

	CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. Tel: +91 44 4564 4000 Fax: +91 44 4564 4022	IDFC FIRST BANK LIMITED (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)								
APPENDIX- IV-A [See proviso to rule 8 (6) & 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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com .										
S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1.	INR 8339566.00/- Demand Notice dated: 29-Nov-2025	10122847591 & 10122847580	M/S Shankar Anaj Bhandar, Nandiramb Lalwani & Jagdish Lalwani	All That Piece And Parcel Of Shop Premises Admeasuring About 406.00 Sq. Ft. (I.E.37.43 Sq. Mts.) On The Ground Floor Facing Towards North Side Of At The Building Bearing Corporation House No. 0426, Situated Anaj Bazar, Itwari, Circle No. 10/15, Ward No. 36, Nagpur Within The Limit Of Nagpur Improvement Trust And Nagpur Municipal Corporation In Tahsil & District Nagpur, Maharashtra-440002 And Bounded As Under- East: Shop Of M/S Nanji Nagasi, West: Rampla Bhavarni Bhutada's Open Space (Passage), North: Road & South: House Of Rampal Bhavarni Bhutada	INR 6577200.00/-	INR 657720.00/-	29-Sept-2026 11:00 AM to 1.00 PM	28-Sept-2026 10:00 AM to 5.00 PM	23-Sept-2026 10:00 AM To 4:00 PM	Name- Sameer Thoolkar Contact Number- 74004400516 Name- Kunal Kanjariya Contact Number- 8080249675
QR Codes of Property Location & Property Images										
Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.										
Authorised Officer IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd)										

 Central Bank of India सेन्ट्रल बैंक ऑफ इंडिया		Regional Office : 2nd Floor, Oriental Building, LIC Square, Regional Office, Nagpur. 0712-2548500/2527678		E-Auction Notice (UNDER SARFAESI ACT 2002)		
APPENDIX-IV-A SEE PROVISO TO RULE 9(1) PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES ON 29/09/2026						
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 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Immovable Property Mortgaged/Charged to the Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on 29/09/2026 through online portal https://BAANKNET.com for recovery of amount due to secured creditor bank. The Reserve Price & EMD and other details are in below table. For Detailed terms and conditions of the sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in.						
DESCRIPTION OF IMMOVABLE PROPERTIES/IES						
Branch	Name of Borrower & Guarantor	Amount of Demand & Date	Description of Immovable/Movable Properties	Date & Type of Possession	Reserve Price	Contact Number of Branch Manager
					EMD Bid Increment Amt	
Branch Kavdas	Mr. Mahendra Maroti Wankhede & Mrs. Kavita Mahendra Wankhede	Rs. 21,18,890.43 As on Date 21.04.2026 and interest and other charges from 22.04.2026	All that piece, and parcel of RCC Superstructure bearing Apartment No.402 on FOURTH FLOOR having carpet area 39.190 Sq. Mts., built up area 44.33 Sq. Mts. And Balcony 3.945 Sq. Mts. Situated in the building named as F-Blossom situated at "SARA VALLEY" with 0.47 percentage share and interest constructed on pieces and parcels of land bearing Khaska No. 75/1, P.H. No. 5 admeasuring 2638.45 Sq. Mts. Mouza Surabardi, Amravati Road,Tahsil Nagpur Rural District Nagpur 440023 Togetherwith all easementary rights appurtenant thereto having undivided and proportionate share and interest in common area and the said land within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation , Tahsil & District Nagpur 440023 and the said schedule property is bounded as under : ON THE EAST By : Survey No.74, ON THE WEST By : Survey No.77, ON THE NORTH By : Survey No. 75/1, ON THE SOUTH By : AmenitySpace	30.06.2026 (Symbolic Possession)	Rs. 19,49,000/- Rs. 1,94,900/- Rs. 10,000/-	(Branch Head) Mo. No. 7507774112
Branch Maskasath	Mr.Rahul Ramesh Parate & Mrs.Ganga Ramesh Parate	Rs. 29,40,169.86 21.04.2026 and interest and other charges from 22.04.2026	All that piece and parcel of land bearing NMC House No. 1277/A, total admeasuring 37.4 Sq. Mt. as per City Survey Record and 44.32 Sq. Mt. as per Sale Deed, alongwith Old Structure of house standing thereon admeasuring built up area 27.87 Sq. Mt. having City Survey No. 197, 198 & 199, Sheet No.132, of Mouza Nagpur bearing Municipal Corporation Ward No.44, situated in Bangali Panja, Maskasath , Nagpur -440002 Tahsil and District Nagpur, and the same is bounded as under :Property own by Mr. Rahul Ramesh Parate. ON THE EAST : Open Land; ON THE WEST : Road; ON THE NORTH : Public Road; ON THE SOUTH : Well & Public Road.	15.07.2026 (Symbolic possession)	Rs. 31,63,500/- Rs. 3,16,350/- Rs.10,000/-	(Branch Head) Mo. No. 7507774115
Branch Besa Road	Mrs. Nilofar Iqbal Qureshi & Mr. Iqbal Ahmad Qureshi Bashir Ahmad Qureshi	Rs. 20,00,788.01 22.04.2026 and interest and other charges from 23.04.2026	All that piece and parcel of Land at Mouja Kuhu Tah. Kuhu District Nagpur bearing P.H.No. 53 , Gat No.42 Non Agricultural Plot No.42 having area 159.37 Sq. Meter 1715.44 Sq. Ft.(1.59.37 R. Sq. M.) residential non agriculture plot own by Mrs. Nilofar Iqbal Qureshi & Mr. Iqbal Ahmad Qureshi Bashir Ahmad Qureshi , property bounded as under: Boundaries of Plot No.42 East : Plot No.41, West : Layout Boundary, North : 9M. Mouza Road, South : Plot No.33	24.07.2026 (Physical possession)	Rs. 15,05,500/- Rs. 1,50,550/- Rs.15,000/-	(Branch Head) Mo. No. 7875320200
Date & time of Inspection: 17/09/2026 to 18/09/2026 between 12.00 pm to 4.00 p.m. Date & time of E-Auction: 29/09/2026 between 10.00 am to 4.00 p.m. (with auto extension of 10 minutes)						
STATUTORY 15 DAYS SALE NOTICES UNDER RULE 9(1) OF THE SARFAESI ACT, 2002						
1. Details of Encumbrances over the property as known the Bank: Not Known 2. For participating in the e-auction sale, the intending bidders should register their details with the service provider https://BAANKNET.com well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit https://BAANKNET.com for educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website: www.centralbankofindia.co.in & https://BAANKNET.com 3. Bidder will be register on website: https://BAANKNET.com and upload KYC documents and after verification of KYC documents by the service provider. EMD to be deposited in Global EMD wallet through NEFT (after generation of Challan from: https://BAANKNET.com 4. For the further details contact Central Bank of India, Authorized Officer, Mob No. 8108198179 5. For inspection of the properties kindly contact to branch manager. 6. The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.						
Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditors. Date: 09/09/2026, Place: Nagpur Sd/- Authorized Officer, Central Bank of India						



RBL BANK
apno ka bank

RBL BANK LIMITED
Registered Office: 1st Lane, Shahupuri, Kolhapur-416001
Branch Office at: RBL Bank Limited, Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016.

**E-AUCTION SALE NOTICE
(UNDER SARFAESI ACT, 2002)**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as **"Property"**) to RBL Bank Ltd. (**"Secured Creditor/Bank"**), the **Symbolic Possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on **"As is where is", "As is what is", "Whatever there is"** and **"Without Recourse Basis"** on **21/10/2026**, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1) Mr. Fakru Asraf Khan (Applicant & Mortgagor) 2) Mrs. Rahila Fakru Khan (Co-Applicant) Address of Correspondence 1. Thakre House No. 74, Ward No. 3, Nagpur Layout, Buttibori, Nagpur, Maharashtra 441108. 2. Plot No. 149B, Kh. No. 143/3 of Mouza-Borkhedi bearing Ph no. 74, Grampanchayat Borkhedi, Nagpur, District Nagpur.	Property owned by Mr. Fakru Asraf Khan - All that piece and parcel of Residential Property bearing Plot No. 149B , (admeasuring about 104.51 Sq. Mtrs. i.e. 1125 sq. Fts. along with the construction standing there upon covering built up area 50 Sq. Mtrs.), being a portion of entire land bearing KH. No. 143/3 of Mouza-Borkhedi, bearing PH No. 74, having Grampanchayat House no.149B within the limits of Gram Panchayat Borkhedi in Tehsil Nagpur, District Nagpur, the same is bounded and surrounded by... Towards East: Road, Towards West: Plot No. 149, Towards South: Road, Towards North : Plot No. 149 A.	Rs.40,23,482/- (Rupees Forty Lakhs Twenty-Three Thousand Four Hundred Eighty-Two Only) as on 17/04/2026 Demand notice dated 17/04/2026 Symbolic Possession taken on 09/07/2026	20/08/2026 between 11:00 a.m. to 12:00 p.m.	Reserve price: Rs.47,00,000/- (Rupees Forty-Seven Lakhs Only) EMD: 10 % of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	21/10/2026 12:30 PM To 01:30 PM	On or Before 20/10/2026 upto 5:00 PM	Pandurang Katkar Mobile No. 9545244646 email: Pandurang.Katkar@rblbank.com

Terms and Conditions:

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankauctions.com> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through DD at RBL Bank Ltd. Ground Floor Shop No 5, ICC Trade Centre, Senapati Bapat Marg, Pune-411016 before 5:00 PM on or before **20/10/2026**.
- Interested bidders may avail support/online training on E-Auction from **M/s. C1 India Pvt Ltd** Contact No: 7291981124/25/26. Contact Person Mr. Hareesh Gowda (Mob No: 09594597555, e-mail id: hareesh.gowda@c1india.com) and for any query in relation to Property, they may contact **Mr. Pandurang Katkar, Authorised Officer (Mobile No. 9545244646 email: Pandurang.Katkar@rblbank.com)**
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, &/ or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The asset shall not be sold below reserve price.
- The EMD shall be refunded only after 02 Working days, without interest, if the bid is not successful.
- Time and manner of payment:
 - Payment of 25% inclusive of 10% of EMD of the sale amount on acceptance of the offer by the Bank on the same day of acceptance of offer or not later than next working day.
 - Balance within 15 days of the confirmation of sale by the Bank.
 - In case of default of payment, all amounts paid shall be forfeited, as per provisions of the SARFAESI Act, 2002 and SARFAESI Rules, as case may be.
- The above sale shall be subject to the final approval of Bank.
- Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/offices. The Bank does not undertake any responsibility of payment of above dues.
- The particulars in respect of the Secured Assets specified herein above have been stated to the information of the undersigned who however shall not be responsible for any error, misstatement of omission in the said particulars. The prospective purchasers, tenders are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- The bidders / tenderers / offerers shall improve their further offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only).
- The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date : 09/09/2026
Place: Pune / Nagpur

Sd/-
Authorised Officer
RBL Bank Ltd.