

**The Authorized Officer (AO)**

**of**

**IDBI BANK LIMITED**

**7<sup>th</sup> Floor, NMG,  
IDBI Tower,  
WTC Complex,  
Cuffe Parade,  
Mumbai - 400 005**

**BID DOCUMENT**

**For**

**SALE OF IMMOVABLE SECURED ASSETS**

**in the name of**

**Shri Balaji Shrirangrao Chaudhary (Personal Guarantor/Mortgagor)  
(Borrower: M/s Gajanan Oil Private Limited)**

**Under**

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


**and**

**The Security Interest (Enforcement) Rules, 2002**

***Dated: 21.04.2026***

<b>CONTENTS</b>		
<b>Sr.No</b>	<b>Particulars</b>	<b>Page No.</b>
<b>I</b>	Public Notice for Sale published in the newspapers	<b>3-6</b>
<b>II</b>	Brief Description – Secured Immovable Asset	<b>7</b>
<b>III</b>	Outstanding dues of Secured Lenders and known encumbrances	<b>8</b>
<b>IV</b>	Terms & Conditions	<b>9-18</b>
<b>V</b>	Brief details of Bid document	<b>19</b>
<b>VI</b>	Form of Profile of the Bidder - Individual	<b>20-21</b>
<b>VII</b>	Form of Profile of the Bidder – Company / Firm / Party	<b>22-24</b>
<b>VIII</b>	Form of Appendix to the Bid/ Offer (declaration by the Bidder)	<b>25-28</b>

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 <b>CIN:L65190MH2004GOI148838</b>	Address: NPA Management Group, IDBI Bank Ltd, 7 <sup>th</sup> Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai – 400 005	<b>SALE NOTICE</b>
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**APPENDIX IV-A**

(See proviso to Rule 8(6) and proviso to Rule 9(1))

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrower(s) and/or Guarantor(s) and/or Mortgagor(s) that, the below described Immovable properties mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd. Secured Creditor, will be sold on “**As is where is**”, “**As is what is**”, “**Whatever there is**” and “**Without Recourse basis**” on **May 20, 2026** for recovery of outstanding dues of Rs.684,28,88,434.76/- (Rupees Six Hundred Eighty Four Crore Twenty Eight Lakh Eighty Eight Thousand Four Hundred Thirty Four & Paise Seventy Six only) as on March 31, 2026 plus further interest until payment in full to the Secured Creditors viz. IDBI Bank Ltd., Indian Bank, State Bank of India, Bank of Baroda (erstwhile Vijaya Bank) from the Guarantor, Shri Balaji Shrirangrao Chaudhary, residing at Flat no G08 Tirupati Park, Guru Sahani Nagar, N4, CIDCO, Chhatrapati Sambhaji Nagar - 431001 towards the credit facilities availed by **M/s Gajanan Oil Private Limited.**, having registered address at Unit no. 902, HUB TOWN VIVA, 9<sup>th</sup> Floor, Shankar Wadi, Off Western Express Highway, Jogeshwari (E), Mumbai-400060.

Details of Secured Assets offered with reserve price and earnest money deposit is as under:

<b>Lot</b>	<b>Description of Property</b>	<b>Reserve Price (Rs. crore)</b>	<b>EMD (Rs. crore)</b>
1	Gat. No. 21/1 admeasuring about 01 Hectare 85 acres equivalent to 4.625 Acres situated at Village: Bopnematabad (Bopi), Taluka: Nandgaon Khandeshwar, District: Amravati. (Aforesaid property more fully described under Mortgage Deed dated 14-09-2016 executed by company for creating first pari passu charge on working capital facilities and second pari passu charge on term loan facilities by way of	1.00	0.10

**Bidder's Signature** \_\_\_\_\_

	registered indenture of mortgage on all the movable, immovable properties and fixed assets)		
Known Encumbrances - Nil.			

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Limited's website i.e. [www.idbibank.in](http://www.idbibank.in) and <https://baanknet.com>.

For any clarification, the interested parties may contact: Kum. Diana Rodrigues, DGM (Contact No. 9867041668, Email-diana.rodrigues@idbi.co.in) or Shri. Mangesh Shinde, AGM (Contact No. 9867449669, Email: mangesh.shinde@idbi.co.in). For E-auction support, please contact (Tel No. 82912 20220, Email: support.baanknet@psballiance.com).

**Date: 21.04.2026**  
**Place: Mumbai/Amaravati**

**Sd/-**  
**AUTHORISED OFFICER**

## Navshakti, Mumbai, &amp; Chhatrapati Sambhaji Nagar dated April 21, 2026

**IDBI BANK**  
CIN: I51506MH2004GC145333

एनपीएल वॉरंटमेंट ट्रस्ट,  
आयडीबीआय बँक लि., ७ वा मजला, आयडीबीआय टॉवर,  
इन्फोटेक कॉम्प्लेक्स, बॉम्बे रोड, मुंबई-४०० ००५

**परिशिष्ट - IV-A (नियम ८(६) मधील परंतुके आणि नियम ९(१) मधील परंतुके पहा) स्वायत्त मालमत्तांच्या विक्रीसाठी विक्री सूचना**

सिक्सुरिटीयोरगन अँड रिफायन्सिअल अँड फायनान्सियल असेट्स् अँड एन्व्हेस्टमेंट ऑफ सिक्सुरिटी इंटरस्ट अँड, २००२ सहवायता सिक्सुरिटी इंटरस्ट (एन्व्हेस्टमेंट) बल्स, २००२ च्या नियम ८(६) करिता परंतुके सहवायता नियम ९(१) करिता परंतुके अंतर्गत स्वायत्त मतेच्या विक्रीसाठी ई-लिस्ताय विक्री सूचना.


याद्वारे सर्वसामान्य जनतेला, आणि विशेषतः कर्जदार आणि/किंवा हमीदार आणि/किंवा गृहपदादार यांना सूचित करण्यात येते की, खाती बर्षन केलेल्या ज्या स्वायत्त मालमत्ता तारखे घनको यांच्याकडे गृहपद/प्रभारित ठेवल्या आहेत आणि ज्यांचा प्रत्यक्ष ताबा आयडीबीआय बँक लि. वा तारखे घनकोच्या प्राधिकृत अधिकार्याने घेतला आहे त्या मालमत्तांची विक्री दिनांक २० मे, २०२६ रोजी "जरी आहे तशी" "ज्या स्थितीत आहे तशी", "जे काही उपलब्ध आहे त्या स्वरूपात" आणि "कोणत्याही अचलन्याशिवाय" वा तय्यार केली जाईल. ही विक्री, दिनांक ३१ मार्च, २०२६ रोजीच्या स्थितीनुसार बंधीत असलेल्या रु. ६८४,२८,८८,४३४.७६/- (रुपये सहाशे चौन्हाशे कोटी अठ्ठावीस लाख अठ्ठाशेऐंशी हजार चारशे चौतीस आणि शहातार पैसे मात्र) वा रकमेच्या वसुलीसाठी, तसेच तारखे घनको म्हणजेच आयडीबीआय बँक लि., इंडियन बँक, स्टेट बँक ऑफ इंडिया, बँक ऑफ बडोदा (पूर्वीची विजया बँक) पूर्ण प्लॉफिट होईपर्यंतच्या पुढील ज्याजाच्या वसुलीसाठी केली जाईल. सट्टर वसुली, मे. गजानन अँडगन प्रायव्हेट लिमिटेड वा कंपनीने घेतलेल्या कर्ज सुविधांच्या संदर्भात, हमीदार श्री. बालाजी श्रीरंगराव चौधरी, राहणार येथे, फ्लॉट क्र. जी०८, तिरुपती पार्क, गुक सहानी नगर, एन४, सिडको, उजवळी संभाजी नगर-४३१००९ यांच्याकडून केली जाईल. मे. गजानन अँडगन प्रायव्हेट लिमिटेड वा कंपनीचा नोंदणीकृत पत्ता: युनिट क्र. ९०२, हब टाऊन, ९ वा मजला, गंकर वाटी, वेस्टर्न एक्सप्रेस हायवे जवळ, जोगेश्वरी (पूर्व), मुंबई-४०००६० असा आहे. विक्रीसाठी ठेवलेल्या तारखे मालमत्तांचे तपशील, तसेच त्यांची गृहणीय किंमत आणि इतरांना अनामत रकम खात्रीतप्रमाणे आहेत:

विक्रीसाठीचे बर्षन	राखीय किंमत (रु. कोटी)	इँएचडी (रु. कोटी)
गट क्र. २१/१, मोजमापित सुमारे ०१ हेक्टर ८५ एकर म्हणजेच ४.६२५ एकर, गाव: बोपनेमताबाद (बोपी), तालुका: नांदगाव खांदेस्वर, जिल्हा: अमरावती येथे स्थित. (उपरोक्त मालमतेचे अधिक तपशीलवार बर्षन, कंपनीने सर्व जंगम, स्वायत्त मालमत्ता आणि स्वायत्त मालमत्तांकर नोंदणीकृत गृहपदाद्वारे खेळल्या भांडवलाच्या सुविधांवर प्रत्यक्ष समान हक्क आणि मुदत कर्जांच्या सुविधांवर द्वितीय स्थान हक्क निर्माण करण्यासाठी दिनांक १४-०९-२०१९ रोजी केलेल्या गृहपदात दिलेले आहे.) ज्ञान ज्ञान भार- मूल्य	१.००	०.१०

विक्रीच्या सविस्तर अटी व शर्तीसाठी, आयडीबीआय बँकची वेबसाईट म्हणजेच [www.idbibank.in](http://www.idbibank.in) आणि <https://baanknet.com> मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा. कोणत्याही स्पष्टीकरणासाठी, इच्छुक पक्ष खात्रीत व्यक्तीची संपर्क साधावा: कु. दायना रॉड्रिग्वेज, डीजीएम (संपर्क क्र. ९८६७०४१६६८, ईमेल: [diana.rodrigues@idbi.co.in](mailto:diana.rodrigues@idbi.co.in) किंवा श्री. मंगेश शिंदे, (संपर्क क्र. ९८६७४४९६६९, ईमेल: [mangesh.shinde@idbi.co.in](mailto:mangesh.shinde@idbi.co.in)). ई-लिस्ताचा संबंधित मदतीसाठी, कृपया संपर्क साधा (दूरध्वनी क्र. ८२९१२ २०२२०, ईमेल: [upport.baanknet@psballiance.com](mailto:upport.baanknet@psballiance.com))

दिनांक: २१-०४-२०२६ सही/-  
ठिकाण: मुंबई/अमरावती प्राधिकृत अधिकारी, आयडीबीआय बँक लि.

Free Press Journal, Mumbai, & Chhatrapati Sambhaji Nagar dated April 21, 2026

 <b>IDBI BANK</b> CIN:L65190MH2004G01148838	<b>NPA MANAGEMENT GROUP,                  IDBI BANK LTD, 7th Floor, IDBI                  Tower, WTC Complex, Cuffe Parade,                  Mumbai – 400 005</b>	
<b>APPENDIX IV-A (SEE PROVISO TO RULE 8(6) AND PROVISO TO RULE 9(1))                  SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES</b>		
E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.		
Notice is hereby given to the public in general and in particular to Borrower(s) and/or Guarantor(s) and/or Mortgagor(s) that, the below described Immovable properties mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd. Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse basis" on <b>May 20, 2026</b> for recovery of outstanding dues of <b>Rs.684,28,88,434.76/- (Rupees Six Hundred Eighty Four Crore Twenty Eight Lakh Eighty Eight Thousand Four Hundred Thirty Four &amp; Paise Seventy Six only) as on March 31, 2026</b> plus further interest until payment in full to the Secured Creditors viz. IDBI Bank Ltd., Indian Bank, State Bank of India, Bank of Baroda (erstwhile Vijaya Bank) from the Guarantor, Shri Balaji Shrirangrao Chaudhary, residing at Flat no G08 Tirupati Park, Guru Sahani Nagar, N4, CIDCO, Chhatrapati Sambhaji Nagar - 431001 towards the credit facilities availed by <b>M/s Gajanan Oil Private Limited.</b> , having registered address at Unit no. 902, HUB TOWN VVA, 9th Floor, Shankar Wadi, Off Western Express Highway, Jogeshwari (E), Mumbai-400060.		
Details of Secured Assets offered with reserve price and earnest money deposit is as under:		
<b>Description of Property</b>	<b>Reserve Price (Rs. crore)</b>	<b>EMD (Rs. crore)</b>
Gat. No. 21/1 admeasuring about 01 Hectare 85 acres equivalent to 4.625 Acres situated at Village: Bopnematabad (Bopi), Taluka: Nandgaon Khandeshwar, District: Amravati. (Aforesaid property more fully described under Mortgage Deed dated 14-09-2016 executed by company for creating first pari passu charge on working capital facilities and second pari passu charge on term loan facilities by way of registered indenture of mortgage on all the movable, immovable properties and fixed assets) <b>Known Encumbrances - Nil.</b>	1.00	0.10
For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Limited's website i.e. <a href="http://www.idbibank.in">www.idbibank.in</a> and <a href="https://baanknet.com">https://baanknet.com</a> For any clarification, the interested parties may contact: Kum. Diana Rodrigues, DGM (Contact No. 9867041668, Email-diana.rodrigues@idbi.co.in) or Shri. Mangesh Shinde, AGM (Contact No. 9867449669, Email: mangesh.shinde@idbi.co.in). For E-auction support, please contact (Tel No. 82912 20220, Email: support.baanknet@psballiance.com).		
Date: 21-04-2026 Place : Mumbai / Amravati	Sd/- Authorized Officer, IDBI Bank Ltd.	

Bidder's Signature \_\_\_\_\_

**II. BRIEF DESCRIPTION OF SECURED ASSETS**

**Details of immovable properties**

<b>Lot No</b>	<b>Description of Property</b>	<b>Reserve Price (Rs. crore)</b>	<b>EMD (Rs. crore)</b>
1	Gat. No. 21/1 admeasuring about 01 hectare 85 acres situated within the village limits of Bopnematabad, Taluka: Nandgaon Khandeshwar, District: Amravati of the state of Maharashtra in the name of Shri Balaji Chaudhary. (Aforesaid property morefully described under Mortgage Deed dated 14-09-2016 executed by company for creating first pari passu charge on working capital facilities and second pari passu charge on term loan facilities by way of registred indenture of mortgage on all the movable, immovable properties and fixed assets)	1.00	0.10

**Bidder's Signature** \_\_\_\_\_

**III. OUTSTANDING DUES OF THE SECURED LENDERS AND KNOWN ENCUMBRANCES**

**M/s Gajanan Oil Private Limited**

**A) Outstanding Dues of Secured Lenders**

<b>Name of Bank</b>	<b>Outstanding as on</b>	<b>Oustanding dues (in Rs.)</b>	<b>Further Interest w.e.f</b>
IDBI Bank	31.03.2026	323,15,58,842.50	01.04.2026
State Bank of India	31.03.2026	170,54,21,906.00	01.04.2026
Indian Bank	31.03.2026	105,12,16,806.26	01.04.2026
Bank of Baroda	05.04.2026	85,46,90,880.00	06.04.2026
	<b>Total</b>	<b>684,28,88,434.76</b>	

**B) Known Encumbrances**

**As on date there are no known encumbrances**

#### **IV. TERMS AND CONDITIONS**

<b>1</b>	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. II above of the Bid Document (hereinafter referred to as the 'Secured Assets') and the same are being sold with the known encumbrances mentioned at Item No. III B of the Bid Document.			
<b>2</b>	<b>Issue of Bid Document</b> The Bid Document along with Offer/Bid Form would be available from <b>April 21, 2026 to May 19, 2026</b> which can be obtained from IDBI Bank Ltd., 7 <sup>th</sup> floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005 from 11.00 am to 4.00 pm (on all working days). The Bid document and Offer/Bid Form can also be downloaded from IDBI website ( <a href="http://www.idbibank.in">www.idbibank.in</a> ) and also from the website of e-Auction service provider M/S PSB Alliance Private Limited – <a href="https://baanknet.com">https://baanknet.com</a>			
<b>3</b>	<b>Reserve Price &amp; Earnest Money Deposit (EMD)</b> The <b>Reserve price</b> for the sale of the Secured Assets and EMD to be deposited by the intending bidders are fixed as under:			
	<b>Lot No.</b>	<b>Description of Property</b>	<b>Reserve Price (Rs. crore)</b>	<b>EMD (Rs. crore)</b>
	1	Gat. No. 21/1 admeasuring about 01 hectare 85 acres situated within the village limits of Bopnematabad, Taluka: Nandgaon Khandeshwar, District: Amravati of the state of Maharashtra in the name of Shri Balaji Chaudhary.	1.00	0.10
<b>4</b>	The sale of Secured Asset is on “ <i>As is where is</i> ”, “ <i>As is what is</i> ”, “ <i>Whatever there is</i> ” and “ <i>Without recourse basis</i> ” basis. The description of the above immovable asset is based on the mortgages created by <b>M/s Gajanan Oil Private Limited</b> , with the consortium secured lenders from time to time and the representations made by them. The AO does not take or assume any responsibility for any shortfall of the immovable asset or for procuring any permissions, etc. or for the dues of any authority established by law. All statutory liabilities/			

**Bidder's Signature** \_\_\_\_\_

	<p>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 does not take or assume 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 <b>Shri Balaji Shrirangrao Chaudhary (Personal Guarantor)</b> in <b>M/s Gajanan Oil Pvt Ltd (Borrower)</b> including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/ paid by the purchaser.</p> <p>Details of encumbrances known to the secured creditor are given in the Bid Document. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p>
<b>5</b>	<p><b><u>Inspection of assets</u></b>  The interested parties may inspect the asset at their own cost between 11:00 am and 4:00 pm on the assigned date viz. May 04, 2026 in the presence of a representative of the AO available at the site to facilitate the inspection.</p>
<b>6</b>	<p><b><u>Due Diligence by the Bidders</u></b>  The Bidders may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Asset. A bidder shall be deemed to have full knowledge of the condition of the asset, relevant documents, information, encumbrance etc. whether the bidder actually inspects or visits or verifies or not.  Bidders can submit their binding Bids/Offer on / before the last date of submission of the Bids/Offer.</p>
<b>7</b>	<p>The bidders shall be deemed to have inspected and approved the Secured Asset to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the condition of the asset and details of immovable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttals of the asset/property and that the bidder concurs or otherwise admits the identity of the asset/property purchased by him/her</p>

**Bidder's Signature** \_\_\_\_\_

	notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the asset/property and its condition.
<b>8</b>	The Bidders shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/ Offer for submission and/ or for carrying out due diligence, search of titles to the asset and matters incidental thereto or for any other purpose in connection with purchase of the asset under reference including the inspection of the asset.
<b>9</b>	<p><b><u>Submission of Bid/Offer</u></b></p> <p>The Bidder shall submit all the details like the Profile of the Bidder, KYC Documents, relevant forms, identifications documents, financial documents as applicable to them, complete in all respects on website of e-auction service provider M/s PSB Alliance Private Limited - <a href="https://baanknet.com">https://baanknet.com</a></p> <p>Bidder to sign on each page of all documents including this Bid document and upload the same on e-auction website and hard copy of original signed bid documents along with profile declaration of bidder to be submitted to bank before bid.</p>
<b>10</b>	The Bid/ Offer shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
<b>11</b>	The Bid/ Offer shall contain the full address, Telephone No., Fax No., Mob No. e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
<b>12</b>	The 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 pages attached thereto.
<b>13</b>	<p><b><u>Last date for Submission of Bid/ Offer</u></b></p> <p>The interested parties may submit Bid /Offer 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 - <a href="https://baanknet.com">https://baanknet.com</a></p> <p>For technical support, bidder may contact (Tel No. <b>82912 20220</b>, E-mail ID <a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a>). Further, Offer/ Bid Form duly filled and signed along</p>

**Bidder's Signature** \_\_\_\_\_

	with the required documents may be submitted to IDBI Bank Ltd., 7 <sup>th</sup> floor, C Wing, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai : 400005.
14	Only those bidders will be permitted to participate in the e-auction whose Bid/ Offer is complete in every respect and EMD is credited with e-auction service provider M/s PSB Alliance Private Limited - <a href="https://baanknet.com">https://baanknet.com</a> , well before the cut-off date & 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, 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. The prospective bidder(s) should provide his/her active e-mail and keep its e-mail active till finalization of the instant bid process.
15	<p><b><u>Registration with E-Auction Service Provider</u></b></p> <p>Participants, who are not registered with the e-auction provider, <b>M/s PSB Alliance Private Limited</b> should register themselves by following the procedure mentioned at the website: <a href="https://baanknet.com">https://baanknet.com</a> by creating user ID and password for participating in the e-auction.</p> <ol style="list-style-type: none"><li>The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to <b>M/s PSB Alliance Pvt. Limited</b>:<ol style="list-style-type: none"><li>Form duly signed &amp; filled up. Please download or fill details as indicated on website of e-auction provider - <a href="http://www.baanknet.com">www.baanknet.com</a></li><li>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)</li><li>For Corporate Bidders, registration shall include Company Name and Tax Identification Number.</li><li>Valid e-mail id and mobile number.</li></ol>(The participants/ intending purchasers shall upload other identification documents and financial documents wherein after verification of the same, accounts are activated.)</li><li>The participants/ intending purchasers shall thereafter navigate to the Auctions Listing on the website of e-auction provider - <a href="http://www.baanknet.com">www.baanknet.com</a> and select the relevant listing</li></ol>

Bidder's Signature \_\_\_\_\_

	<p>related to proposed e-auction. EMD amount and payment option shall be auto displayed on the website based on auction details.</p> <p>3. 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.</p> <p>The user id and password will be then sent directly to the registered participants/ intending purchasers who's Bid/ Offer Form is complete in every respect. After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may contact (Tel No. <b>82912 20220</b>, E-mail ID <b>support.baanknet@psballiance.com</b>) of M/s PSB Alliance Pvt Ltd.</p> <p>The interested Bidder may also contact Bank official Kum. Diana Rodrigues, DGM (Contact No. 9867041668, Email-diana.rodrigues@idbi.co.in) or Shri. Mangesh Shinde, AGM (Contact No. 9867449669, Email: mangesh.shinde@idbi.co.in).</p> <p><u>Submission of bid in the last minutes/seconds should be avoided by the bidders in their own interest. The Bank/ AO/ e-auction service provider will not be responsible for any error occurred due to power failure/ computer hardware or software error/ network error etc. at the time of e-auction.</u></p>
<p><b>16</b></p>	<p><b><u>Date and Time of e-Auction:</u></b> May 20, 2026 from 11.00 am to 1.00 pm.</p> <p>The initial 10 minutes of each auction will be kept open for all the intending bidders to bid. The auction would be held with unlimited extensions of 5 minutes each, <b>if required</b>, on e-auction platform at website <a href="https://baanknet.com">https://baanknet.com</a>. In case no further valid bids are received during the extended period, the last highest bid (more than Reserve Price) received would be treated as the successful bid and auction would be treated as closed/ terminated.</p> <p><b><u>Increase in Bid Amount :</u></b></p> <p>It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.</p> <p style="text-align: center;"><b>In multiples of Rs. 1,00,000/-</b></p> <p style="text-align: center;"><b>Increase in bid amount below the said Rs. 1,00,000/- will be summarily rejected.</b></p>

**Bidder's Signature** \_\_\_\_\_

	First bid should be of at least equal to Reserve Price or increment (s) over the Reserve Price in multiples as above.
17	Authorised Officer (AO) reserves the right to retain the EMD of top three bids up to three months from the date of e-auction and <b>the amount of EMD will not carry any interest.</b> The EMD of other bids will be returned within 7 days from the date of e-auction without interest.
18	<p><b><u>Payment of Sale Price</u></b></p> <p>The successful bidder would be informed in writing about the acceptance of his/ her bid/ offer by the AO and will be required to deposit 25% of the sale price (less the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be, from the date of letter intimating acceptance of his/ her bid confirmation of sale in his/her favour by way of <b>RTGS</b> in favour of <b>IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai.</b></p> <p>The balance amount of the sale price (after deducting the TDS @1% on immovable property) shall have to be paid within 15 days thereafter, from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn/ by way of <b>RTGS</b> in favour of <b>IDBI Bank Limited, Account No. 100034915010017, IFSC Code: IBKL0001000, Branch: IDBI Bank Limited, NPA Management Group, Cuffe Parade, Mumbai.</b> or such extended period as may be agreed upon in writing between the successful bidder and the AO, in any case not extended more than three months. Nevertheless, such agreement shall be at the sole discretion of the Bank/AO, and it shall not be in any way treated as any right of the successful bidder to claim extension for remittance.</p>
19	In case the successful bidder fails to deposit 25% of the sale price within permitted time, the AO shall have its right to forfeit the EMD, and/or if the successful bidder backs out after paying 25% of the sale price, then also AO shall have its full right to forfeit the entire sale consideration so deposited, including the EMD.

**Bidder's Signature** \_\_\_\_\_

<b>20</b>	The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it had remitted and the AO shall have its all rights to sell the secured assets subsequently. Furthermore, the defaulting successful bidder shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.
<b>21</b>	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 thereafter be treated as the successful bidder in terms of this Bid Document.
<b>22</b>	On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
<b>23</b>	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 Bank/AO at his/ her sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets. In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/ her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/ or other parties by private treaty. In such an event, the former successful bidder shall have no claims on the secured assets or to any amount/s it have remitted, for which secured assets may be subsequently sold.
<b>24</b>	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc. for transfer of assets in his/ her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/ her cost, to do all acts, things and deeds

**Bidder's Signature** \_\_\_\_\_

	whatsoever for the completion of the sale including payment of all statutory liabilities/ housing society tax/ maintenance fee/ electricity/ water charges etc. outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his/ her/ their name. Bank does not take any responsibility to provide information on the same.
<b>25</b>	After issuance of Certificate of Sale by AO, the Successful Bidder (purchaser) may get the same registered with the competent authority (if required) within the time prescribed or as per norms/guidelines of government authorities issued from time to time at his own cost. The Bank/AO shall take no responsibility as such for any registration of the Sale Certificate.
<b>26</b>	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.
<b>27</b>	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.
<b>28</b>	<b><u>General Terms and Conditions</u></b> The AO shall be at liberty to amend/ modify/ delete/ drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
<b>29</b>	The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
<b>30</b>	The AO reserves the right and liberty to accept/reject any or all the Bids/ Offers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/ her bid, the AO, at 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.

**Bidder's Signature** \_\_\_\_\_

<b>31</b>	In the event the said sale in favour of the bidder is not confirmed by AO, otherwise than on account of the wilful default of the bidder or if the sale is set aside by an order of the Court/ Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/ her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/ her.
<b>32</b>	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
<b>33</b>	Particular specified in schedule 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 or omission in this Public Notice.
<b>34</b>	Where the sale price of the property is Rs. 50.00 lacs and above, the auction purchaser has to deduct 1% of the sale price as TDS in the name of the seller of the property and remit to Income Tax Department as per Sec.194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 16B along with challan for having remitted the TDS.
<b>35</b>	The AO reserves the right to confirm the sale pursuant to the outcome of auction and based on the analysis of commercial/other aspects of the sale through auction.
<b>36</b>	<b>In the event of IDBI's office remaining closed on the day of bid for any unforeseen reason, the bids shall be take place on the next working day of IDBI Bank Ltd. at 11:00 am.</b>
<b>37</b>	<b><u>Jurisdiction</u></b> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain/ adjudicate such disputes.
<b>38</b>	<b><u>Acceptance:-</u></b> All terms and conditions mentioned in this Bid Document is acceptable to me/ Bidder.

**Bidder's Signature** \_\_\_\_\_

<b>39</b>	<p><b><u>Bidder(s) must ensure the following while submitting the Bid:</u></b></p> <ul style="list-style-type: none"><li>A. THAT THE BID SHOULD BE FILLED IN THE FORMAT AS AVAILABLE ON THE WEBSITE OF E_AUCTION SERICE PROVIDER: <a href="https://baanknet.com">https://baanknet.com</a>.</li><li>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.</li><li>C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM</li><li>D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.</li><li>E. THAT EVERY PAGE OF THE BID DOCUMENT IS DULY SIGNED BY THE BIDDER BEFORE UPLOADING ON THE WEBSITE OF E_AUCTION SERICE PROVIDER: <a href="https://baanknet.com">https://baanknet.com</a>.</li><li>F. THAT ALL ALTERATION, ERASURES AND OVER WRITING, IF ANY, IN THE SCHEDULE OR RATE(S) ARE DULY AUTHENTICATED BY THE BIDDER’S SIGNATURE.</li></ul>
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**V. BRIEF DETAILS OF BID DOCUMENT**

1	<b>Issue of Bid/Offer Document</b>	: The Bid Document along with Offer Form can be collected from April 21, 2026 till May 19, 2026 on any working day between 11.00 am to 4.00 pm and can be obtained from Kum. Diana Rodrigues, DGM / Shri Mangesh Shinde, AGM, IDBI Bank Ltd., NMG-Mumbai, 7 <sup>th</sup> Floor, IDBI Tower, WTC, Cuffe Parade, Mumbai – 400005.  The bid document can also be downloaded from IDBI website ( <a href="http://www.idbibank.in">www.idbibank.in</a> ) and e-auction service provider <b>M/s PSB Alliance Pvt. Limited</b> , should register themselves by following the procedure mentioned at the website: <a href="http://www.baanknet.com">www.baanknet.com</a>
2	<b>Cost of the Bid/Offer Document</b>	: Nil
3	<b>Last Date and time for submission of Bid Document together with EMD</b>	: <b>May 19, 2026 till 4.00 pm</b>
4	<b>Place, Date and time of E-Auction</b>	: <b>Place : e-auction platform at website:</b> <a href="http://www.baanknet.com">www.baanknet.com</a> <b>Date: May 20, 2026 - 11.00 a.m. to 1.00 p.m.</b> With unlimited extensions of 5 minutes each, if required.

**Bidder's Signature** \_\_\_\_\_

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

**For Purchase of property as described in “Public Notice for Sale” forming part of Shri Balaji Shrirangrao Chadhary (Personal Guarantor) mortgaged for exposure of M/s Gajanan Oil Private Limited.**

*(To be filled and submitted by the Bidder/Offerer individually for each property with Lot number)*

1	a) Full Name of the Bidder/ Offerer <i>(in Block letters)</i>	:	
	b) Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:	
	c) Mobile Nos.	:	
	d) E-mail ID	:	
	e) Aadhar 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 Asset/ property is to be purchased	:	
6	Details of Earnest Money Deposit (EMD) with e-auction service provider M/s PSB Alliance Private Limited	:	Rs.  Date of Deposit-
7	Income Tax Permanent Account Number(s) (PAN) of Bidder/ Offerer	:	

**Bidder’s Signature** \_\_\_\_\_

<b>8</b>	Bank account details (In case of refund of EMD amount)	Account Name: Account Number: IFSC Code: Bank Name & Branch Code: Branch Address:
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- i. We have the financial capacity to conclude the Transaction in accordance with the applicable laws of India.
- ii. We agree to all the terms and conditions stated in the "Bid Document" which are applicable to the sale.

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 before participation. 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 Authorised Official of the Bidder/ Offerer

Name and Designation of the Authorised Signatory

Place :

Date :

Enclosures:

**General Details:**

1. Aadhar Card of bidder
2. PAN Card of bidder
3. Financial profile of the Applicant –last 3 years ITRs
4. Proof of EMD paid through NEFT
5. Authorization Letter for the Authorized Person
6. PAN Card of the Authorized Person

**Bidder's Signature** \_\_\_\_\_

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

**For Purchase of property as described in “Public Notice for Sale” forming part of Shri Balaji Shrirangrao Chadhary (Personal Guarantor) mortgaged for exposure of M/s Gajanan Oil Private Limited.**

*(To be filled and submitted by the Bidder/Offeree individually for each property with Lot number)*

1.	<b>a)</b> Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	<b>b)</b> Complete Registered Address	
	<b>c)</b> Complete Correspondence Address with PIN Code, Telephone Nos. Fax Nos. Website, etc.	
2.	Date of Incorporation	
3.	Constitution (Private/Public/Joint)	
4.	Name of Chairman	
5.	Name of Managing Director/ Partners	
6.	Board of Directors	a)
		b)
		c)
		d)
		e)
		f)
7.	Income tax PAN No. (attested copy of PAN card of the company to be attached)	
8.	Date of Last Income Tax Return (Enclose copy of last 3 years' Income Tax clearance certificate)	
9	<b>a)</b> Full Name of the Authorised Person to carry out e- auction on behalf of the company/firm /party <i>(in Block letters)</i> <b>(Original Authorised letter to be attached to carry out the e-auction process)</b>	:
	<b>b)</b> Complete Postal Address of the Authorised person with PIN Code, Telephone Nos.; Fax Nos.; Website, etc.	:
	<b>c)</b> Mobile Nos.	
	<b>d)</b> E-mail ID	

**Bidder's Signature** \_\_\_\_\_

10	Designation of the Authorised Person	:
11	Relationship, if any, the Bidder/Offerer has with any employee of IDBI Bank Ltd.	:
12	Relationship, if any, the Bidder/Offerer has with Borrower/Promoters/ Guarantors/Mortgagors as mentioned in the Bid Document.	
13	Details of Earnest Money Deposit (EMD) with e-auction service provider M/s PSB Alliance Private Limited	: Rs. Date of Deposit-
14	Income Tax Permanent Account Number(s) (PAN) of the Authorised person	:
15	CIN/Aadhaar Number	
16	GST No.	
17	Bank Account details(In case of refund of EMD amount)	Account Name: Account Number: Bank Name & Branch Code: IFSC Code: Branch Address:

- i. We have the financial capacity to conclude the Transaction in accordance with the applicable laws of India.
- ii. We agree to all the terms and conditions stated in the "Process Document" which are applicable to the sale.

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:

**Bidder's Signature** \_\_\_\_\_

Designation:  
Company Seal

Enclosures:

1. Certificate of Incorporation of the Company
2. GST Number of Bidder
3. PAN Card of bidder
4. Aadhar Card & PAN card of all the directors
5. Financial profile of the Applicant (consolidated/standalone as applicable) – audited Financial statements of the last 3 years
6. Proof of EMD paid through NEFT
7. Authorization Letter for the Authorized Person
8. PAN Card of the Authorized Person

All authorizations should be annexed to this form.

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**VIII. FORM OF APPENDIX TO THE BID/ OFFER**  
**(DECLARATION BY THE BIDDER)**

**(ON STAMP PAPER OF Rs.500/-)**

**FORM OF BID/OFFER**

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

To,  
Kum Diana Rodrigues,  
Authorised Officer,  
IDBI Bank Ltd.,  
NPA Management Group,  
IDBI Tower, 7<sup>th</sup> Floor, B Wing,  
WTC Complex,  
Cuffe Parade,  
**Mumbai 400 005.**

Madam

**Sale of Secured Assets / Property of Shri Balaji Shrirangrao Chaudhary (Personal Guarantor) mortgaged for exposure of M/s Gajanan Oil Private Limited**

<b>Property Address</b>
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Gat. No. 21/1 admeasuring about 01 Hectare 85 acres equivalent to 4.625 Acres situated at Village: Bopnematabad (Bopi), Taluka: Nandgaon Khandeshwar, District: Amravati.
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1. Having fully examined and understood the terms and conditions of the Bid Document and condition and status of the Secured Asset/ property, I/We offer to purchase the said Secured Asset strictly in conformity with the terms and conditions of this Offer /Bid 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 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.

**Bidder's Signature** \_\_\_\_\_

3. I/We further understand that if my/our Bid/Offer is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.
4. I/We further understand that if my/our Bid/Offer is accepted, after making full payment of the sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion but not exceeding three months, I/we shall arrange to take possession of the secured assets within a maximum of 10 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. I/We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.
5. I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of **M/s Gajanan Oil Private Limited (personal guarantor's security)** including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/offer is accepted.
6. I/We understand that you are not bound to accept the highest or any Bid/Offer you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act and the Rules framed thereunder including sale by negotiation with any of the bidders and/or other parties by private treaty.
7. I/We understand that, I/We shall not form any type of cartel, to derail/influence the said process of bidding. If found so, I/We shall also be debarred from further/subsequent process/attempt of Sale/Rebidding/Auction of the said asset/s, if any held.

**Bidder's Signature** \_\_\_\_\_

8. 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.
9. I/ We have remitted Rs..... on ..... towards Earnest Money Deposit (EMD) to with e-auction service provider M/s PSB Alliance Private Limited through website <https://baanknet.com>.
10. I/We hereby confirm that I/We do not have any kind of relationship (professional/personal), with Borrower/Promoters/Guarantors/Mortgagors.
11. We understand that the EMD will not carry any interest.
12. I/We understand that the AO reserves the right and liberty to accept/reject any or all the Bids/Offer and also reserves the right to cancel the entire sale process without assigning any reasons.
13. I/We understand that the AO reserves the right to confirm the sale pursuant to the outcome of auction and based on the analysis of commercial/other aspects of the sale through auction.
14. We understand that the Bid/Offer should be unconditional and Bid/Offer having conditions contrary to the terms and conditions of the Bid /Offer document can be summarily rejected.
15. I/We have carried out comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets.

Place : Mumbai

Dated \_\_\_ day of \_\_\_\_\_, 2026

Signature with seal (if applicable) ..... in the capacity of  
.....

Duly authorised to sign Bid/Offer for and on behalf of .....

**Bidder's Signature** \_\_\_\_\_

(Name and address of the Bidder/Offerer)

(IN BLOCK CAPITALS)

WITNESS

Signature : .....  
Name & Address : .....  
Occupation : .....

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