



BANK AISA DOST JAISA

IDBI BANK LTD.
SCO 72-73, SECTOR-17 B, BANK SQUARE,
CHANDIGARH
ZONAL OFFICE CHANDIGARH

**E-AUCTION
NOTICE**

E-Auction Sale Notice for Sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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), Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive / possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis. The details of the Borrower(s), Mortgagor(s) and Guarantor(s), Amount due, Reserve Price and Earnest Money Deposit and brief description of the immovable property is as mentioned below:-

Last Date and Time for Submission of EMD	Date and Time of E-Auction
11.06.2026 upto 04:00 P.M. at any IDBI Bank Branch	12.06.2026 - 11:00 A.M. to 01:00 P.M.

DESCRIPTION OF THE IMMOVABLE PROPERTIES				
Sr. No.	Name of the Borrowers / Guarantors	Details of Property	Amount as per Demand Notice	Reserve Price
			Date & Type of Possession	Earnest Money Deposit (Rupees)
1.	M/s Sehgal Enterprises, Proprietor - Sh. Arun Kumar Sehgal, Near Mall Road, Mohalla Dodan, Faridkot, Punjab - 151203.	All that piece and parcel of Residential Property admeasuring 73 Sq. Yard bearing Old Municipal No. 2/212 and New Municipal No. B-7/228, are Mohalla Dodan Wala, Faridkot Vide Vasika No. 1680 Dated 21.07.2009 in favour of Arun Kumar S/o Suraj Prakash together with all and singular the structures and erections thereon, both present and future.	Rs. 9,90,881.90 (Rupees Nine Lakh Ninety Thousand Eight Hundred Eighty One and Paise Ninety only) as on 28.02.2020 together with further interest thereon w.e.f. 02.02.2020 26.05.2023 PHYSICAL POSSESSION	Rs. 22,40,000/- (Rs. Twenty Two Lakh Forty Thousand only) Rs. 2,24,000/- (Rupees Two Lakh Twenty Four Thousand only)
2.	M/s Mothu Ram Prem Chand, Prop. - Smt. Nirmala Gupta, BXXX 891/1 Sherpur Road Spring Dale School, Ludhiana, Punjab - 141001; Smt. Nirmala Gupta W/o Mohan Lal Gupta, B 36/238 Vikas Nagar, Ludhiana, Punjab; Shri Atul Mohan Gupta (Guarantor), B 36 238 Vikas Nagar, Pakhowal Road, Ludhiana - Punjab.	(1) All that part and parcel of the immovable property situated at village Sherpur Kalan, Abadi Focal Point Road, Kailash Nagar, Near Corporation colony, Ludhiana, comprised in Khasra No. 31/1/17/2-18/1/2, Khata No. 752/796, Jamabandi 2003-04, Hadbast no. 176 admeasuring 666 2/3 Sq. Yard registered in the name of Smt. Nirmala Gupta W/o Shri Mohan Lal Gupta Vide Sale Deed No. 5066 Dated 18.06.2007 Which is bounded as below:- On the North by: Other Owner 120 Ft 0 Inch; On the South by: Other Owner 120 Ft 0 Inch; On the East by: Open to Road 50 Ft 0 Inch; On the West by: Open to Road 50 Ft 0 Inch; together with all singular the structures and erections thereon, both present and future. (2) All that part and parcel of the immovable property situated at Village Sherpur Kalan, Abadi Focal Point Road, Kailash Nagar, Near Corporation colony, Ludhiana, comprised in Khasra No. 31/1/17/2-18/1/2, Khata No. 752/796, Jamabandi 2003-04, Hadbast No. 176 admeasuring 666 2/3 Sq. Yard registered in the name of Smt. Nirmala Gupta W/o Shri Mohan Lal Gupta Vide Sale Deed No. 5067 Dated 18.06.2007. Which is bounded as below:- On the North by: Other Owner 120 Ft 0 Inch; On the South by: Other Owner 120 Ft 0 Inch; On the East by: Other Owner 50 Ft 0 Inch; On the West by: Open to Road 50 Ft 0 Inch; together with all singular the structures and erections thereon, both present and future.	Rs. 5,07,66,248.62 (Rupees Five Crores Seven Lakh Sixty Six Thousand Two Hundred Forty Eight and Sixty Two Paise only) together with further interest thereon w.e.f. 02.10.2021 30.05.2025 SYMBOLIC POSSESSION	Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh only) Rs. 45,00,000/- (Rupees Forty Five Lakh only)
3.	Shri Rohit Makkar S/o Shri Ashok Kumar (Borrower & Mortgagor) H. No. 1059/5, Jaura Khoo, Adam Pur, Jalandhar, Punjab-144102.	All that piece and parcel of immovable property comprised in and forming part of Plot admeasuring 5 Marla and 240 Sq. Ft. in Khata No. 351/440, Khasra No. 13/1/13/1, 13/2, 14/1, 17/4, 18, 23/2, 24/1 Kite 7, Hadbast No. 57, Jamabandi 2015-16, Vakiya Gandhi Nagar, Adampur Jalandhar, Punjab - 144102 registered in the name of Shri Rohit Makkar S/o Shri Ashok Kumar vide Document No. 2019-20/1/1/33 Dated 05.04.2019 and Which is bounded as follows:- On the East by: Shri Ravneet; On the West by: Shri Madan Lal; On the South by: Smt. Jasveer Kaur; On the North by: Street 18; together with all and singular the structures and erections thereon, both present and future.	Rs. 21,94,451.28 (Rupees Twenty One Lakh Ninety Four Thousand Four Hundred Fifty One and Paise Twenty Eight only) 29.01.2025 (SYMBOLIC POSSESSION)	Rs. 26,71,000/- (Rupees Twenty Six Lakh Seventy One Thousand only) Rs. 2,67,100/- (Rupees Two Lakh Sixty Seven Thousand One Hundred only)
4.	M/s Hateshwari Educational Society, Lalgee Group of College, NH-21 V.P.O. Gutkar, Distt. Mandi H.P. - 175001.	All that part and parcel of the property admeasuring 4-9-3 Bigha wide land bearing Khata / Khatauni No. 20/25 Khasra No. 743/731 situated at Muhul Tikarkalan, Tehsil Sadar, District Mandi Himachal Pradesh together with all Buildings and structures thereon and all the fixtures and fittings there. East: House of Sh. Karam Singh; West: Govt. Primary School Tikar Kalan; North: Other Property; South: Link Road.	Rs. 9,25,74,868.08 (Rupees Nine Crore Twenty Five Lakh Seventy Four Thousand Eight Hundred Sixty Eight and Paise Eight only) 29.10.2014 (SYMBOLIC POSSESSION)	Rs. 3,23,00,000/- (Rupees Three Crore Twenty Three Lakh only) Rs. 32,30,000/- (Rupees Thirty Two Lakh Thirty Thousand only)
5.	M/s Triveni Casting Private Limited, Industrial Plot No. 39 & 40, Sector 5, Industrial Area, Parwanoo, Distt Solan, Himachal Pradesh.	All that part and parcel of Factory Land and Building situated at Industrial Plot No. 39 & 40, Sector 5, Parwanoo, Distt Solan, H.P. in the name of M/s Triveni Casting Private Limited, together with all building and structures thereon and all fixture and fittings. Note:- Pending Statutory / Electricity / any other dues or charges will be taken care / borne by prospective bidder.	Rs. 1,95,48,512.17 (Rupees One Crore Ninety Five Lakh Forty Eight Thousand Five Hundred Twelve and Paise Seventeen only) 01.09.2015 (PHYSICAL POSSESSION)	Rs. 1,12,50,000/- (Rupees One Crore Twelve Lakh Fifty Thousand only) Rs. 11,25,000/- (Rupees Eleven Lakh Twenty Five Thousand only)

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank website www.idbibank.in and https://apps.idbibank.in/idbiapp/e-auction.aspx which is also available at website of E-Auction Service Provider: ANTARES SYSTEMS LIMITED at www.bankeactionwizzard.com

IMPORTANT NOTES: - (1) This may be treated as formal notice to Borrower(s) / Mortgagor(s) under Rule 8(5), 8(6) & Rule 6(1), 6(2) for immovable assets under Security Interest (Enforcement) Rules 2002. (2) Borrower(s) / Mortgagor(s) / have the right to tender dues of the bank together with costs, charges and expenses u/s section 13(8) of SARFAESI Act, 2002 before the auction date. (3) It shall be the responsibility of the bidder to inspect & satisfy themselves in their own interest and at their own cost about the asset and specifications before submitting the bid. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information e.t.c whether the bidder actually inspects or visits or verifies or not. In case any statutory dues / taxes / charges / fees as per laws and income tax laws and also all dues of electricity charges, water charges, and maintenance charges and for other services, taxes, against the property if pending the same will be borne by the successful bidder. (4) The intending bidder should therefore make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues etc. affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues / taxes etc. (5) Neither the Authorised Officer / Bank nor ANTARES SYSTEMS LIMITED shall be liable for any internet network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event. Terms & conditions of E-Auction are also available on the web portal of ANTARES SYSTEMS LIMITED at www.bankeactionwizzard.com (6) Encumbrances against the properties known to bank: NIL.

TERMS AND CONDITIONS OF SALE: - (1) The sale will be done through E-Auction platform provided at the website: www.bankeactionwizzard.com Application form is available at this web portal and any branch of the bank. The interested tenderer or his/her authorised representative should deposit 10% of the Reserve Price towards Earnest Money Deposit (EMD) for qualifying for the bid, separately for each property, by way of bank draft or pay order favouring IDBI BANK LTD payable at Chandigarh along with copy of self-attested identity proof to the satisfaction of bank at the above office. Only those bidders will be permitted to participate in the e-auction who's bid form is deposited well before the cut-off time and is complete in every respect and Demand Draft / Pay order for EMD is found to be in order. Bid form if found incomplete in any respect, shall be liable for outright rejection. Thereafter, the tenderer should obtain user id & password by registering himself/ herself with www.bankeactionwizzard.com to qualify himself/ herself for participating in E-Auction. Separate bid/ tender for each property should be submitted on or before the time specified above. EMD will not carry any interest. The AO may retain EMD of top three bidders for a period of two months from the date of auction. EMD of rest of the bidders will be returned on completion of the Auction. (2) Assistance for creating log-in id & password, uploading data, submitting bid, training on a-bidding process etc., will be provided free of cost. Bidders should contact ANTARES SYSTEMS LIMITED, #137/3, Honganasu, Kengeri, Bangalore Mysore Road, Opp. KMS Coach Builders, Bangalore - 560 060. Contact detail:-Miss BM Sushmitha, M.: 8951944383 / Mr. Pravesh Mani Tripathi, M.: 9044314492, Landline - 080-45982100. E-mail Support at sushmitha.b@antaressystems.com / kushal.b@antaressystems.com (3) Assistance for inspection of the properties will be arranged on 09.06.2026 from 11:30 a.m. to 2:00 p.m. interested bidder may contact - Mr. Karminder Sharma, M: 9904112757 (for Sr. No. 1 & 2), Mr. Naresh Modi, M: 9214414027 (for Sr. No. 3) & Sh. Anil Verma, M: 7973596844 (for Sr. No. 4 & 5). (4) The e-auction of above properties would be conducted on exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst bidders. In the event of IDBI Bank's office remaining closed on the day of e-auction for any unforeseen reason, the bids shall take place on the next working day of IDBI Bank Ltd at 11.00 AM to 01:00 PM. The bidder shall be eligible to improve their offer at a minimum amount of Rs. 10,000/- (Rupees Ten Thousand only) for property where reserve price is less than 50 Lakh and Rs. 25,000/- (Rupees Twenty Five Thousand only) where reserve price is more than Rs.50 Lakh. Online auction shall be for a period of 2 hour. 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 automatically get extended for another 5 minutes. Please note that the auto extension shall be for unlimited times and will take place only if a bid comes in last 5 minutes of closing. In case, there is no bid in the last 5 minutes of closing of e-auction, the auction shall get closed automatically without any extension. The bidder who submits the highest bid amount on closure of e-auction process shall be declared as successful bidder & a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer. (5) On receipt of the sale confirmation, the successful bidder(s) will be required to deposit 25% of the bid amount immediately i.e on the same day or not later than next working day (including EMD) by way of DD/banker's cheque and the balance 75% of the bid amount on or before 15th day of "confirmation of sale" of the property or such extended period as may be agreed by the AO but not exceeding three months. In case of failure of the highest bidder/tenderer to deposit the 25% of the sale price and/or to adhere to the terms of auction in any manner, the property will be confirmed to the next highest bidder(s). As such EMD and further remittances of the previous highest bidder / tenderer shall be forfeited. (6) The Earnest Money Deposit (EMD) DD of unsuccessful bidders shall be sent back to the mailing address as mentioned by them in the Bid Form. (7) On confirmation of sale by the secured creditor and compliance of the terms of the payment by the successful bidder, the AO will issue a certificate of sale of the respective property(s) in his/her favour. On issuance of Sale Certificate, the auction sale process will be completed. (8) The successful bidder shall bear all stamp duty, registration fee, taxes, transfer fees, incidental expenses etc. for getting the sale certificate registered. The intending bidders are at liberty to make their own independent assessment/inquiry about the title and encumbrance(s) etc. before auction of properties in question. (9) The AO is not bound to accept the highest offer or may cancel or postpone the sale without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice. (10) In case of confirmation of sale in favour of Successful bidder, the sale cannot be cancelled at the instance of the bidder. (11) The secured creditor does not in any way warrant the fitness, quality or usability of the properties being sold. (12) In case of plant & machinery & moveable items, successful bidder is bound to take the plant and machinery & moveable items immediately from the premises on his own expenses. Further, GST @ 18% shall be levy on value of supply as governed by section 15 of CGST act read with rule 32(5) of the CGST rules 2017 which is to be paid by the successful bidder. (13) As per section 194-IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs. 50,00,000/- (Rupees Fifty Lakh only) and above. The Successful bidder shall deduct the TDS from the sale price and deposit the same with the Income Tax Department in Form No 16-B, containing the Bank's name and PAN number as a seller and submit the original receipt of the TDS certificate to the Bank. (Applicable for Immovable Property, other than Agriculture land). (14) The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis to the successful bidder free from encumbrance, know to the secured creditor on deposit of amount by the successful bidder towards the discharge of such encumbrances. (15) The interested tenderer or his/her authorized representative should carefully submit the Bid form with complete details along with EMD, No request to modify/addition/alter in any manner shall be entertained after the e-auction.

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither IDBI BANK LTD. Nor the service provider will be responsible for any lapses/ failure (internet failure, power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The Borrower(s), Mortgagor(s) and Guarantor(s), are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and costs.

Date: 21.05.2026 Place: Chandigarh AUTHORISED OFFICER



LETTER FROM THE PARTICIPATING BIDDER

From:

To

The Authorised officer,
IDBI Bank Ltd,

Dear Sir,

Sub: EMD for participation in E-Auction to be conducted on 12.06.2026 in respect of the secured assets belonging to _____.

With reference to the above subject, I/We wish to inform you that I/We have read and understood the terms and conditions in detail as mentioned on the website of the IDBI Bank Ltd. of the proposed sale by E-auction which have also been published in the Newspapers "Hindustan Times (English), Dainik Savera (Hindi) & Daily Charhdikala (Punjabi)" dated May 22, 2026 also. I/We agree to abide by the same. I/We intend to participate in the said sale.

I/We am/are enclosing herewith a Demand Draft bearing No. _____ for Rs. _____/- (Rupees _____ Only) of _____ bank drawn on _____ being EMD as prescribed which may be adjusted towards part of bid amount in the event of I/We being declared as the successful bidder in the sale.

I/We am/are aware that if I fail to pay 25% of the bid amount immediately i.e on the same day or not later than next working day (including EMD) by way of RTGS/NEFT and the balance 75% of the bid amount on or before 15th day of "confirmation of sale" of the property or such extended period as may be agreed by the AO but not exceeding three months, all amount paid by me/us will be forfeited.

In case payment is not received due to any technical fault in RTGS/NEFT as per timelines, all amount paid by me/us shall be forfeited.

I/We am/are have carefully gone through the details mentioned by me with regards to bidder name e.t.c in the Bid form submitted along with EMD and aware that same cannot be modified/addition e.t.c. I/We declare, I/We shall not place any such request also.

Thanking you,

Date:

Time:

Yours faithfully,
(Name & Signature)

IDBI BANK LTD, CHANDIGARH

BID FORM

Address of the Property:

Earnest Money prescribed to _____.

Dead Line for submission of Tender

Up-to 04.00 PM on 11.06.2026 at any branch of IDBI bank.

Name and particulars of the Tenderer/Bidder

Sh./Smt.or M/s _____

Father's Name /Constitution: _____

Address: _____

PAN No. / GST No. _____

Tel/Mob/Fax No's: _____

Email ID/Website: _____

OTHER CONDITIONS

1. All or any bid found incomplete is liable to be rejected by the Authorised Officer.
2. Minimum one bid need to be increased in E-auction in multiple of Rs. 10,000/- or 25,000/- (Strike off which is not applicable).

Date:

Time:

Signatures of Tenderer/Bidder

Signature of Authorised Officer

DECLARATION BY THE BIDDER

(Note: This declaration constitutes the part of the Bid form)

1. I/We having fully examined and understood the terms and conditions of the E- Auction notice 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.
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 and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.
3. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date and time, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document
4. I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
5. I/We clearly understand and accept that the Authorised Officer or the secured lender do not take or assume any responsibility for any dues, statutory or otherwise, 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.
6. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. I/We understand that time is the essence for completing the acquisition formalities of the Secured Assets/property and I/we agree and undertake to abide by it
8. I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors as mentioned in the Bid Document.
9. I/We also enclose a Demand Draft/Pay Order of value Rs. _____ dated _____ towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Limited".
10. I/We understand that the EMD will not carry any interest.
11. I/We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Tender/Offer document can be summarily rejected.
12. I /We declare that details in the bid form has been filled with due caution. I /We are aware that no request to modify/alter/addition in the bidder names e.tc shall be entertained by the IDBI Bank after the submission of bid form. I /We are jointly / severely responsible and shall abide by the terms and conditions of bid document.
13. I/We understand that on confirmation of sale by the secured creditor and compliance of the terms of the payment by me (Successful bidder), the Authorised Officer will issue a certificate of sale of the respective property in my favor as per SARFAESI Act, Further I/we understand that bank does not take any responsibility of registration of the sale certificate.

Place:

Date:

Signature: _____ in capacity of _____.

Duly authorized to sign the bid form on behalf of _____.

(In case of company/trust/HUF e.t.c).

Name of the bidder's	
Address	
Signature	

Name of the bidder's	
Address	
Signature	

Name of the Witness*	
Address	
Signature	

***I confirm that I know the bidder and he/she has signed in my presence.**

Name of the Witness*	
Address	
Signature	

***I confirm that I know the bidder and he/she has signed in my presence.**

Vernacular Indemnity Form
(For Signature in Non-English Language)

To,
The Manager,
IDBI Bank Ltd,

Sir/ Madam,

This is to confirm that all the documents executed by me/us in the capacity of bidder for participation in e-auction to be scheduled on _____ for the immovable/ movable property in the account of _____

have been read by me/us and have signed and executed after the contents thereof including the contents thereof including the contents of these presents have been fully explained to / understand by me / us. I/ We further shall hold the bank harmless and fully indemnified against any claims liabilities arising out of any event/dispute related to the signing / execution of such documents or any additional documents by me /us for the said e-auction.

Further, I/We will hold myself/ ourselves liable and IDBI Bank Ltd. and E-Auction Service Provider shall not be liable in anyway responsible thereof.

Date:

Yours faithfully

Place:

(Signature)

Name of the IDBI Bank Officer :	
Signature :	
Name of Witness:	Name of Witness:
Address:	Address:
Mobile No.	Mobile No.
Signature:	Signature:

Date:

Place: