



IDBI Bank Ltd, Zonal Office, Salasar Prestige, 1st Floor, Plot no. 1/A, Off WHC Road, Dharampeth, Nagpur 440010

SALE  
NOTICE

**PUBLIC NOTICE FOR SALE OF IMMOVABLE & MOVABLE PROPERTIES**

**APPENDIX IV-A (See proviso to Rule 8(6), 9(1) & 6(2))**

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 provision to Rule 8(6), 9(1) and 6(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s), Guarantor(s), Mortgagor(s) and Legal heirs of Borrower(s), Guarantor(s), Mortgagor(s) that the below described immovable & movable property 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", and "Whatever there is" on dated 01.12.2025 for recovery of 1) Rs. 32,21,02,802.14/- (Rupees in words: Thirty Two Crore Twenty One Lakh Two Thousand Eight Hundred Two and Paise Fourteen Only) + unapplied interest from 02.05.2022 (i.e. for Cash Credit) & from 01.05.2022 (i.e. for Term loan) for accounts of M/s Virchand Narsi Cotton Pvt. Ltd and 2) Rs. 5,98,54,956.90/- (Rupees in words: Five Crore Ninety Eight Lakh Fifty Four Thousand Nine Hundred Fifty Six and Paise Ninety Only) + unapplied interest from 02.05.2022 (i.e. for Cash Credit) & from 01.05.2022 (i.e. for Term loan) for accounts of M/s Ganga Cotton Industries due to IDBI Bank Ltd., Secured Creditor from M/s Virchand Narsi Cotton Pvt. Ltd and M/s Ganga Cotton Industries and its guarantors, respectively. Aggregating total dues of Rs. 38, 19, 57,759.04/- (Rupees in words: Thirty Eight Crore Nineteen Lakh Fifty Seven Thousand Seven Hundred Fifty Nine and Paise Four Only) + applicable interest as mentioned above.

All statutory liabilities/ taxes/ maintenance fee/ electricity/ water charges, other liabilities 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.

The Good and services tax (GST) applicable on the purchase of plant & Machinery in LOT 3 will be borne by successful bidder in addition to the reserve price quoted for Plant & machinery in LOT-3.

The reserve price and earnest money deposit will be as under:

**DESCRIPTION OF IMMOVABLE & MOVABLE PROPERTIES**

Sr. No.	Description of properties mortgaged	Reserve Price (Rs. in Cr)	EMD (Rs. in Cr)
1.	<p><b>LOT - 1</b></p> <p><b>A] Property -1</b> Property owned by Virchand Narsi Cotton Pvt. Ltd. Property owned and possessed by M/s Virchand Narsi Cotton Pvt. Ltd. Through Director - Shri. Vipul Pravinkumar Dand, Admeasuring 01H=94R Land out of Field S.No. 77/1, 2H=76R, Land Situated at Malkapur-Part-1, Tq. Malkapur, Dist. Buldhana. Within The Boundaries: To The East - Field of Mannal Sancheti &amp; Shri. Bawaskar. To The West - Field of Motibai, To The South: - Field of M/s Virchand Narsi (remaining land from Field S.No. 77/1), To The North: - Field of Vasant Purushottam Patil. Together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.</p> <p><b>B] Property -2</b> Property owned by Virchand Narsi. Property owned and possessed by M/s Virchand Narsi through Director - Shri. Kantilal Naribhai Dand &amp; 4 Other, 0=82R, Land out of Field S.No. 77/1, 2H=76R, Land Situated at Malkapur-Part-1, Tq. Malkapur, Dist. Buldhana. Within The Boundaries: To The East - Field of Mannal Sancheti &amp; Shri. Bawaskar. To The West - Field of Motibai, To The South: - Field of M/s Virchand Narsi (remaining land from Field S.No. 77/1). To The North: - Field of M/s Virchand Narsi (i.e. Field S.No. 78). And along with all types of constructions thereon if any standing on it. The Land of 0.82 Ha out of 0.82 Ha is given on Lease to M/s Ganga Cotton Industries, as per lease deed 10.11.2003 for construction of Ginning &amp; Pressing unit, factory shed, etc.</p> <p><b>C] Property -3</b> Property owned by M/s Virchand Narsi. Property owned and possessed by M/s Virchand Narsi through Director - Shri. Kantilal Naribhai Dand &amp; 4 Other, Field S.No. 79/1, 1H=47R, Land Situated at Malkapur-Part-1, Tq. Malkapur, Dist. Buldhana. Within The Boundaries: To The East - Field of Prakash Manikchand Jain. To The West - Field of Dattatraya Govind Mahajan. To The South: - Field of Prakash Manikchand Jain. To The North: - Field of M/s Virchand Narsi Firm (i.e. Field S.No. 77/1) &amp; Field of Shri. Bawaskar. And along with all types of constructions thereon if any standing on it. The Land of 0.40 Ha out of 1.47 Ha is given on Lease to M/s Ganga Cotton Industries as per lease deed dated 10.11.2003 for construction of Ginning &amp; Pressing unit, factory shed, etc. The Land of 0.30 Ha out of 1.47 Ha is given on lease to M/s Kumar &amp; Brothers as per lease deed dated 19.06.2003 for construction of Oil Mill, Factory shed, etc. The Land Admeasuring 0.02 H is acquired by Central Govt for NH 6 widening recently. The remaining available land will be 1.45 H out of 1.47 H.</p> <p><b>D] Property -4</b> Property owned by M/s Virchand Narsi. Property owned and possessed by M/s Virchand Narsi through Director - Shri. Kantilal Naribhai Dand &amp; 4 Others, Field S.No. 78, Admeasuring 2H=12R, Land Situated at Malkapur-Part-1, Tq. Malkapur, Dist. Buldhana. Within The Boundaries: To The East - Field of Prakash Manikchand Jain. Field of M/s Virchand Narsi Firm. To The West - Field of Chaitanya Bio-Chemicals Factory. To The South: - Field of Bagadival Pahelwan &amp; National High-Way No. 6 (Road). To The North - Field of Ukhya Patil. And along with all types of constructions thereon if any standing on it. The Land of 0.36 Ha out of 2.12 Ha is given on Lease to M/s Ganga Cotton Industries as per lease deed dated 10.11.2003 for construction of Ginning &amp; Pressing unit, factory shed, etc. The Land Admeasuring 0.56H is acquired by Central Govt. for NH 6 widening recently. The remaining available land will be 1.56H out of 2.12H.</p> <p><b>E] Property -5</b> Property owned by Virchand Narsi Cotton Pvt. Ltd. Property owned and possessed by M/s Virchand Narsi Cotton Pvt. Ltd. Through Director - Shri. Vipul Pravinkumar Dand, Field S.No. 77/3, 1H=87R, Land Situated at Malkapur-Part-1, Tq. Malkapur, Dist. Buldhana bounded as under. Within The Boundaries: To The East: - Field of Narayan Tukaram Akotkar. To The West: - Field of Factory of Virchand Narsi Cotton Pvt. Ltd. To The South: - Field of Prakash Manikchand Jain. To The North: - Field of Jugraj Maghraj Sancheti. And along with all types of constructions thereon if any standing on it. The Land of 1.32 Ha out of 1.87 Ha is given on Lease to Dand Brothers Agro Products Pvt. Ltd. as per lease deed dated 13.12.2010 for construction of Private Market Yard.</p> <p><b>F] Property -6</b> Property owned by Virchand Narsi Cotton Pvt. Ltd. Property owned and possessed by M/s Virchand Narsi Cotton Pvt. Ltd. Through Director - Shri. Vipul Pravinkumar Dand, Land admeasuring 0.86 ha out of Field S.No. 81/2, 1H=72R, Land Situated at Malkapur-Part-1, Tq. Malkapur, Dist. Buldhana bounded as under. To The East: - Field of Shri. Kashinath Tayade. To The West: - Field of Virchand Narsi Cotton Pvt. Ltd. To The South: - Field of Shri. Vijay Akotkar. To The North: - Field of Virchand Narsi Cotton Pvt. Ltd. And along with all types of building &amp; constructions thereon if any standing on it. The Land of 0.86 Ha out of 0.86 Ha is given on Lease to Dand Brothers Agro Products Pvt. Ltd. as per lease deed dated 13.12.2010 for construction of Private Market Yard.</p>	12.79	1.28
2.	<p><b>LOT - 2</b></p> <p><b>Property - 1</b> Property owned by M/s Abhay Traders. NA Land Property owned and possessed by M/s Abhay Traders. Through-Partner-Smt. Pratibhaben Bharatkumar Dand &amp; 3 Others. Admeasuring 0.19R Non Agricultural Land out of 01H=89R Ha in Field Gat No. 29 (Old Gat No. 137) S.No. 61/4, Total Area 3H=54R, Situated at Bahapur, Tal. Malkapur, Dist. Buldhana. (11R NA Land out of 30R NA Land owned by M/s Abhay Traders is acquired by Govt. for widening of National Highway No. 6)</p> <p><b>Property - 2</b> Properties owned by Shri. Tilokchand Narshibhai Dand, Shri. Kantilal Narshibhai Dand, And Shri. Chhatrapati Narshibhai Dand.</p> <p>(i) NA Land Property owned and possessed by Shri. Tilokchand Narshibhai Dand, Shri. Kantilal Narshibhai Dand, And Shri. Chhatrapati Narshibhai Dand Admeasuring 0.67R out of 01H=89R in Field Gat No. 29 (Old Gat No. 137), S.No. 61/4, Total Area 3H=54R, Situated at Bahapur, Tal. Malkapur, Dist. Buldhana.</p>	0.85	0.08
3.	<p><b>LOT - 3</b></p> <p>Entire Plant &amp; Machineries of Virchand Narsi Cotton Pvt Limited, situated at Survey No.77/1, Malkapur- part 1, Taluka Malkapur, District: Buldhana.</p> <p>Entire Plant &amp; Machineries of M/s. Ganga Cotton Industries situated at Survey No.77/1 (part), Malkapur- part 1, Taluka Malkapur, and District: Buldhana.</p>	1.36	0.14
	<b>Total</b>	<b>15.00</b>	<b>1.50</b>

There are 3 lots all together. All these 3 lots would be sold as a single unit together. Prospective bidders must submit bid along with applicable Earnest Money Deposit (EMD) for all the 3 lots together. Any EMD/bid submitted for an individual lot will not be considered and accepted.

**IMPORTANT DATES:**

Sale of Bid / Tender document	15.11.2025 to 28.11.2025
Date of Property inspection	24.11.2025, 11 am to 4 pm
Last Date of submission of Bid along with EMD	28.11.2025 up to 4 pm
Date of E - auction	01.12.2025
Time of E-Auction	11:00 am to 2:00 pm

For detailed terms and conditions of the sale, please refer to the link provided in [www.bankee auction wizard.com](http://www.bankee auction wizard.com) and IDBI Bank's website i.e. [www.idbi.com/](http://www.idbi.com/) [www.idbibank.com](http://www.idbibank.com). For any clarification, the interested parties may contact Shri Manoj Ubale (e-mail) - manoj.ubale@idbi.co.in, phone - 0712-6659111, Mob. 8983317711 or Shri Vipin Chiwande (e-mail) vipin.chiwande@idbi.co.in, Mob - 9834086151, or Shri Rajesh Jaiswal (e-mail) rajesh.r.jaiswal@idbi.co.in Mob - 9096013955 or Shri. Hansraj Pal (e-mail) kundan.hansraj@idbi.co.in Mob. No. 9329573520 or Shri. Hitesh Agrawal (e-mail) Agrawal.hitesh@idbi.co.in Mob. 8888879113 or Shri Hemant Amrute (e-mail) - hemant.amrute@idbi.co.in, phone - 0712-6659111, Mob. 8889911454.

For E-auction support, please contact Miss.B.M.Sushmitha, Mobile No.8951944383, Landline-080-40482100 Email id: sushmitha.b@antaressystems.com and also to Marina Josephine Jacob Mob: 9686196751 Email id: marina.j@antaressystems.com

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6), 9(1) & 6(2) OF THE SARFEASI Act, 2002.**

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

Date: 14.11.2025, Place: Nagpur

Authorized Officer, IDBI Bank Ltd