

The Authorized Officer (AO)
of
IDBI BANK LIMITED
NPA Management Group
IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bungalow,
Off C. G. Road Ahmedabad-380006

TENDER DOCUMENT
For
Sale of Assets of secured assets of
mortgagor in matter M/s Pankaj Cotton Industries (borrower)

Sale of mortgaged properties under the provisions of
The Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002
and
The Security Interest (Enforcement) Rules, 2002

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IMPORTANT DATES & INFORMATION

Minimum Bid Incremental Amount	For Lot No. 1 & 2 - Rs. 10,000/-
Sale of Bid/ Tender Document	April 30, 2026 to May 15, 2026 on any working day between 11.00 am to 4.00 pm
Date of Inspection	May 07, 2026 from 11:00 a.m. to 3:00 p.m.
Last date of submission of Bids along with EMD	May 15, 2026 upto 4:00 p.m.
Date of E-Auction	May 16, 2026 from 1:00 p.m. to 3:00 p.m. (with auto extensioin of 5 minutes)

Possession Notice

Times of India Dated 28.11.2013

 IDBI Bank Ltd Recovery Department, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off. C. G. Road Ahmedabad - 380006. Ph.:079-66072756		
POSSESSION NOTICE		
Whereas the Authorized Officer of IDBI Bank Limited, Ahmedabad Branch under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under section 13(2) of the said Act, calling upon below mentioned borrower/guarantors to repay the amount mentioned in the said Notices together with further interest thereon at the contractual rate upon the footing of compound interest, incurred/to be incurred until the date of payment; within 60 days from the date of the said Notices. The Borrower/Guarantors/Mortgagors, mentioned herein below having failed to repay the amount. Notice is hereby given to the Borrower/Mortgagors/Guarantors, mentioned herein above in particular and to the public in general that the undersigned has taken Possession of the properties described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules.		
Name of Borrowers/ Guarantors/ Mortgagors & Demand Notice Details	Description of Property	Date & Type of Possession
1. Pankaj Cotton Industries A. Smt. Urmilaben Pankajkumar Soni B. Shri Chirag Chimanlal Soni C. Shri Pankajkumar Sureshbhai Soni. D. Shri Nareshkumar Sureshbhai Soni E. Smt. Gauniben Chimanlal Soni Demand Notice u/s. 13(2) dtd 05.03.2013 of ₹ 8,97,69,386/- (₹ Eight Crore Ninety Seven Lakhs Sixty Nine Thousand Three Hundred Eighty Six only) due as on 31.01.2013	All the piece and parcel of immovable property situated in Gujarat (India) viz. - Land, Building, plant & Machinery and other moveables in the premises admeasuring 8498 sq.mt., Revenue Survey No.708/1, paiki, Kukrana Road, Under Municipal Area, Harij, Taluka: Harij District- Patan admeasuring 337.75 sq.mt, Revenue Survey no. 69, plot no. 26 to 29, Village: Dantarwada, Taluka: Harij, District: Patan admeasuring 837.00 sq.mt, Revenue Survey no. 20, plot no: 91 to 95, Known as "Amamath Park" situated at Village: Palara, Taluka: Bhuj, District: Bhuj admeasuring 829.44 sq.mt, Revenue Survey no. 20, Plot No: 96 to 100, Known as "Amamath Park" situated at Village: Palara, Taluka: Bhuj, District: Bhuj admeasuring 26.02 sq.mt, Gram Panchayat, Assessment no. 1604, Village: Mujpur, Nr. Tower Chauk, Taluka: Harij, District: Patan admeasuring 62.60 sq.mt, Revenue Survey no. 953/paiki, City Survey no: 730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan City Survey no. 383/16 paiki, Sheet no.53, Shop No.18, Village: Harij, Mahalaxmi Complex paiki, Ground Floor paiki, Taluka: Harij, District: Patan	22.11.2013 Physical Possession 22.11.2013 Physical Possession 23.11.2013 Physical Possession 23.11.2013 Physical Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession
2. Uma Cotton Industries A. Shri Vinodchandra Mahadevalal Thakkar B. Shri Alpeshkumar Ramanlal Thakkar C. Shri Chandrakant Trikamlal Khamar D. Shri Hareshkumar Trikamlal Khamar E. Smt. Varshaben Vinodchandra Thakkar F. Shri Ramanlal Karamshibhai Khamar G. Shri Ramubhai Ganeshbhai Bharwad H. Shri Popatbhai Ganeshbhai Bharwad I. Shri Shivaji Viraji Thakor Demand Notice u/s. 13(2) dtd 28.02.2013 of ₹ 6,79,51,423/- (₹ Six crore Seventy nine lakhs Fifty one thousand Four hundred Twenty Three only) due as on 31.01.2013	Land, Building, Plant & Machinery and also other moveables in the premises admeasuring 4095 sq.mt., Revenue Survey No.684/P 2, paiki, Kukrana Road, Under Municipal Area, Harij, Taluka: Harij District- Patan admeasuring 7134 sq.mt., Revenue Survey No. 684 P2 paiki 2 situated at Harij, under municipal area, Taluka: Harij, Dist: Patan. being index serial No.833 & 848, admeasuring 70 sq.mt each., Revenue Survey No.948, City Survey No.1078 paiki, Sheet No.55, Chailata No.14/1, Harij, under municipal area, Taluka: Harij, District: Patan admeasuring 375 sq.ft i.e. 34.39 sq.mt., C.S. No.601 paiki, Sheet No.54, Chailata No.360, at Harij, on Bhavani Road, Taluka: Harij, District: Patan admeasuring 2232 Sq.ft i.e. 248 sq.mt., Gram Panchayat house bearing assessment No.201/4, Village: Valpura, Taluka: Kankrej, District: Banaskantha admeasuring 1624. Sq. ft i.e. 180.44 sq.mt., Gram Panchayat house bearing assessment no.243(old) 335(new), Village: Valpura, Taluka: Kankrej, District: Banaskantha admeasuring 2232 Sq.ft i.e. 248 sq.mt., Gram Panchayat house bearing assessment No.201/5 (old) 269(new), Village: Valpura, Taluka: Kankrej, District: Banaskantha, Gujarat. admeasuring 2067 Sq.ft i.e. 229.66 sq.mt., Gram Panchayat house bearing assessment No.17(old) 21(new), Village: Valpura, Taluka: Kankrej, District: Banaskantha	22.11.2013 Physical Possession 22.11.2013 Physical Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession 22.11.2013 Symbolic Possession
3. Shree Shivshakti Industries A. Shri Alpeshkumar Ramanlal Thakkar B. Smt. Varshaben Vinodchandra Thakkar C. Shri Vinodchandra Mahadevalal Thakkar Demand Notice u/s. 13(2) dtd 06.03.2013 of ₹ 13,58,58,761/- (₹ Thirteen crore Fifty eight lakhs Fifty eight thousand Seven hundred Sixty one only) due as on 31.01.2013	Factory, Land-Building, plant & Machinery and also other moveables in the premises admeasuring 9712 sq.mt. with built up area of 1965.69 sq. mt., Revenue Survey No.374/P, Radhanpur-Palanpur Highway Road, Village: Sinad, Taluka: Radhanpur, District: Patan R.S.No.634 paiki, Acre 5-37 Guntha total admeasuring 47855 sq.mt. Plot No.35 to 112, total admeasuring 9644.51 sq.mt. Land sim of Harij, Harij city, Ta: Harij, Dist: Patan (i) Plot No. 1 to 4 adms 496.591 sq.mtrs.(ii) Plot No. 5 to 9 admeasuring 619.836 sq.mtrs. (iii) Plot No. 10 to 14 admeasuring 619.836 sq.mtrs.(iv) Plot No. 17 to 21 admeasuring 619.836 sq.mtrs.(v) Plot No. 22 to 26 admeasuring 619.836 sq.mtrs. (vi) Plot No. 27 to 30 admeasuring 496.591 sq.mtrs. (vii) Plot No. 31 to 34 admeasuring 496.591 sq.mtrs. Aggregating to 3969-1170 sq.mts approximately R.S.No.634 paikae 1, Harij-Kukrana Road, taluka: Harij, District: Patan	23.11.2013 Physical Possession 22.11.2013 Physical Possession 22.11.2013 Physical Possession

The Borrower/Guarantors/Mortgagors, mentioned herein above in particular and the public in general are hereby cautioned not to deal with the subject property and any dealings with the said properties will be subject to the charge of IDBI Bank Limited for an amount mentioned in the above demand notices.

Date: 28.11.2013
Place: Ahmedabad

Authorized Officer
IDBI Bank Limited

Divya Bhaskar – 28.11.2013



IDBI BANK

IDBI Bank Ltd

શ્રીકવરી વિભાગ : IDBI કોમ્પ્લેક્સ, મ્યુ. સ્ટાફ હવાટર્સ સામે, લાલ બંગલા પાસે,
સી. જી. રોડની સામે, અમદાવાદ- 380006 ફોન : 079-66072756

કબજા નોટીસ

આથી નોટીસ સહી કરનાર IDBI બેંક લિમિટેડ, અમદાવાદ શાખાના અધિકૃત અધિકારીઓ સિલ્કોસ્ટાઇલ એન્ડ સિક્યુરિટી ઇન્ફોર્મેશન ચોક્કસ બેંકિંગ નોટીસ અન્વેષણ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરિટી ઇન્ફોર્મેશન એક્ટ, 2002ની કલમ 13(12) અને સિક્યુરિટી ઇન્ફોર્મેશન (ઇન્ફોર્સમેન્ટ) રૂલ્સ 2002ના નિયમ 3 સાથે વંચાણે લેવા મળેલ સત્તાની રૂએ અને ઉક્ત અધિનિયમની કલમ 13(2) હેઠળ નીચે જણાવેલ દેવાદારો/જામીનદારોને ડિમાન્ડ નોટીસ બજાવી હતી અને નોટીસમાં દર્શાવ્યા પ્રમાણેની રકમ વ્યાજ અને ખર્ચ હથેલ/ધનાર સહિત નક્કી કરેલ વ્યાજ દર સાથે સંપૂર્ણ પેમેન્ટ ભરપાઈ થાય ત્યાં સુધીની રકમ નોટીસ મળ્યાના 60 (સાઈઠ) દિવસમાં ભરપાઈ કરવા જણાવ્યું હતું.

નીચે જણાવેલ દેવાદારો/જામીનદારો/ગીરવેદારો તે પ્રમાણેની રકમ પરત કરવામાં નિષ્ફળ ગયા હોવાથી દેવાદારો/ગીરવેદારો અને જામીનદારોને વિશેષરૂપથી અને જાહેર જનતાને સામાન્યતઃ સૂચિત કરવામાં આવે છે કે નીચે સહી કરનાર નીચે દર્શાવ્યા પ્રમાણેની મિલકતોનો સંદર્ભ અધિનિયમની કલમ 13(4) અને ઉક્ત ધારણા રૂલ 8 સાથે વંચાણે લેવા મળેલ સત્તાની રૂએ કરવાનો લીધો છે.

દેવાદારો/જામીનદારો/ગીરવેદારોના નામ અને મામલા નોંધણી નંબર	મિલકતનું વર્ણન	કબજાની તારીખ અને પ્રકાર
1. પં.કજ કોટલ ઇન્ડસ્ટ્રીઝ A. શ્રીમતી હર્મિલાબેન પં.કજકુમાર સોની B. શ્રી ચીરાગ ધીમનલાલ સોની C. શ્રી પં.કજકુમાર સુરેશભાઈ સોની D. શ્રી નરેશકુમાર સુરેશભાઈ સોની E. શ્રીમતી ગીરીબેન ધીમનલાલ સોની કલમ 13(2) હેઠળ 05.03.2013 ની માંગણા નોટીસ તા. 31.01.2013ના મુજબ બાકી નીકળતા રૂ. 8,97,69,386/- (૮ લાકડે કરોડ સત્તાસુઝા બાબત અગાઉથીયેર હાજર ગણતરે છેલ્લી પુરા)	ગુજરાત (ભારત)માં આવેલ સ્થાવર મિલકતના બધા પીસ અને પાર્સલ કલમ 13(2) હેઠળ, મામલા પ્રિમાઈસીસમાંની જમીન, બિલ્ડિંગ, પ્લાન્ટ અને મશીનરી તથા અન્ય જંગમ મિલકત, દેવન્યુ સર્વે નં. 708/1 પેકી, કુકરાણા રોડ, મ્યુનિસિપલ વિસ્તાર હેઠળ, હારીજ, તા. હારીજ, જિ. પાટણ. 337.75 ચો.મી. માપ, દેવન્યુ સર્વે નં. 69, પ્લોટ નં. 26 થી 29, ગામ દાંતરવાડા, તા. હારીજ, જિ. પાટણ. 837.00 ચો.મી. માપ, દેવન્યુ સર્વે નં. 20 પ્લોટ નં. 91 થી 95 "અમરનાથ પાર્ક" તરીકે બાંધીતી, ગામ પલારા, તા. ભૂજ, જિ. ભૂજ ખાતે આવેલ. 829.44 ચો.મી. માપ, દેવન્યુ સર્વે નં. 20 પ્લોટ નં. 96 થી 100 "અમરનાથ પાર્ક" તરીકે બાંધીતી, ગામ પલારા, તા. ભૂજ, જિ. ભૂજ ખાતે આવેલ. 26.02 ચો.મી. માપ, ગ્રામ પંચાયત, એસેસમેન્ટ નં. 1604 ગામ મુજપુર, ટાવર ચોક પાસે, તા. હારીજ, જિ. પાટણ. 62.60 ચો.મી. માપ, દેવન્યુ સર્વે નં. 853 પેકી, સિટી સર્વે નં. 730/10, શીટ નં. 54, ગામ હારીજ, તા. હારીજ, જિ. પાટણ ખાતે આવેલ. સિટી સર્વે નં. 383/16 પેકી, શીટ નં. 53 શોપ નં. 18 ગામ હારીજ, મહાલક્ષ્મી કોમ્પ્લેક્સ, પેકી, ભોંયતળિયે, પેકી તા. હારીજ, જિ. પાટણ.	22.11.2013 પ્રત્યક્ષ કબજો 22.11.2013 પ્રત્યક્ષ કબજો 23.11.2013 પ્રત્યક્ષ કબજો 23.11.2013 પ્રત્યક્ષ કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો
2. ઈમા કોટલ ઇન્ડસ્ટ્રીઝ A. શ્રી વિનોદચંદ્ર મહાદેવભાઈ કડકર B. શ્રી અભેશકુમાર રમણભાઈ કડકર C. શ્રી ચંદ્રકાંત ત્રીકમભાઈ ખમાર D. શ્રી હરેશકુમાર ત્રીકમભાઈ ખમાર E. શ્રીમતી વર્ષાબેન વિનોદચંદ્ર કડકર F. શ્રી રમણભાઈ કરમશીભાઈ ખમાર G. શ્રી રામુભાઈ ગણેશભાઈ ભરવાડ H. શ્રી પોપકભાઈ ગણેશભાઈ ભરવાડ I. શ્રી શિવાગુપ્ત વિશ્વગુ હાકોર કલમ 13(2) હેઠળ તા. 28.02.2013ની માંગણા નોટીસ મુજબ બાકી નીકળતા રૂ. 6,79,51,423/- (૬ લાકડે કરોડ સત્તાસુઝા બાબત અગાઉથીયેર હાજર ગણતરે છેલ્લી પુરા)	4085 ચો.મી. માપના પ્રિમાઈસીસમાંની જમીન, બિલ્ડિંગ, પ્લાન્ટ અને મશીનરી તથા અન્ય જંગમ મિલકતો પણ, દેવન્યુ સર્વે નં. 684/P-2 પેકી કુકરાણા રોડ, મ્યુનિસિપલ વિસ્તાર હેઠળ, હારીજ, તા. હારીજ, જિ. પાટણ. 7134 ચો.મી. દેવન્યુ સર્વે નં. 684/P-2 પેકી હારીજ ખાતે આવેલ, મ્યુનિસિપલ વિસ્તાર હેઠળ, તા. હારીજ, જિ. પાટણ. ઇન્ડેક્સ સિટીચલ નં. 833 અને 848 વાળી, દરેક 70 ચો.મી. માપની દેવન્યુ સર્વે નં. 6૪૮, સિટી સર્વે નં. 1078 પેકી, શીટ નં. 55 ચલાય નં. 14/1 હારીજ, મ્યુનિસિપલ વિસ્તાર હેઠળ, તા. હારીજ, જિ. પાટણ. 375 ચો.કુટ માપ એટલે કે 34.39 ચો.મી. માપ, સી.એસ. નં. 601 પેકી, શીટ નં. 54 ચલાય નં. 360 હારીજ ખાતે, ભવાની રોડ પર, તા. હારીજ, જિ. પાટણ. 2232 ચો.કુટ માપ એટલે કે 248 ચો.મી. માપ, એસેસમેન્ટ નં. 201/4 વાળુ ગ્રામ પંચાયતનું મકાન, ગામ વાલપુરા, તા. કાંકરેજ, જિ. વનાસકાંઠા. 282૪ ચો.કુટ માપ એટલે કે 180.44 ચો.મી. માપ, એસેસમેન્ટ નં. 243 (જુનું) 335 (નવું) વાળુ, ગ્રામ પંચાયતનું મકાન, ગામ વાલપુરા, તા. કાંકરેજ, જિ. વનાસકાંઠા. 2232 ચો.કુટ માપ એટલે કે 248 ચો.મી. માપ, એસેસમેન્ટ નં. 201/5 (જુનું), 269 (નવું) વાળુ ગ્રામ પંચાયતનું મકાન, ગામ વાલપુરા, તા. કાંકરેજ, જિ. વનાસકાંઠા, ગુજરાત. 2૦૬7 ચો.કુટ માપ એટલે કે 229.66 ચો.મી. માપ, એસેસમેન્ટ નં. 17 (જુનું), 21 (નવું) વાળુ ગ્રામ પંચાયતનું મકાન, ગામ વાલપુરા, તા. કાંકરેજ, જિ. વનાસકાંઠા.	22.11.2013 પ્રત્યક્ષ કબજો 22.11.2013 પ્રત્યક્ષ કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો 22.11.2013 સાંકેતિક કબજો
3. શ્રી શિવશક્તિ ઇન્ડસ્ટ્રીઝ A. શ્રી અભેશકુમાર રમણભાઈ કડકર B. શ્રીમતી વર્ષાબેન વિનોદચંદ્ર કડકર C. શ્રી વિનોદચંદ્ર મહાદેવભાઈ કડકર કલમ 13(2) હેઠળ તા. 06.03.2013ની માંગણા નોટીસ તા. 31.01.2013 બાકી નીકળતા રૂ. 13,58,58,781/- (૧૩ લાકડે કરોડ સત્તાસુઝા બાબત અગાઉથીયેર હાજર ગણતરે છેલ્લી પુરા).	1965.69 ચો.મી.ના બિલ્ડિંગ એસીયા સાથે 9712 ચો.મી. માપના પ્રિમાઈસીસમાંની હેક્ટરી, જમીન, બિલ્ડિંગ, પ્લાન્ટ અને મશીનરી તથા અન્ય જંગમ મિલકતો પણ, દેવન્યુ સર્વે નં. 374/P રાઇનપુર-પાલનપુર કાંઠે રોડ, ગામ સીનાડ, તા. રાઇનપુર, જિ. પાટણ. આર.એસ. નં. 634 પેકી, એકર 5-37 ગુંડા, કુલ માપ 47855 ચો.મી. પ્લોટ નં. 35 થી 112 કુલ માપ 9644.51 ચો.મી., હારીજ સીમની જમીન, હારીજ સિટી, તા. હારીજ, જિ. પાટણ. i) પ્લોટ નં. 1 થી 4, 498.591 ચો.મી. માપ (ii) પ્લોટ નં. 5 થી 9, 619.836 ચો.મી. માપ (iii) પ્લોટ નં. 10 થી 14, 619.836 ચો.મી. માપ (iv) પ્લોટ નં. 17 થી 21, 619.836 ચો.મી. માપ. (v) પ્લોટ નં. 22 થી 26, 619.836 ચો.મી. માપ. (vi) પ્લોટ નં. 27 થી 30, 496.591 ચો.મી. માપ. (vii) પ્લોટ નં. 31 થી 34, 498.591 ચો.મી. માપ. આદ્ય કુલ 3969.1170 ચો.મી. આર.એસ. નં. 634 પેકી 1, હારીજ-કુકરાણા રોડ, તા. હારીજ, જિ. પાટણ.	23.11.2013 પ્રત્યક્ષ કબજો 22.11.2013 પ્રત્યક્ષ કબજો 22.11.2013 પ્રત્યક્ષ કબજો

આથી ઉપર જણાવેલ દેવાદાર/જામીનદારો/ગીરવેદારોને વિશેષ રૂપથી અને જાહેર જનતાને સામાન્ય પદે ચેતવણી આપવામાં આવે છે કે સંદર્ભ મિલકતની કોઈપણ જાતની લેવડ-દેવડ કરવી નહીં અને એમ કરવામાં આવશે તો આઈડીબીબેંક લિમિટેડ શ્રીમતી ઉપર જણાવેલ ડિમાન્ડ નોટીસ મુજબની રકમના બોજાને આધીન રહેશે.

તારીખ : 28.11.2013

સ્થાન : અમદાવાદ

અધિકૃત અધિકારી
IDBI Bank Limited

Notice for e-auction:

The sale notice for e-auction was published in the following newspapers:

- Financial Express (English) – All Gujarat Edition on April 30, 2026

 IDBI BANK		IDBI Bank Ltd, NPA Management Group, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bungalow, Off. C. G. Road, Ahmedabad – 380006. Phone : 079-66072726				
PUBLIC NOTICE FOR SALE THROUGH e-AUCTION OF PROPERTIES - IN MATTER OF Om Shri Nagraj Ginning Factory and Pankaj Cotton Industries APPENDIX IV-A (See provision to Rule 9(1))						
E-auction Sale Notice for Sale of Immovable Assets 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. Notice is hereby given to the public in general and in particular to Borrower(s), Guarantor(s) and Mortgagor(s) that the below described immovable property/s mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Secured Creditor- IDBI Bank Ltd, will be sold on "As is where is", "As is what is", "Whatever there is" on, May 16, 2026 for recovery of Rs.13,32,37,638/-, as per Demand Notice dated 31.05.2013 from Om Shri Nagraj Ginning Factory and Rs.8,97,69,386/-, as per Demand Notice dated 05.03.2013 from Pankaj Cotton Industries along with interest there upon, due to Secured Creditor- IDBI Bank Ltd, as per details mentioned hereunder:-						
Lot No.	Name of the Borrower	Owned & Mortgaged by	Date of Demand Notice Total outstanding	Description of Property	Reserve Price Earnest Money Deposit (EMD)	Date and type of Possession
1.	Om Shri Nagraj Ginning Factory	Shri Rameshkumar Ganpatram Mistry	31.05.2013 Rs.13,32,37,638/-	Two Godowns admeasuring 167.75 sq. mtrs. Bearing Plot No 27 B and Plot No 27 C comprised in the revenue survey no. 429 palik, situated at Harji, Dist.Patan, Gujarat.	Rs.8,33,400/- Rs.83,340/-	12.12.2018 Physical Possession
2.	Om Shri Nagraj Ginning Factory	Shri Rameshkumar Ganpatram Mistry	31.05.2013 Rs.13,32,37,638/-	Residential House admeasuring 112.01 sq mtrs. Paki Estem Side land 82.73.10 dty survey no. 863, sheet no. 54, Chalat No 144, Situated at Harji under municipal area, Taluka Harji, Dist.Patan, Gujarat	Rs.4,37,700/- Rs.43,770/-	12.12.2018 Physical Possession
3.	Pankaj Cotton Industries	Shri Nareshkumar Sureshbhai Soni & Shri Pankajkumar Sureshbhai Soni	05.03.2013 Rs. 8,97,69,386/-	Residential house, admeasuring 62.60 sq.mt comprised in the Revenue Survey no. 953/paliki, City Survey no:730V10, Sheet No. 54, Situated at Village: Harji, Taluka: Harji, District: Patan, Gujarat	Rs.7,41,600/- Rs.74,160/-	22.11.2013 Sym bolic possession
4.	Pankaj Cotton Industries	Shri Pankajkumar Sureshbhai Soni	05.03.2013 Rs. 8,97,69,386/-	Commerdal Shop, City Survey no. 383/16 paliki, Sheet no.53, Shop No.18, situated at Village: Harji, Mahalaomi Complex paliki, Ground Floor paliki, Taluka: Harji, District: Patan, Gujarat	Rs.7,19,100/- Rs.71,910/-	22.11.2013 Sym bolic possession
Sale of Bid / Tender document			April 30, 2026 to May 15, 2026			
Date of Inspection			May 07, 2026 from 11:00 AM to 3:00 PM			
Last Date of Submission of Sealed Bids along with EMD			May 15, 2026 upto 4:00 pm			
Date of E-auction			May 16, 2026 from 1:00 PM to 3: 00 PM (with auto extension of 5 minutes)			
(1) Sale is strictly subject to the terms & conditions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules thereunder and as given in this advertisement to be read along with the "Tender Document" and sale shall be on "as is where is", "as is what is", "whatever there is" and "without recourse" basis. (2) The Bid Document can be obtained from Smt. Nidhi Saxena, Authorised Officer, NMG, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bungalow, Off. C. G. Road, Ahmedabad – 380006, on all working days and can also be downloaded from IDBI's website i.e. www.idbibank.in and https://www.baanknet.com . (3) A copy of the bid form along with enclosures shall be forwarded to Authorized Officer, Smt. Nidhi Saxena, IDBI Bank, NMG, Opp. Municipal Staff Quarters, CG Road, Ahmedabad-380006 so as to reach on or before May 15, 2026 by 4.00 PM. (4) Interested parties may contact Smt. Nidhi Saxena (T) 079- 66072710, e-mail: nidhi.sri@idbi.co.in and Shri Ashish Saxena (T) 9958219122, email : saxena.ashish@idbi.co.in (5) The sale would be on e-auction platform at website https://www.baanknet.com through E-auction service provider M/s PSB Alliance Pvt.Ltd.. For e-auction support, please contact:82912-20220, (e-mail : support.baanknet@psballiance.com) (6) Detailed terms and conditions and procedure of E-Auction are available in the Tender Document.						
STATUTORY 15 DAYS NOTICE UNDER RULE 9 (1) OF THE SECURITY INTERST (ENFORCEMENT) RULE, 2002. The borrower/guarantors/mortgagers are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost. Dated: April 30, 2026 Place : Ahmedabad						
					Authorized Officer IDBI Bank Ltd	


IDBI BANK

આઈડીબીઆઈ બેંક લિ., એન.પી.એ. મેનેજમેન્ટ ગ્રુપ, આઈડીબીઆઈ કોર્પોરેશન, મ્યુ. સ્ટાફ ક્વાર્ટરની સામે, લાલ બંગલોની પાસે, ઓફ સી.યુ. રોડ, અમદાવાદ - ૩૮૦૦૦૬, ફોન નં. ૦૭૯ - ૬૬૦૭૨૭૨૬.

ઓમ શ્રી નાગરાજ ગ્રુનીંગ ફેક્ટરી અને પંકજ કોટન ઇન્ડસ્ટ્રીઝની મિલકતોની ઇ- હરાજી માસફતે વેચાણ માટેની જાહેર નોટીસ APPENDIX IV-A (See provision to Rule 9(1))

સિક્યોરિટીઝ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાઇનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરિટી ઇન્વેસ્ટમેન્ટ એક્ટ, ૨૦૦૨ અને સિક્યોરિટી ઇન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ ની જોગવાઈઓ હેઠળ સ્થાવર મિલકતોના વેચાણ માટે ઇ-હરાજી વેચાણ સૂચના, જાહેર જનતાને અને ખાસ કરીને ટેન્ડર(ઓ), જામીનદાર(ઓ) અને ગીરોક્ત(ઓ) ને સૂચના આપવામાં આવે છે કે નીચે વર્ણવેલ સ્થાવર મિલકત/મિલકત સુરક્ષિત લેણદાર જે આઈડીબીઆઈ બેંક લિ. પાસે ગિરવે/ચાર્જ સોંપેલ તેનો કબજો આઈડીબીઆઈ બેંક લિ. ના અધિકૃત અધિકારી દ્વારા લેવામાં આવ્યો છે, તે ૧૬.૦૫.૨૦૨૬ ના રોજ 'જેમ છે, જ્યાં છે', 'જેમ છે તેમ છે', 'જે કંઈ છે તે' ના ભાવે વેચવામાં આવશે. ૩૧.૦૫.૨૦૧૩ની ફિનાન્સ નોટીસ મુજબ, ઓમ શ્રી નાગરાજ ગ્રુનીંગ ફેક્ટરી પાસેથી રૂ. ૧૩,૩૨,૩૭,૬૩૮/- અને ૦૫.૦૩.૨૦૧૩ ની ફિનાન્સ નોટીસ મુજબ, પંકજ કોટન ઇન્ડસ્ટ્રીઝ પાસેથી રૂ. ૮,૯૭,૬૯,૩૮૬/- ની વસૂલાત માટે, સુરક્ષિત લેણદાર- આઈડીબીઆઈ બેંક લિ.મિટેડને બાકી રહેલ વ્યાજ સાથે, નીચે દર્શાવેલ વિગતો મુજબ:-

લોટ નં.	કરદારનું નામ	માલિક અને ગીરોક્ત	ફિનાન્સ નોટીસ તારીખ / દુકલ બાકી રકમ	મિલકતની વિગત	રીઝર્વ કિંમત અર્નેસ્ટ મની કી પોસ્ટર (ઈએમડી)	કબજાની તારીખ અને પ્રકાર
1.	ઓમ શ્રી નાગરાજ ગ્રુનીંગ ફેક્ટરી	શ્રી રમેશકુમાર ગણપતરામ મિસ્ત્રી	31.05.2013 Rs.13,32,37,638/-	૨ ગોડાઉન સેકશન ૧૬૭.૭૫ ચો.મી., પ્લોટ નં. ૨૭ સી અને ૨૭બી, કોમ્પાઈન્ડેડ, રેવન્યુ સર્વે નં. ૪૨૯ પેકી, હાટીજ, જુહો પાટણ, ગુજરાત	Rs.8,33,400/- Rs.83,340/-	૧૨.૧૨.૨૦૧૮ પ્રત્યક્ષ કબજો
2.	ઓમ શ્રી નાગરાજ ગ્રુનીંગ ફેક્ટરી	શ્રી રમેશકુમાર ગણપતરામ મિસ્ત્રી	31.05.2013 Rs.13,32,37,638/-	રહેણાંક મકાન સેકશન ૧૧૨.૦૧ ચો.મી. પેકી પૂર્વ બાજુની જમીન ૮૨.૭૩.૧૦. સીટી સર્વે નં. ૮૬૩, શીટ નં ૫૪, ચાલત નં. ૧૪૪, હાટીજ, મ્યુનિસીપલ સિસ્ટમની હેઠળ, તાલુકો હાટીજ, જુહો પાટણ, ગુજરાત.	Rs.4,37,700/- Rs.43,770/-	૧૨.૧૨.૨૦૧૮ પ્રત્યક્ષ કબજો
3.	પંકજ કોટન ઇન્ડસ્ટ્રીઝ	શ્રી નરેશકુમાર સુરેશભાઈ સોની અને શ્રી પંકજકુમાર સુરેશભાઈ સોની	05.03.2013 Rs.8,97,69,386/-	રહેણાંક મકાન, સેકશન ૬૨.૬૦ ચો.મી. કોમ્પાઈન્ડેડ, રેવન્યુ સર્વે નં. ૯૫૩/પેકી, સીટી સર્વે નં. ૭૩૦/૧૦, શીટ નં. ૫૪, ગામ: હાટીજ, તાલુકો: હાટીજ, જિલ્લો: પાટણ, ગુજરાત	Rs.7,41,600/- Rs.74,160/-	૨૨.૧૧.૨૦૧૩ સાંકેતિક કબજો
4.	પંકજ કોટન ઇન્ડસ્ટ્રીઝ	શ્રી પંકજકુમાર સુરેશભાઈ સોની	05.03.2013 Rs.8,97,69,386/-	કોમર્શિયલ શોપ, સિટી સર્વે નં. ૩૮૩/૧૬ પેકી, શીટ નં. ૫૩, દુકાન નં.૧૮, ગામ : હાટીજ, મહાલક્ષ્મી કોમ્પ્લેક્સ પેકી, ગાંધી હોરોર પેકી, તાલુકો: હાટીજ, જિલ્લો: પાટણ, ગુજરાત	Rs.7,19,100/- Rs.71,910/-	૨૨.૧૧.૨૦૧૩ સાંકેતિક કબજો

વેચાણના માટેની બીડ / ટેન્ડર કોડનુમેન્ટ	૩૦.૦૪.૨૦૨૬ થી ૧૫.૦૫.૨૦૨૬
મિલકત મિલકતની તારીખ	૦૪.૦૫.૨૦૨૬ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૩.૦૦ કલાક સુધી
ઈએમડી સાથે બીડરૂ કસ્ટોમી છેલ્લી તારીખ	૧૫.૦૫.૨૦૨૬ ના રોજ સાંજે ૪.૦૦ કલાક સુધી
ઈ-હરાજી તારીખ	૧૬.૦૫.૨૦૨૬ ના રોજ બપોરે ૦૧.૦૦ થી ૩.૦૦ કલાક સુધી (પાંચ મિનિટના વિશેષ વહાટ સાથે)

(૧) સિક્યોરિટીઝ એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાઇનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરિટી ઇન્વેસ્ટમેન્ટ એક્ટ- ૨૦૦૨ અને તેના હેઠળના નિયમો અને શરતોને આધીન છે અને જાહેરમાં આપેલ છે તે ટેન્ડર કોડનુમેન્ટ સાથે વાંચવા માટે "જેમ કે જ્યાં છે" "જેમ છે તે પ્રમાણે" "જે છે ત્યાં" અને "અથવા વિના" આધાર પર વેચાણ કરવામાં આવશે. (૨) બીડ કોડનુમેન્ટ શ્રીમતી નિધિ સક્સેના, અધિકૃત અધિકારી, એનએમજી, આઈડીબીઆઈ કોર્પોરેશન, મ્યુનિસીપલ સ્ટાફ ક્વાર્ટરની સામે, લાલ બંગલા પાસે, સીયુ રોડ, અમદાવાદ - ૩૮૦૦૦૬, તમામ કામગીરીના દિવસોમાં આઈડીબીઆઈની વેબસાઇટ : www.idbibank.in and <https://www.baanknet.com>. પરથી ડાઉનલોડ કરી શકે છે. (૩) બિડ લોર્મની એક નકલ બિડાણ સાથે અધિકૃત અધિકારી શ્રીમતી નિધિ સક્સેના, આઈડીબીઆઈ બેંક, એનએમજી, મ્યુનિસીપલ સ્ટાફ ક્વાર્ટરની સામે, લાલ બંગલા પાસે, સીયુ રોડ, અમદાવાદ-૩૮૦૦૦૬ ખાતે તા. ૧૫.૦૫.૨૦૨૬ ના રોજ સાંજે ૪.૦૦ વાગ્યા સુધીમાં મળે તેમ મોકલી આપવી. (૪) રસ ધરાવતા પક્ષકારો શ્રીમતી નિધિ સક્સેના, ટેલિ. ૦૭૯-૬૬૦૭૨૭૧૦ (ઈમેલ) : nidhi.sri@idbi.co.in અને શ્રી આરિય સક્સેના, ટેલિ : ૯૯૫૮૨૧૯૧૨૨ (ઈમેલ) : saxena.ashish@idbi.co.in પર સંપર્ક કરી શકે છે. (૫) આ વેચાણ વેબસાઇટ: <https://www.baanknet.com> પર ઇ-હરાજી પ્લેટફોર્મ પર થશે. ઇ-ઓક્શન સંપર્ક માટે, કૃપા કરીને સંપર્ક કરો :- મેસર્સ પીએસબી એલાયન્સ પ્રાઇવેટ લિમિટેડ, કૃપા કરીને સંપર્ક કરો: ૮૨૯૧૨-૨૦૨૨૦, ઈમેલ આઈડી: support.baanknet@psballiance.com (૬) ઇ-ઓક્શનની વિગતવાર નિયમો અને શરતો અને પ્રક્રિયા બિડ / ટેન્ડર દરતાવેજમાં ઉપલબ્ધ છે.

સિક્યોરિટી ઇન્વેસ્ટમેન્ટ (એન્ફોર્સમેન્ટ) નિયમ, ૨૦૦૨ ના નિયમ ૯(૧) હેઠળ વૈધાનિક ૧૫ દિવસની સૂચના
 ઉપરોક્ત/જામીનદાર/મોર્ગેજીને આથી ઉપરોક્ત મુજબની રકમ હરાજી પહેલાં અપ ટુ ડેટ વ્યાજ અને આનુષંગિક ખર્ચ સાથે ચુકવવા માટે સૂચિત કરવામાં આવે છે, જો તે નિષ્ફળ જશે તો મિલકતની હરાજી/વેચાણ કરવામાં આવશે અને બાકી લેવામાં જો કોઈ શંકા તો વ્યાજ અને કિંમત સાથે વસૂલ કરવામાં આવશે.
તારીખ : ૩૦.૦૪.૨૦૨૬
સ્થળ : અમદાવાદ

નોંધ : (મિલકતની સ્થિતિમાં કોઈપણ અડચણ મુકાબલે રહેશે)

અધિકૃત અધિકારી
આઈડીબીઆઈ બેંક લિમિટેડ

III. BRIEF DESCRIPTION OF THE ASSETS

Lot. No.	Property Description.
1.	Residential house, admeasuring 62.60 sq.mt comprised in the Revenue Survey no. 953/paiki, City Survey no:730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni & Shri Nareshkumar Suresbhai Soni. Bounded by: On the East by: Adjoining 5.00 feet Navoli. On the West by: Adjoining 15.00 feet road On the North by: Adjoining CS No.730/09 On the South by: Adjoining CS No.730/11
2.	Commercial Shop, City Survey no. 383/16 paiki, Sheet no.53, Shop No.18, situated at Village: Harij, Mahalaxmi Complex paiki, Ground Floor paiki, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni. Bounded by: On the East by: Adjoining internal road of shopping center On the West by: Adjoining 4.00 feet Navoli and then internal plot On the North by: Adjoining public road On the South by: Adjoining Shop

IV Outstanding dues of IDBI Bank (Sole lender) in the account of

M/s Pankaj Cotton Industries as on 31.01.2013

(Rs. lakh)

Nature of facility	Sanctioned	Principal	Interest & others	Total
Cash Credit	800	790.38	106.84	897.22
Total	800	790.38	106.84	897.22

TOTAL DUES AS ON 31.01.2013 : Rs.897.22 lakh + further interest thereon with effect from 01.02.2013 at the contractual rate.

V. TERMS AND CONDITIONS

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act ") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold on <i>“As is where is, as is what is, whatever there is and without any recourse” basis.</i>
2.	Auction/ bidding shall only be through “online electronic mode” through the website of the service provider https://baanknet.com . M/s PSB Alliance Private Limited is the Service Provider to arrange e - auction platform. For e-auction technical support, bidder may contact Ms. Swani - 9990605075 & Shri Dharmesh Asher. Sr. Manager- 91-9892219848, Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com
3.	<u>Issue of Tender/ Offer / Bid Document</u> The Tender Document along with offer Form is on sale from April 30, 2026 to May 15, 2026 on any working day between 11.00 am to 4.00 pm and can be obtained from Smt. Nidhi Saxena, Authorised Officer, NPA Management Group, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off C. G. Road, Ahmedabad – 380006, on all working days and can also be downloaded from IDBI’s website i.e. https://idbibank.in and https://baanknet.com
4	<u>Reserve Price</u> The Reserve price for the sale of the Secured Assets is as under: • For Lot No.1: Rs 7,41,600/- (Rupees Seven Lakh Forty One Thousand and Six Hundred only) • For Lot No.2: Rs.7,19,100 (Rupees Seven Lakh Nineteen Thousand and One Hundred only) <u>Earnest Money Deposit (EMD)</u> The EMD has been fixed at • For Lot No.1: Rs 74,160/- (Rupees Seventy Four Thousand One Hundred and One Sixty only)

	For Lot No.2: Rs. 71,910/- (Rupees Seventy One Thousand Nine Hundred and Ten 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</i>”, “<i>As is what is</i>”, <i>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 lender from time to time and the representations made by them. The AO or the Bank does not take or assume any responsibility for any errors/omissions/discrepancy/ shortfall etc. in the Secured Assets or for procuring any permissions 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 M/s Pankaj Cotton Industries 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 aforesaid Secured Asset at their own cost with prior intimation to Shri Ashish Saxena on Mob : 9958219122 or Smt. Nidhi Saxena on 079-66072710.
8	<u>Due Diligence by the Bidders</u> The interested parties to 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.
9	To the best of knowledge and information of Bank/Authorized Officer no other encumbrances exists on the stated properties. However the prospective bidders are advised 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, if any, 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-imbursement of any expenses which may have been incurred in preparation of the Tender/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 put date in 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 and any requests received by the AO for issuance of sale certificate, registration of the sale certificate or any other deed if required under the applicable laws in the name of any person/entity other than the Bidder shall not be entertained The Format for submission of Profile of the bidder are given in Chapter VII & VIII respectively of this Tender Documents. The Format for submission of “Declaration by the Bidder” given in Chapter IX of this Bid Documents. The format in Chapter VII is for Individuals and The format in Chapter VIII is Company / Proprietorship / Partnership firms. Bidders may fill in only the form relevant to them.
13	The Tender/Bid/Offer shall be signed by the Bidder or a person or persons duly authorized by the Bidder with the signature duly attested.

14	The Tender/Bid/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 Tender/Offer.
15	The Tender/Bid//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.
16	<u>Last date for submission of Tender/Offer /Bid Document:</u> The interested parties may submit Bid / Tender complete in all respect along with EMD amount and other required documents as detailed on the website of e-auction service provider M/s PSB Alliance Private Limited - https://baanknet.com For technical support, bidder may contact Ms. Swani - 9990605075 & Shri Dharmesh Asher. Sr. Manager- 91-9892219848, Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com
17	Only those bidders will be permitted to participate in the auction who's Bid/ Offer Document is complete in every respect and who's EMD remittance is credited with eauction service provider M/s PSB Alliance Private Limited - https://baanknet.com, well before the cut-off time. Bank/ e-auction service provider does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and/or through mobile.
18	<u>Registration with E-Auction Service Provider</u> 1. Participants, who are not already registered with the e-auction provider, M/s PSB Alliance Private Limited should register themselves by following the procedurementioned at the website: https://baanknet.com by creating user ID and password for participating in the e-auction. 2. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s PSB Alliance Pvt. Limited: a. Form duly signed & filled up. Please download or fill details as indicated on website of e-auction provider - www.baanknet.com.

	b. Self-attested copy of Pan Card and Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one) c. For Corporate Bidders, registration shall include Company Name and Tax Identification Number. d. Self-attested valid e-mail id and mobile number. The participants/ intending purchasers shall upload other identification documents and financial documents wherein after verification of the same, accounts are activated. 3. The participants/ intending purchasers shall thereafter navigate to the Auctions Listing on the website of e-auction provider - www.baanknet.com and select the relevant listing related to proposed e-auction. EMD amount and payment option shall be auto displayed on the website based on auction details. 4. The participants/ intending purchasers may make EMD payment through Net banking, UPI/Wallets, Cards and once EMD amount is successfully paid online, a digital receipt shall be generated for the EMD paid. After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may contact Ms. Swani - 9990605075 & Shri Dharmesh Asher. Sr. Manager- 91-9892219848, Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com of M/s PSB Alliance Pvt Ltd. The interested Bidder may also contact Bank officials, Shri Ashish Saxena Mob.: No. 9958219122, email id – saxena.ashish@idbi.co.in or Smt Nidhi Saxena (Off No. 079-66072710, Mob. 9833745665, email id : nidhi.sri@idbi.co.in) for assistance. Biding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses (Internet failure, Power failure, Computer hardware or software error etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary/alternative arrangements such as backup power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.		
19	<u>The e- auction day :</u> For lot no. 1 &2 : <u>May 16, 2026 at 11.00 am to 1.00 pm</u> <table border="1"> <tr> <td>Property Description</td><td>E –Auction time</td></tr> </table>	Property Description	E –Auction time
Property Description	E –Auction time		

	As described in Part III hereinbefore 11.00 am to 1.00 pm. (Subject to unlimited extensions of 5 minutes each as explained herein below)	
	Interested bidders, who have been found to be eligible and submitted their refundable & non-interest bearing EMD before the last date mentioned shall be eligible for participating in the e- bidding process. Online Auction shall be held primarily for a period two hours on e-auction platform at website: https://baanknet.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, 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 Authorized Officer. Necessary communication in this regard shall be sent in writing by the Authorized 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. <u>Increase in Bid Amount :</u> It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under. In multiples of <u>Rs. 10,000/-</u> Increase in bid amount below the said amount 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.	
20	AO reserves the right to retain the EMD of top three bids upto three months from the date of e-auction and the amount of EMD will not carry any interest. The Bids so retained	

	will be valid for three months from the date of e-auction or till further extension of time as may be approved by the AO.
21	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 EMD shall not be considered.
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 will be required to deposit 25% of the sale price (less the amount of EMD) immediately on the same day on which sale is confirmed or not later than the next working day by crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Ltd.-A/c M/s. Pankaj Cotton Industries " payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank and can also be deposited through RTGS/NEFT/Fund Transfer to the Credit of A/c No: 37534915010017 A/c Name NMG RPA Account, Specialised Corporate Branch, IFSC Code IBKL0000375. The balance amount of the sale price shall have to be paid within 15 days of the date of letter intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Ltd.-A/c M/s. Pankaj Cotton Industries" payable at Ahmedabad issued by Nationalized Bank/ Scheduled Bank and can also be deposited through RTGS/NEFT/Fund Transfer to the Credit of A/c No: 37534915010017 A/c Name NMG RPA Account, Specialised Corporate Branch, IFSC Code IBKL0000375 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, 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.
24	The defaulting successful bidder's claims to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.

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 15 to 22 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 Secured Asset/s 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 (not more than 30 days). It is explicitly stated that once the Sale Certificate is issued by the AO, the AO/ the Bank 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 2002 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 sale will attract provisions of TDS as applicable under Income Tax Act, 1961 on culmination of sale depending on sale price.
29	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 Bank and it shall be solely the obligation of the successful Bidder/purchaser, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / tax / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due, which 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.

30	The EMD received from unsuccessful bidders will be refunded to them, without any interest, as mentioned above.
31	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.
32	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.
33	<u>General Terms and Conditions</u> The Bank at its discretion may amend / modify / delete any of these conditions, if warranted in the light of facts & circumstances of the case without assigning any reason or giving any prior public notice. The Bank reserves the right to declare additional terms & conditions with reference to e-auction.
34	The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted.
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 subsequent to e-auction, AO, at his discretion may conduct inter-se bidding among top 3 bidders 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/Tender Document or withdraws his/her bid, the AO, at his/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/her only.
41	All bidders shall be deemed to have read and understood the terms and conditions of sale as mentioned in the Tender/ Bid Document and shall be bound by them.
42	Particulars specified above has been stated to the best of the information of the Authorized Officer/ Bank. Authorized Officer and/or Bank will not be answerable for any error, mis-statement or omission in this Tender/Bid Document.
43	Notwithstanding anything stated elsewhere in this Tender/Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
44	<u>Jurisdiction</u> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Ahmedabad shall have the exclusive jurisdiction to entertain /adjudicate such disputes.
45	Tenderer (s) must ensure the following while submitting the tender: A. That the bid should be filled in the format as available on the website of e-auction service provider: https://baanknet.com. B. Copy of the pan card of the person bidding and if it is a company/ firm then copy of the pan card of company/firm. C. Copy of certificate of incorporation of the company/firm. D. Board resolution of the company/firm authorising the person/ partner to file bid for the assets and copy of the identity proof of the said person/partner. E. That every page of the tender document is duly signed by the tenderer before submitting the tender and documents submitted shall be duly attested.

	F. That all alteration , erasures and over writing , if any, in the schedule or rate (s) are duly authenticated by the tenderer's signature.
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VI. BRIEF DETAILS OF TENDER/OFFER DOCUMENT

TENDER/OFFER FORM FOR PURCHASE OF SECURED ASSETS ON SALE

Location of the Properties

Lot. No.	Property Description.
1.	Residential house, admeasuring 62.60 sq.mt comprised in the Revenue Survey no. 953/paiki, City Survey no:730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni & Shri Nareshkumar Suresbhai Soni. Bounded by: On the East by: Adjoining 5.00 feet Navoli. On the West by: Adjoining 15.00 feet road On the North by: Adjoining CS No.730/09 On the South by: Adjoining CS No.730/11
2	Commercial Shop, City Survey no. 383/16 paiki, Sheet no.53, Shop No.18, situated at Village: Harij, Mahalaxmi Complex paiki, Ground Floor paiki, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni. Bounded by: On the East by: Adjoining internal road of shopping center On the West by: Adjoining 4.00 feet Navoli and then internal plot On the North by: Adjoining public road On the South by: Adjoining Shop

1	Issue of Bid/Offer Document	:	The Tender/Bid Document along with offer Form is on sale during April 30, 2026 to May 15, 2026 from 11 am to 4.00 pm and can be obtained from Smt. Nidhi Saxena, Authorised Officer, NPA Management Group, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off. C. G. Road, Ahmedabad – 380006, on all working days and can also be downloaded from IDBI Bank’s website i.e. https://idbibank.in and https://baanknet.com
2	Last Date and time for submission of Tender Document together with EMD	:	For lot no.1 & 2: May 15, 2026 up to 4.00 pm

3	Place, Date and time of E-Auction	Place: e-auction platform at website: https://baanknet.com Date: May 16, 2026 at 11.00 am to 1.00 pm subject to unlimited extensions of 5 minutes each as explained at point 20 of the Tender/Bid document.
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**VII. FORMAT FOR SUBMISSION OF
PROFILE OF THE BIDDER- INDIVIDUAL
For purchase**

Lot. No.	Property Description.
1.	Residential house, admeasuring 62.60 sq.mt comprised in the Revenue Survey no. 953/paiki, City Survey no:730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni & Shri Nareshkumar Sureshbhai Soni.
2.	Commercial Shop, City Survey no. 383/16 paiki, Sheet no.53, Shop No.18, situated at Village: Harij, Mahalaxmi Complex paiki, Ground Floor paiki, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni.

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

1	a) Full Name of the Bidder/Offerer (in Block letters)	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
2	Brief particulars of business (if any)	:	
3	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:	
4	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid Document.	:	
5	Name and particulars of the Company/Firm/Person in whose name the Secured Assets/property are to be purchased	:	
6	Details of Earnest Money Deposit (EMD) for lot no.1 Details of Earnest Money Deposit (EMD) for lot no.2	:	

	BAANKNET receipt no./Demand Draft No. /NEFT /RTGS no	:	
	Date of Demand Draft NEFT /RTGS no	:	
	Name of the issuing Bank and Branch	:	
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

Place :

Date :

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

Lot. No.	Property Description.
1	Residential house, admeasuring 62.60 sq.mt comprised in the Revenue Survey no. 953/paiki, City Survey no:730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni & Shri Nareshkumar Sureshbhai Soni.
2	Commercial Shop, City Survey no. 383/16 paiki, Sheet no.53, Shop No.18, situated at Village: Harij, Mahalaxmi Complex paiki, Ground Floor paiki, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni.

(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)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	a) Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party (in Block letters) (Original Authorised letter to be attached to carry out the e-auction process)	
	b) Complete Postal Address of the Authorise person with PIN Code, Telephone Nos.;	:

	Fax Nos.; Website, etc.	
	c) Mobile Nos.	
	d) E-mail ID	
10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
13	Details of Earnest Money Deposit (EMD) for lot no.1 & Deposit (EMD) for lot no.2	:
	i) BAANKNET receipt no. /Demand Draft No. / NEFT /RTGS no	:
	ii) Date of Demand Draft / NEFT /RTGS no	:
	iii) Name of the issuing Bank and Branch	:
In case refund of EMD, it would be refunded to the a/c from where it was remitted		
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.300/-)

FORM OF BID/OFFER

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

To,
Smt Nidhi Saxena,
Authorised Officer,
IDBI Bank Ltd.,
NPA Management Group,
IDBI Complex,
Opp. Muni. Staff Quarters,
Near Lal Bunglow, Off. C.G. Road,
Ahmedabad-380006

Sir,

Sale of Secured Assets / Property-

Lot. No.	Property Description.
1	Residential house, admeasuring 62.60 sq.mt comprised in the Revenue Survey no. 953/paiki, City Survey no:730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni & Shri Nareshkumar Sureshbhai Soni.
2.	Commercial Shop, City Survey no. 383/16 paiki, Sheet no.53, Shop No.18, situated at Village: Harij, Mahalaxmi Complex paiki, Ground Floor paiki, Taluka: Harij, District: Patan, Gujarat in the name of Shri Pankajkumar Sureshbhai Soni.

1. Having fully examined and understood the terms and conditions of the Tender/Bid 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/Bid/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/Bid/Offer and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD)

shall be forfeited. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, I/we shall arrange to take possession of the Secured Assets 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 IDBI Bank does not take or assume any responsibility for any dues, statutory or otherwise, of **M/s Pankaj Cotton Industries/** Mortgagor/ 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 have remitted Rs..... towards Earnest Money Deposit (EMD) with e-auction service provider M/s PSB Alliance Private Limited - <https://baanknet.com>, well before the cut-off time with challan no.....and receipt no.....
- 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.
9. I/ We agree that the sale will be on “**As is where is, as is what is, whatever there is and without recourse basis**”. IDBI Bank does not provide any guarantee and/or warranty in respect of the immovable properties/ Secured Assets. ***The Principle of Caveat Emptor is applicable.*** Any mistake in the notice inviting tender shall not vitiate the sale.

Place : Ahmedabad

Dated ...__ day of _____ 2026

Signature in the capacity ofduly authorized to sign Bid/Offer for and on behalf of

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

WITNESS :

Signature :

Name & Address :

Occupation :
