remittance of EMD by way of RTGS</u> Bidders who prefer to submit the EMD by way RTGS, may remit the EMD amount in favour of IDBI Bank Limited, Account No. 208634915010026, IFSC Code: IBKL0002086, Branch : Entally, Kolkata. Such bidders must indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Forms. Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in or from the website of the e-auction service provider: www.bankeauctionwizard.com must pay Rs.100/- (Rupees one hundred only) towards the cost of the same, by way of DD/ PO or by way of RTGS. Please remit Rs100/- through separate RTGS.
18	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.
19	<u>Registration with E-Auction Service Provider</u>

	Participants who are not already registered with the e-auction provider Www.bankeauctionwizard.com should register themselves by following the procedure mentioned at the website: www.bankeauctionwizard.com The user id and password has to be created by participants / intending purchasers from the website www.bankeauctionwizard.com After creation of userid / password, in case any bidders feel the need for any support, such bidders may contact Helpline No. :-Mithalesh kumar-Assistant Manager; C1India (P) Ltd www.c1india.com Plot No. 68 ,3rd Floor, Sector-44, Gurgaon- 122003, Haryana Website- https://www.bankeauctions.com; IP: Direct:0124-4302000 Mobile: +917080804466 E-mail: delhi@c1india.com mithalesh.kumar@c1india.com, Phone Nos. – 8951944383 / 9674758719 who is the Service Provider to arrange e – auction. 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. 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.
20	<u>The e- auction day : October 08, 2026 from (11.00am to 4.00pm)</u> <u>E-Auction time : From 11 A.M to 4.00 P.M. (Subject to unlimited extensions of 5 minutes each as explained herein below)</u> <u>LOT-I – Movable property : Nil</u> <u>LOT – II – Immovable property</u> Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana, which is butted and bounded

On the North : Liskat Hossian Tarafdar

On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak

On the East : House Of Makhan & Mr Swapan Gupta

On the West : House Of Basak And Water Tank

Interested bidders, who have been found to be 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. Online Auction shall be held **primarily for a period of two hours** on e-auction platform at website: www.bankeauctionwizard.com 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 communication in this regard shall be sent in writing by the Authorised Officer to the successful Bidder.

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.

Increase in Bid Amount :

It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.

	<u>In multiples of Rs.10,000/-</u> Increase in bid amount below the said Rs.10,000/- will be rejected. First bid should be of at least equal to Reserve Price or increment(s) over the Reserve Price in multiples as above.
21	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.
22	<u>Payment of Sale Price</u> The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO and the purchaser shall immediately i.e. on the same day or not later than next working day will be required to deposit 25% of the sale price (less the amount of EMD) on acceptance of his/her bid by crossed A/c Payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd. – A/c Sayan Basu ” payable at Kolkata issued by Scheduled Commercial Bank. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and the defaulting purchaser shall have no claim/right in respect of property/amount. The balance 75% of the sale price on or before 15th day of confirmation of sale by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of “IDBI Bank Ltd. – A/c Sayan Basu” – payable at Kolkata issued by Scheduled Commercial Bank. Or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer.
23	In case of default in payment by the successful bidder at any stage, the amount already deposited by the bidder shall be liable to be forfeited and the defaulting purchaser shall have no claim/right in respect of property/amount.
24	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.

25	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.
26	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 property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
27	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.
28	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.
29	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. Further that bidders have taken note that the copy of Mutation of Deed of Conveyance in favour of borrower/mortgagor is not available with Bank.
30	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.
31	<u>General Terms and Conditions</u> The Authorised Officer 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.
32	The entire procedure of e – auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the Authorised Officer and the intending bidders shall have no right whatsoever to object to the same.
33	The Authorised Officer reserves the right and liberty to accept/reject any or all the Bids/Offers 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 Authorised Officer, 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.
34	In the event the said sale in favour of the bidder not being confirmed by Authorised Officer, 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.
35	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.
36	Offers received for sale and / or accepted are not transferable.
37	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.
38	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
39	Notwithstanding anything stated elsewhere in this Tender Document, the Authorised Officer reserves the right to call off the sale process at any point of time without assigning any reasons.
40	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Kolkata shall have the exclusive jurisdiction to entertain /adjudicate such disputes.

VI. BRIEF DETAILS OF BID DOCUMENT

BID FORM FOR PURCHASE OF SECURED ASSET OF Sayan Basu (Borrower) & Sayak Basu (Co-Borrower)

LOCATED AT

Nirmal Sengupta Sarani, Nabpalli, P.S Dumdum, Kolkata

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “**SHREE GANESH APARTMENT**” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana, which is butted and bounded

On the North : Liskat Hossian Tarafdar

On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak

On the East : House Of Makhan & Mr Swapan Gupta

On the West : House Of Basak And Water Tank

1	Issue of Bid Document	:	The Bid Document can be obtained from Shri Vikas Kumar , DGM / Shri Anand Kumar Prasad, AGM, IDBI Bank Ltd., 2 nd floor, IDBI Bank Ltd, 44 Shakespeare Sarani, Kolkata-700017, from 29 Sep 2026 till 07 October 2026 on any working day between 11.00 a.m. to 4.00 p.m. 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 Sayan Basu ” payable at Kolkata issued by any Nationalized bank / Scheduled Bank.
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		The Bid Document can also be downloaded from IDBI website (www.idbibank.in) and www.bankeauctionwizard.com. Those bidders preferring to download the Bid Document from the website shall have to furnish the non-refundable fee of Rs.100/- (Rupees One Hundred only) as mentioned above at the time of submission of the Bid Document. Interested parties can participate in the e-auction for only one lot or all, as they desire. Separate Bid Documents along with EMD to be submitted for each lot.
2. If bids received for both lots, Sale allowed for both LOTS. However property will be handed over only after removal of P & M, in case successful bidders for the lots, are different.		
Cost of the Bid Document	:	Rs. 100/- (Rupees One Hundred Only).
Last Date and time for submission of Bid Document together with EMD	:	October 07, 2026 till 4pm
Place, Date and time of E-Auction	:	Place: e-auction platform at website: www.bankeauctionwizard.com Date: October 08, 2026 From 11 A.M. to 4 P.M. (Subject to unlimited extensions of 5 minutes each)

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

For purchase of secured assets of Sayan Basu & Sayak Basu (Co-Borrower) Located at “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana in the state of West Bengal. .

(To be filled and submitted by the Bidder)

<u>LOT-I – Movable property</u> : Nil	
<u>LOT – II – Immovable property</u>	
Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana, which is butted and bounded On the North : Liskat Hossian Tarafdar On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak On the East : House Of Makhan & Mr Swapan Gupta On the West : House Of Basak And Water Tank	
1	Full Name of the Bidder <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 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 Bid Document of Rs.100/-		
	Form No.		
	Demand Draft No. / Pay Order No.		
	Date of Demand Draft / Pay Order		
	Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in and prefers to remit Rs.100/- separately by way RTGS must indicate RTGS UTR No., Amount and date.		
	RTGS UTR NO.	:	
	Amount remitted	:	
	Date	:	
6	Details of Earnest Money Deposit (EMD)	:	
	Demand Draft No. / Pay Order No.	:	
	Date of Demand Draft / Pay Order	:	
	Name of the issuing Bank and Branch	:	
	Bidders who prefer to submit the EMD by way 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	:	

* 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.

In case the undersigned being the unsuccessful bidder/ or auction is Cancelled ; the EMD may be remitted through RTGS/NEFT as below:

Beneficiary _____ Name _____ A/c _____ NO _____
IFSC _____ Bank _____ & Branch _____ A/c _____
Type _____

Signature of the duly authorized official of the Bidder

Name and Designation of the Authorised Signatory

Place:

Date:

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

For purchase of secured assets of Sayan Basu (Borrower), & Sayak Basu (Co-Borrower) Located at “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana in the state of West Bengal. .

(To be filled and submitted by the Bidder)

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana, which is butted and bounded

On the North : Liskat Hossian Tarafdar

On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak

On the East : House Of Makhan & Mr Swapan Gupta

On the West : House Of Basak And Water Tank

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)
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	8 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 has with any employee of IDBI Bank Ltd.	:	
12	Details of Purchase of Bid Document of Rs.200/-		
	i) Form No.		
	Demand Draft No. / Pay Order No.		
	Date of Demand Draft / Pay Order		
	Name of the issuing Bank and Branch		
	Bidders who have downloaded the Bid Document from IDBI website www.idbibank.in and prefers to remit Rs.200/- separately by way RTGS must indicate RTGS UTR No., Amount and date.		
	RTGS UTR No.		
	Amount remitted		
	Date		
13	Details of Earnest Money Deposit (EMD)	:	
	Demand Draft No. / Pay Order No.	:	
	Date of Demand Draft / Pay Order	:	
	Name of the issuing Bank and Branch	:	
	Bidders who prefers to remit EMD by way RTGS must indicate RTGS UTR No., Amount and date.		
	RTGS UTR No.		
	Amount remitted		
	Date		

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

I/We have read and understood the detailed terms and conditions of the sale and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect/ incomplete, I/We

shall not hold the Authorised Officer or secured 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

(DECLARATION BY THE BIDDER)

(ON STAMP PAPER OF RS.100/-)

FORM OF BID

(Note: This Appendix forms part of the Bid)

To,
Authorised Officer, IDBI Bank Ltd.
Retail Recovery,
IDBI Bank Ltd, 2nd Floor, IDBI Hosue,
44 Shakespeare Sarani, Kolkata-700017

Sir/Madam,
Sale of secured assets of Sayan Basu (Borrower), & Sayak Basu (Co-Borrower) Located at “SHREE GANESH APARTMENT” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana in the state of West Bengal. .

LOT-I – Movable property : Nil

LOT – II – Immovable property

Mortgage by deposit of title deed bearing number bearing deed no. 1067 dated 07.03.2020 in respect of ALL THAT one residential flat being Flat No A (tiles flooring) on 1st floor (south east side), having super built up area 1100 sq.ft more or less in a consisting of 3 bed rooms 1 dining room 1 kitchen 2 toilets 1 balcony of the building named and styled as “**SHREE GANESH APARTMENT**” constructed upon land measuring an area 08 cottahs 2 chittacks 12 sq.ft more or less lying and situated at mouza sultanpur J.L No 10, Touzi No. 173, R.S Dag no. 2412, khatian Nos. 1492, 1504, 1483 within ward no 03 of Dumdum municipality holding no 98/5, Nirmal sengupta Sarani, nabpalli, P.S dumdum Kolkata 700079 North 24 pargana, which is butted and bounded

On the North : Liskat Hossian Tarafdar

On the South : House Of Swapan Gupta And Nirmal Sengupta Sarani And House Of Mr Basak

On the East : House Of Makhan & Mr Swapan Gupta

On the West : House Of Basak And Water Tank

1. Having fully examined and understood the terms and conditions of the Bid Document and condition and status of the Secured Assets/property, I/We Bid to purchase the said Secured Assets strictly in conformity with the terms and conditions of this Bid Document.
2. I/We understand that if my/our Bid is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the Bid 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 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 is accepted, after making full payment of the sale price within 15 days of acceptance of bid 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 Shamim Ahmad 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 is accepted.
4. I/We understand that you are not bound to accept the highest or any Bid 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 Demand Draft/Pay Order of value of
- **Rs 268000/- (Rupees Two Lakh Sixty Eight Thousand Only)** for **LOT – II** towards Earnest Money Deposit (EMD) in the name of “IDBI Bank Ltd. – Sayan Basu ” Payable at Kolkata.
- Or**
- I/ We have remitted **Rs 268000/- (Rupees Two Lakh Sixty Eight Thousand Only)** for **LOT – II** towards Earnest Money Deposit (EMD) to IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, **Account No 208634915010026, IFSC Code: IBKL0002086, Branch : Entally, Kolkata.**
7. We understand that the EMD will not carry any interest.

8. We understand that the Bid should be unconditional and Bid having conditions contrary to the terms and conditions of the Bid Document can be summarily rejected.

9 In case the undersigned being the unsuccessful bidder/ or auction is Cancelled ; the EMD may be remitted through RTGS/NEFT as below:

Beneficiary Name A/c NO _____
IFSC _____ Bank & Branch _____ A/c
Type_____.

Place:

Dated ...__ day of _____2026

Signature in the capacity of

duly authorized to sign Bid for and on behalf of

.....

(Name and address of the Bidder)
(IN BLOCK CAPITALS)

WITNESS :

Signature :

Name & Address :

Occupation :

X
Disclaimer

The information contained in this Bid Document or information provided subsequently to bidder(s) or applicants whether verbally or in documentary form by or on behalf of “IDBI Bank Ltd.”, is provided to the bidder(s) on the terms and conditions set out in this Bid Documents and all other terms and conditions subject to which such information is provided.

This Bid Document is not an agreement and is not an offer or invitation by IDBI Bank Ltd to any parties other than the applicants who are qualified to submit the bids. The purpose of this Bid Document is to provide the Bidder(s) with information to assist the formulation of their proposals/offer. This Bid Document does not claim to contain all the information each Bidder may require. Each Bidder may conduct its own independent investigations and analysis and is free to check the accuracy, reliability and completeness of the information in this Bid Document. IDBI Bank Ltd makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this Bid Document. IDBI Bank Ltd may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Bid Document.

IDBI Bank Ltd reserves the right to reject any or all the expression of interest / proposals/offer received in response to this Bid Document at any stage without assigning any reason whatsoever. The decision of IDBI Bank Ltd shall be final, conclusive and binding on all the parties/Bidders.