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

TENDER DOCUMENT
For
Sale of Assets of secured assets of
mortgagor in matter M/s Om Shree Nagraj Ginning Factory
(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

CONTENTS

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)

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Public Possession Notice published in Newspaper

Possession notice published in
Business standard on 15/12/18

IDBI BANK

POSSESSION NOTICE

IDBI Bank Ltd, NMG Department, IDBI Complex, Opp. Muni. Staff Quarters, Near Lal Bunglow, Off. C. G. Road, Ahmedabad - 380006. Phone : 079-66072795

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 Section13 (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 & Demand Notice Details	Sr No.	Description of Property	Date & Type of Possession
1. Om Shree Nagraj Ginning Factory A proprietorship concern of Shri Rameshchandra Ganpatram Mistry, having its principle office at Nr. Marketyard, Vaghel Road, At & Po: Harij, Dist. Patan, Gujarat-384240. **2. Shri Rameshchandra Ganapatram Mistry** mortgaged properties bearing Sr No. 1 & 2 **3. Shri Manish Amrutlal Panchal mortgagor** Demand Notice u/s. 13(2) date **31.05.2013 of Rs.13,32,37,638/-** (Rupees: Thirteen Crore Thirty Two Lakh Thirty Seven Thousand Six Hundred Thirty Eight only) due as on 30.04.2013 together with further interest thereon with effect from 01.05.2013		All the piece and parcel of immovable property situated in Gujarat (India) viz.	
	1	Admeasuring 112.01 sq. mtrs. paiki Eastern side land 82.73.10 city Survey No. 863, Sheet No. 54, Chalat No. 144, situated at Harij, under municipal area, Taluka Harij, District Patan, Gujarat.	**12.12.2018 Physical Possession**
	2	Admeasuring 167.75 sq. mtrs. bearing Plot No.27 B and Plot No.27 C comprised in the Revenue Survey No.429 paiki, situated at Harij, outside Municipal limits, Taluka Harij, District Patan, Gujarat.	**12.12.2018 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 : 15.12.2018
Place : Ahmedabad

Authorized Officer
IDBI Bank Limited

Possession notice published in Sandesh (Gujarati) on 15/12/18

(નામાનિ-૬૨૭-૮૨૪-૨૦૧૮)

IDBI BANK

પઝેશન નોટીસ

આઈડીબીઆઈ બેંક લીમીટેડ
એનએમજી ડીપાર્ટમેન્ટ, આઈડીબીઆઈ કોમ્પલેક્ષ,
મ્યુની. સ્ટાફ ક્વાટર્સની સામે, લાલ બંગલો પાસે, ઓફ
સી.જી. રોડ, અમદાવાદ - ૩૮૦૦૦૯.
ફોન નં. (૦૭૯) ૬૬૦૭૨૭૯૫

આથી નીચે સહી કરનાર **આઈડીબીઆઈ બેંક લી., અમદાવાદ શાખાના** અધિકૃત અધિકારીશ્રીએ સિક્યોરીટાઈઝેશન એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાઈનાન્શિયલ એસેટ્સ.એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યુરીટી ઈન્ટરેસ્ટ એક્ટ, ૨૦૦૨ ની કલમ ૧૩(૧૨) અને સીક્યુરીટી ઈન્ટરેસ્ટ (ઈન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ના નિયમ ૩ સાથે વંચાણે લેતાં મળેલ સત્તાની રૂએ કલમ૧૩(૨) અંતગર્ત માંગણી નોટીસ મોકલી હતી અને ઉધારકર્તા/જામીનદાર ને નોટીસમાં દર્શાવ્યા પ્રમાણેની રકમ સાથે તેના ઉપરના બાકી વ્યાજ કરાર દરે ચક્રવૃદ્ધી વ્યાજે, થયેલ / થવાના ચૂકવણી તારીખ સુધીના, સદરહુ નોટીસ તારીખથી ૬૦ દિવસમાં ચૂકવવાં જણાવેલ. ઉધારકર્તા /ગીરવેદાર / જામીનદાર સદરહુ રકમ ચુકવવામાં નિષ્ફળ ગયા હોવાથી ઉધારકર્તા /ગીરવેદાર / જામીનદાર તથા જાહેર જનતાને નોટીસ આપવામાં આવે છે કે સદરહુ કાયદાની કલમ - ૧૩ (૪) અંતર્ગત નિયમ ૮ સાથે વંચાણે લેતાં મળેલ સત્તાની રૂએ અધિકૃત અધિકારીશ્રીએ નીચે જણાવેલ મિલકતનો કબજો લઈ લીધેલ છે.

ઉધારકર્તા અને ગીરવેદારના નામ અને ડીમાંડ નોટીસની વિગત	નં.	મિલકતની વિગત	પઝેશનનો પ્રકાર અને તારીખ
૧. ઓમ શ્રી નાગરાજ જીનીંગ ફેક્ટરી, શ્રી રમેશચંદ્ર ગણપતરા મીસ્ત્રી ની પ્રોપરાઈટરશીપ પેઢી ની મુખ્ય ઓફીસ માર્કેટયાર્ડ પાસે, વાઘેલ રોડ, ગામ : હારીજ, જી. પાટણ, ગુજરાત-૩૮૪૨૪૦. **૨. શ્રી રમેશચંદ્ર ગણપતરામ મીસ્ત્રી ગિરવે મૂકેલ મિલક્ત અનું. નં. ૧ અને ૨** **૩. શ્રી મનીશ અમૃતલાલ પંચાલ ગિરવેદાર** માંગણી નોટીસ કલમ ૧૩(૨) તા. **૩૧.૦૫.૨૦૧૩ હેઠળ રૂા. ૧૩,૩૨,૩૭,૬૩૮ (રૂા. તેર કરોડ બત્રીસ લાખ સાડત્રીસ હજાર છસો આડત્રીસ પુરા)** તા. ૩૦.૦૪.૨૦૧૩ ના રોજ બાકી સાથે તેના ઉપરના બાકી વ્યાજ તા. **૦૧.૦૫.૨૦૧૩ થી.**		બધીજ સ્થાવર મિલક્ત ગુજરાત (ઈન્ડીયામાં) આવેલ છે.	
	૧	આશરે ૧૧૨.૦૧ સ્કે.મી. પૈકી પૂર્વે ભાગની જમીન ૮૨.૭૩.૧૦ સીટી સર્વે નં. ૮૬૩ સીટ નં. ૫૪ ચલત નં. ૧૪૪' હારીજ ખાતે આવેલ મ્યુની. એરીયામાં આવેલ તાલુકો હારીજ, જી. પાટણ, ગુજરાત.	૧૨.૧૨.૨૦૧૮ પ્રત્યક્ષ કબજો
	૨	આશરે ૧૬૭.૭૫ સ્કે.મી. પ્લોટ નં. ૨૭બી અને પ્લોટ નં. ૨૭ સી, સ્કે.મી. તેનો રેવન્યુ સર્વે નં. ૪૨૯ પૈકી તાલુકો હારીજ, મ્યુ. હદની બહાર, તાલુકો હારીજ, જી. પાટણ, ગુજરાત.	૧૨.૧૨.૨૦૧૮ પ્રત્યક્ષ કબજો

ઉધારકર્તા / જામીનદારો /ગીરવેદારો ઉપર જણાવ્યા મુજબના ને ખાસ કરીને અને જાહેર જનતાને સામાન્ય રીતે ચેતવણી આપવામાં આવે છે કે સદરહુ મિલકત સાથે કોઈ વ્યહવાર કરવો નહી. અને જો કોઈ વ્યવહાર હશે તો તે આઈડીબીઆઈ બેંક લી. ની ઉપર જણાવેલ માંગણા નોટીસ માં જણાવેલ રકમને આધીન રહેશે.

સહી/-
તારીખ : ૧૫.૧૨.૨૦૧૮ **અધિકૃત અધિકારી**
સ્થળ : અમદાવાદ **આઈડીબીઆઈ બેંક લી.**

The above notice was published in the following newspapers on December 15, 2018.

i) Business Standard (English)-Gujarat edition

ii) Sandesh (Gujarati)- Gujarat edition

Notice for e-auction:

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

i) 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 Bunglow, 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 paiki, situated at Harij, 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. Paiki Estern Side land 82.73.10 city survey no. 863, sheet no. 54, Chalat No 144, Situated at Harij under municipal area, Taluka Harij, 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/paiki, City Survey no:730/10, Sheet No. 54, Situated at Village: Harij, Taluka: Harij, District: Patan, Gujarat	Rs.7,41,600/- / Rs.74,160/-	22.11.2013 Symbolic possession
4.	Pankaj Cotton Industries	Shri Pankajkumar Sureshbhai Soni	05.03.2013 / Rs. 8,97,69,386/-	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	Rs.7,19,100/- / Rs.71,910/-	22.11.2013 Symbolic 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 Bunglow, 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 (ENFORCMENT) 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

ii) Financial Express (Gujarati)- All Gujarat edition on April 30, 2026

IDBI BANK આઈડીબીઆઈ બેંક લિ., એનપીએ મેનેજમેન્ટ ગ્રુપ, આઈડીબીઆઈ કોમ્પલેક્ષ, મ્યુ. સ્ટાફ ક્વાર્ટર્સની સામે, લાલ બંગલોની પાસે, ઓફ સી.જી. રોડ, અમદાવાદ - ૩૮૦૦૦૬, ફોન નં. ૦૭૯ - ૬૬૦૭૨૭૨૬.

ઓમ શ્રી નાગરાજ જીનીંગ ફેક્ટરી અને પંકજ કોટન ઈન્ડસ્ટ્રીઝની મિલકતોની ઈ - હરાજી મારફતે વેચાણ માટેની જાહેર નોટીસ APPENDIX IV-A (See provision to Rule 9(1))

સિક્યોરિટાઈઝેશન એન્ડ રિકન્સ્ટ્રક્શન ઓફ ફાઈનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરિટી ઈન્ટરેસ્ટ એક્ટ, ૨૦૦૨ અને સિક્યોરિટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) રૂલ્સ, ૨૦૦૨ ની જોગવાઈઓ હેઠળ સ્થાવર મિલકતોના વેચાણ માટે ઈ-હરાજી વેચાણ સૂચના, જાહેર જનતાને અને ખાસ કરીને દેવાદાર(ઓ), જામીનદાર(ઓ) અને ગીરોકર્તા(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. ૩૧.૦૫.૨૦૧૩ ની ડિમાન્ડ નોટીસ મુજબ, ઓમ શ્રી નાગરાજ જીનિંગ ફેક્ટરી પાસેથી રૂ. ૧૩,૩૨,૩૭,૬૩૮/– અને ૦૫.૦૩.૨૦૧૩ ની ડિમાન્ડ નોટીસ મુજબ, પંકજ કોટન ઈન્ડસ્ટ્રીઝ પાસેથી રૂ. ૮,૯૭,૬૯,૩૮૬/– ની વસૂલાત માટે, સુરક્ષિત લેણદાર– આઈડીબીઆઈ બેંક લિમિટેડને બાકી રહેલ વ્યાજ સાથે, નીચે દર્શાવેલ વિગતો મુજબઃ–.

લોટ નં.	કરજદારનું નામ	માલિક અને ગીરોકર્તા	ડીમાન્ડ નોટીસ તારીખ / કુલ બાકી રકમ	મિલકતની વિગત	રીઝર્વ કિંમત અર્નેસ્ટ મની ડીપોઝીટ (ઈએમડી)	કબજાની તારીખ અને પ્રકાર
1.	ઓમ શ્રી નાગરાજ જીનીંગ ફેક્ટરી	શ્રી રમેશકુમાર ગણપતરામ મિસ્ત્રી	31.05.2013 ------------ Rs.13,32,37,638/-	૨ ગોડાઉન ક્ષેત્રફળ ૧૬૭.૭૫ ચો.મી., પ્લોટ નં. ૨૭ સી અને ૨૭બી, કોમ્પ્રાઈઝેડ, રેવન્યુ સર્વે નં. ૪૨૯ પૈકી, હારીજ, જીલ્લો પાટણ, ગુજરાત	Rs.8,33,400/- ------------ Rs.83,340/-	૧૨.૧૨.૨૦૧૮ પ્રત્યક્ષ કબજો
2.	ઓમ શ્રી નાગરાજ જીનીંગ ફેક્ટરી	શ્રી રમેશકુમાર ગણપતરામ મિસ્ત્રી	31.05.2013 ------------ Rs.13,32,37,638/-	રહેણાંક મકાન ક્ષેત્રફળ ૧૧૨.૦૧ ચો.મી. પૈકી પૂર્વ બાજુની જમીન ૮૨.૭૩.૧૦, સીટી સર્વે નં. ૮૬૩, શીટ નં ૫૪, ચાલત નં. ૧૪૪, હારીજ, મ્યુનિસીપલ વિસ્તારની હેઠળ, તાલુકો હારીજ, જીલ્લો પાટણ, ગુજરાત.	Rs.4,37,700/- ------------ Rs.43,770/-	૧૨.૧૨.૨૦૧૮ પ્રત્યક્ષ કબજો
3.	પંકજ કોટન ઈન્ડસ્ટ્રીઝ	શ્રી નરેશકુમાર સુરેશભાઈ સોની અને શ્રી પંકજકુમાર સુરેશભાઈ સોની	05.03.2013 ------------ Rs. 8,97,69,386/-	રહેણાંક મકાન, ક્ષેત્રફળ ૬૨.૬૦ ચો.મી. કોમ્પ્રાઈઝેડ, રેવન્યુ સર્વે નં. ૯૫૩/પૈકી, સીટી સર્વે નં. ૭૩૦/૧૦, શીટ નં. ૫૪, ગામઃ હારિજ, તાલુકોઃ હારિજ, જિલ્લોઃ પાટણ, ગુજરાત	Rs.7,41,600/- ------------ Rs.74,160/-	૨૨.૧૧.૨૦૧૩ સાંકેતિક કબજો
4.	પંકજ કોટન ઈન્ડસ્ટ્રીઝ	શ્રી પંકજકુમાર સુરેશભાઈ સોની	05.03.2013 ------------ Rs. 8,97,69,386/-	કોમર્શિયલ શોપ, સિટી સર્વે નં. ૩૮૩/૧૬ પૈકી, શીટ નં. ૫૩, દુકાન નં.૧૮, ગામ : હારિજ, મહાલક્ષ્મી કોમ્પ્લેક્સ પૈકી, ગ્રાઉન્ડ ફ્લોર પૈકી, તાલુકોઃ હારિજ, જિલ્લોઃ પાટણ, ગુજરાત	Rs.7,19,100/- ------------ Rs.71,910/-	૨૨.૧૧.૨૦૧૩ સાંકેતિક કબજો

વેચાણના માટેની બીડ / ટેન્ડર ડોક્યુમેન્ટ	૩૦.૦૪.૨૦૨૬ થી ૧૫.૦૫.૨૦૨૬
મિલકત નિરીક્ષણની તારીખ	૦૭.૦૫.૨૦૨૬ ના રોજ સવારે ૧૧.૦૦ થી બપોરે ૩.૦૦ કલાક સુધી
ઈએમડી સાથે બીડ રજૂ કરવાની 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 વિસ્તાર સાથે)

(૧) સિક્યોરીટાઈઝેશન એન્ડ રીકન્સ્ટ્રક્શન ઓફ ફાયનાન્શિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ ઓફ સિક્યોરીટી ઈન્ટરેસ્ટ એક્ટ- ૨૦૦૨ અને તેના હેઠળના નિયમો અને શરતોને આધીન છે અને જાહેરાતમાં આપેલ છે તે ટેન્ડર ડોક્યુમેન્ટ સાથે વાંચવા માટે "જેમ કે જયાં છે" "જેમ છે તે પ્રમાણે" "જે છે ત્યાં" અને "આશ્રય વિના" આધાર પર વેચાણ કરવામાં આવશે. (૨). બીડ ડોક્યુમેન્ટ શ્રીમતી નિધિ સક્સેના, અધિકૃત અધિકારી, એનએમજી, આઈડીબીઆઈ કોમ્પલેક્ષ, મ્યુનિસીપલ સ્ટાફ કર્વાટર્સની સામે, લાલ બંગલા પાસે, સીજી રોડ, અમદાવાદ - ૩૮૦૦૦૬, તમામ કામકાજના દિવસોમાં આઈડીબીઆઈની વેબસાઈટ : www.idbibank.in and https://www.baanknet.com. પરથી ડાઉનલોડ કરી શકે છે. (૩). બિડ ફોર્મની એક નકલ બિડાણ સાથે અધિકૃત અધિકારી શ્રીમતી નિધિ સક્સેના, આઈડીબીઆઈ બેંક, એનએમજી, મ્યુનિસીપલ સ્ટાફ કર્વાટર્સની સામે, લાલ બંગલા પાસે, સીજી 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 આશિષ સક્સેના, ટેલિ : ૯૯૫૮૨૧૯૧૨૨ (ઈમેલ) : saxena.ashish@idbi.co.in પર સંપર્ક કરી શકે છે. (૫). આ વેચાણ વેબસાઈટઃ https://www.baanknet.com પર ઈ-હરાજી પ્લેટફોર્મ પર થશે. ઈ-ઓક્શન સપોર્ટ માટે, કૃપા કરીને સંપર્ક કરો :- મેસર્સ પીએસબી એલાયન્સ પ્રાઈવેટ લિમિટેડ, કૃપા કરીને સંપર્ક કરોઃ ૮૨૯૧૨-૨૦૨૨૦, ઈમેલ આઈડીઃ support.baanknet@psballiance.com (૬). ઈ-ઓક્શનની વિગતવાર નિયમો અને શરતો અને પ્રક્રિયા બિડ /ટેન્ડર દસ્તાવેજમાં ઉપલબ્ધ છે.

સિક્યોરીટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમ, ૨૦૦૨ ના નિયમ ૯(૧) હેઠળ વૈધાનિક ૧૫ દિવસની સૂચના।

ઉધારકર્તા/જામીનદારો/મોર્ગેજરને આથી ઉપરોક્ત મુજબની રકમ હરાજી પહેલા અપ ટુ ડેટ વ્યાજ અને આનુષાંગિક ખર્ચ સાથે ચુકવવા માટે સૂચિત કરવામાં આવે છે, જો તે નિષ્ફળ જશે તો મિલકતની હરાજી/વેચાણ કરવામાં આવશે અને બાકી લેણાં જો કોઈ હોય તો વ્યાજ અને કિંમત સાથે વસુલ કરવામાં આવશે.

તારીખ : ૩૦.૦૪.૨૦૨૬
સ્થળ : અમદાવાદ

નોંધ : (વિવાદ ની સ્થિતીમાં અંગ્રેજી આવૃત્તિ માન્ય રહેશે)

અધિકૃત અધિકારી
આઈડીબીઆઈ બેંક લિમિટેડ

III. BRIEF DESCRIPTION OF THE ASSETS

Lot. No.	Property Description.
1.	Godown, plot no. 27 B & 27 C totally admeasuring 167.75 sq. mts., Survey No. 429 paiki, at Dhanlaxmi Godown, Vaghel Road, Harij, Patan- 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry which is bounded as under: On the East by: Adjoining Plot No.26/C On the West by : Adjoining open plot of Survey No.429 paiki On the North by : Adjoining Main door of Godown and 7.5 internal road On the South by : Adjoining Plot No.27/A and Open Plot
2.	Residential house at C.S. no. 863, Ramchali, Nr. State Bank of India, admeasuring 112.01 sq. mt. paiki, eastern side land 82.73 sq.mt., Post: Harij, Patan – 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry which is bounded as under: On the East by: Adjoining Paschhit and then Navoli On the West by : Adjoining Property of Bhogilal Thakkar On the North by : Adjoining Property of Bhanumatiben Thakkar On the South by : Adjoining Public road

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

M/s Om Shri Nagraj Ginning Factory as on 30.04.2013

(Rs. lakh)

Nature of facility	Sanctioned	Principal	Interest & others	Total
Cash Credit	1200	1199.09	133.28	1332.37
Total	1200	1199.09	133.28	1332.37

TOTAL DUES AS ON 30.04.2013 : Rs.1332.37 lakh + further interest thereon with effect from 0l.05.2013 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 "***As is where is, as is what is, whatever there is and without any recourse" basis***.
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.	**Issue of Tender/ Offer / Bid Document** 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	**Reserve Price** The Reserve price for the sale of the Secured Assets is as under: • For Lot No.1: Rs 8,33,400/- (Rupees Eight Lakh Thirty Three Thousand and Four Hundred only) • For Lot No.2: Rs.4,37,700/- (Rupees Four Lakh Thirty Seven Thousand and Seven Hundred only) **Earnest Money Deposit (EMD)** The EMD has been fixed at • For Lot No.1: Rs. 83,340/- (Rupees Eighty Three Thousand Three Hundred and Forty only)

	• For Lot No.2: Rs.43,770 (Rupees Forty Three Thousand Seven Hundred and Seventy only)
5	The amount of EMD paid by the interested bidders shall carry no interest.
6	The sale of Secured Assets is on "***As is where is", "As is what is", whatever there is" and 'without recourse"*** 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 Om Shree Nagraj Ginning Factorty** 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 abuttals of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
11	The Bidder shall not be entitled to receive re-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	**Submission of Tender/Offer** 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	**Last date for submission of Tender/Offer /Bid Document:** 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	**Registration with E-Auction Service Provider** 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	**The e- auction day :** • **For lot no. 1 &2 : May 16, 2026 at 11.00 am to 1.00 pm**

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.

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.

In multiples of Rs. 10,000/-

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. Om Shree Nagraj Ginning Factory" 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. Om Shree Nagraj Ginning Factory" 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	**General Terms and Conditions** 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/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/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	**Jurisdiction** 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 serice 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.	Godown, plot no. 27 B & 27 C totally admeasuring 167.75 sq. mts., Survey No. 429 paiki, at Dhanlaxmi Godown, Vaghel Road, Harij, Patan- 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry which is bounded as under: On the East by: Adjoining Plot No.26/C On the West by : Adjoining open plot of Survey No.429 paiki On the North by : Adjoining Main door of Godown and 7.5 internal road On the South by : Adjoining Plot No.27/A and Open Plot
2	Residential house at C.S. no. 863, Ramchali, Nr. State Bank of India, admeasuring 112.01 sq. mt. paiki, eastern side land 82.73 sq.mt., Post: Harij, Patan – 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry which is bounded as under: On the East by: Adjoining Paschhit and then Navoli On the West by : Adjoining Property of Bhogilal Thakkar On the North by : Adjoining Property of Bhanumatiben Thakkar On the South by : Adjoining Public road

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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Form No.

VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER- INDIVIDUAL For purchase

Lot. No.	Property Description.
1.	Godown, plot no. 27 B & 27 C totally admeasuring 167.75 sq. mts., Survey No. 429 paiki, at Dhanlaxmi Godown, Vaghel Road, Harij, Patan- 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry
2.	Residential house at C.S. no. 863, Ramchali, Nr. State Bank of India, admeasuring 112.01 sq. mt. paiki, eastern side land 82.73 sq.mt., Post: Harij, Patan – 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry.

(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 :

Form No.

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

Lot. No.	Property Description.
1	Godown, plot no. 27 B & 27 C totally admeasuring 167.75 sq. mts., Survey No. 429 paiki, at Dhanlaxmi Godown, Vaghel Road, Harij, Patan- 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry
2	Residential house at C.S. no. 863, Ramchali, Nr. State Bank of India, admeasuring 112.01 sq. mt. paiki, eastern side land 82.73 sq.mt., Post: Harij, Patan – 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry.

(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	:
	iiii) 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.

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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	Godown, plot no. 27 B & 27 C totally admeasuring 167.75 sq. mts., Survey No. 429 paiki, at Dhanlaxmi Godown, Vaghel Road, Harij, Patan- 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry
2.	Residential house at C.S. no. 863, Ramchali, Nr. State Bank of India, admeasuring 112.01 sq. mt. paiki, eastern side land 82.73 sq.mt., Post: Harij, Patan – 384240, Gujarat in the name of Shri Rameshkumar Ganpatram Mistry.

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 Om Shree Nagraj Ginning factory/ 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 of ....duly 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 : ....

****