



International Asset Reconstruction Private Limited
CIN No.: U74999DL2002PTC117526 | E: iarcc@iarcc.co.in | W: www.iarcc.co.in
Corporate Office: A-601, 6th Floor, 215 Atrium Andheri-Kurla Road, Andheri (East) Mumbai-400093.
Registered Office: Plot No.246, 2nd Floor, Okhla Industrial Estate Phase-III, New Delhi-110020.

POSSESSION NOTICE - APPENDIX IV (See rule 8(1)) (For Immovable Property)

Whereas, the Authorised Officer of **Jana Small Finance Bank Ltd.** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notices** to the borrower(s) Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within **60 days** from the date of receipt of the said notices, along with future interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation.

And whereas subsequently, the undersigned being the Authorised Officer of **M/s. International Assets Reconstruction Company Pvt. Ltd.**, a company incorporated under the provisions of Companies Act, 1956 and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The SARFAESI Act, 2002") having **CIN No.U74999DL2002PTC117357** and its registered office at **Plot No. 246, 2nd Floor, Okhla Industrial Estate Phase-III, New Delhi-110020** and corporate office at **A-601/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri Kurla Road, Andheri (East), Mumbai, Maharashtra-400093**, acting in its capacity as a Trustee of "International Assets Reconstruction Company Pvt. Ltd. RETCO-10 Trust" (hereinafter referred as IARC) has acquired the entire outstanding debunder the provisions of SARFAESI Act vide Registered Assignment Agreement dated 30-06-2026. Further the IARC vide Assignment Agreement dated 30-06-2026 transferred the said account to **IARC RETCO-10 Trust** for initiating/continuing the legal action.

Pursuant to the said assignment of debt/ financial assets **International Assets Reconstruction Company Pvt. Ltd. (IARC)** has stepped into the shoes of **Jana Small Finance Bank Ltd.** and has become entitled to recover the entire outstanding dues and enforce the security.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has **taken possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **International Asset Reconstruction Company Pvt. Ltd.** for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Possession Date
1	1) Mr. Rupesh Shankar Varudkar, 2) Mr. Shankar Digamber Varudkar, 3) Mrs. Ambika Digamber Varudkar Loan Account Number: 51760530000211	Demand Notice dated 12.06.2026 for an amount of Rs.5,13,415.00 (Rupees Five Lakh Thirteen Thousand Four Hundred Fifteen Only) as on 08-06-2026	05-09-2026
	Mortgaged Property: All that piece and parcel of land bearing Grampanchayat Malmatta No.53, total admeasuring 525 Sq.ft. (48.77 Sq.mtrs.), together with Construction thereon, situated at Village Kanchanapur, within the limits of Grampanchayat Kanchanapur, Tehsil Khambangao & District Buldhana. Bounded by: East by: Anil Dhore, West by: Parvati Bodhankar, North by: Road and South by: Anil Dhore.		
2	1) Mr. Shatrughan Motiram Banrakhe, 2) Mrs. Vandana Shatrughan Banrakhe Loan Account Number: 31579420000884	Demand Notice dated 12.06.2026 for an amount of Rs.9,82,989.84 (Rupees Nine Lakh Eighty Two Thousand Nine Hundred Eighty Nine and Eighty Four Paise Only) as on 08-06-2026	05-09-2026
	Mortgaged Property: All that piece and parcel of land bearing Grampanchayat House No.8, total admeasuring 1224 Sq.ft., together with Construction thereon, situated at Mouja Kaottha Railway, Ward No.3, within the limits of Grampanchayat Kaottha Railway, Tehsil Deoli & District Wardha. Bounded by: East by: Road, West by: House of Shri Murlidhar Banrakhe, North by: House of Shri Laxman Banrakhe and South by: House of Shri Balkrushnaji Raut.		

Place: Nagpur
Date: 08.09.2026

Sd/- Authorised Officer
International Asset Reconstruction Company Pvt. Ltd.



Aadhar Housing Finance Ltd.
Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Amravati Branch: Property No. 23/4, Rajapeth, Landmark Ghundiwal Hospital, Amravati - 444605, (Maharashtra).
Bhandara Branch: 2nd Floor, Hanuman Ward, Above Canara Bank, Near Bus Stand, Main Road, Bhandara-441904, (MH)
Akola Branch: House No.1450, Filled Survey No.10/2, Plot No.44, (Western part), Kale Sankul, Ward No.D-8, Near Emerald School, Ring Road, Keshav Nagar, Akola-444004, Maharashtra
Washim Branch: Shop No. DFF-25, wing D, on First Floor, Survey No.324/325, Patni Commercial Complex, Risod Road, Washim-444505, MH
Akola AGU Branch Branch: House No.1450, Filled Survey No.10/2, Plot No.44, (Western part), Kale Sankul, Ward No.D-8, Near Emerald School, Ring Road, Keshav Nagar, Akola-444004, Maharashtra

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The undersigned is the Authorised Officer of Aadhar Housing Finance Ltd. (AHFL) under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the 'said Borrower(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to AHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (Immovable Property)
1	(Loan Code No. 25700000066 / Amravati Branch) Jitendra Ramchhinar Yadav (Borrower) Ramachhaibar Ramdular Yadav & Sunita Ramachhaibar Yadav (Co-Borrower)	10-08-2026 ₹ 5,75,025/-	All That Piece & Parcel Of Land Bearing Nazul Plot No. 23 Out Of Which Area Admeasuring 594 Sq. Ft. From Nazul Sheet No. 55-C Situated At Mouje-Rajapeth Tq. Dist. Amravati Within The Limits Of Municipal Corporation Amravati-444606. Boundaries : East -Nala, West - Remaining Portion Of This Plot, North - Remaining Portion Of This Plot, South - Road
2	(Loan Code No. 30300000035 / Bhandara Branch) Moreswar Gajanan Nagpure (Borrower) Yashoda Moreswar Nagpure (Co-Borrower)	10-08-2026 ₹ 3,09,280/-	All That Piece And Parcel Of Land Bearing Gaothan Grampanchyat Old House/ Malmatta No.70, New Malmatta No. 81 Total Admeasuring 67.37 Sq. Mtr. (I.E. 725 Sq. Ft.) Situated At Mouza- Khamari,Tah. Mohadi Dist. Bhandara-441905. Boundaries : East -House Of Sunil Deogade, West - House Of Gangadhar Damahe And Road, North - Land Of Gopichand Nagpure, South - House Of Chagan Damahe
3	(Loan Code No. 08200000307 / Akola Branch) Sudama Shrikrushna Darshama (Borrower) Shrikrushna Baba Darshama (Co-Borrower)	10-08-2026 ₹ 4,64,158/-	All That Piece & Parcel Of Kasabe-Shegaon Field Serve No.729 Layout Plot No.73 Total Admeasuring 153 Sq.Mt 1646.28 Sq.Ft Within The Limits Of Municipal Council Shegaon Tq.Shegaon Dist.Buldhana-444203. Boundaries : East -Plot No.72, West - 9 Mt. Layout Road, North -Plot No.74, South - 9Mt. Layout Road
4	(Loan Code No. 08210000056 / Akola Branch) Ravi Subhash Wankhade (Borrower) Subhash Kisan Wankhade (Co-Borrower)	10-08-2026 ₹ 4,85,750/-	All That Piece & Parcel Of Mouze- Washim Field Serve No.407/3 Ward No.3 Plot No.8 Property No.629 New Property No.643 Total Admeasuring 150 Sq.Mt As Per Sale Deed Within The Limits Of Municipal Council Washim Tq.& Dist Washim-444505. Boundaries : East -6 Mt. Road, West - Plot No. 3, North - Plot No.7, South - Plot No.9
5	(Loan Code No. 25710000217 / Amravati Branch) Sachin Manohar Saywane (Borrower) Manohar Ramraoji Saywane & Sindhu Manoharrao Saywane (Co-Borrower)	10-08-2026 ₹ 7,75,198/-	All That Piece & Parcel Of Land Bearing Property No. 2920 Total Admeasuring 540.7 Sq. Ft. (50.26 Sq. Mtr) Having Ward No. 6, Situated At Mouje- Loni, Within The Limits Of Gram Panchayat, Loni, Near Hanuman Mandir, Aloda Road, Tq. Warud, Dist. Amravati, Maharashtra - 444906. Boundaries : East -Road, West - Individual Road And H/O Saywane, North - House Of Bhimrao Chaudhari, South - House Of Shyamrao Saywane
6	(Loan Code No. 40610000022 / Washim Branch) Ajit Rajmal Oswal (Borrower) Raju Mithulal Oswal & Sarfa Raju Oswal (Co-Borrower)	10-08-2026 ₹ 8,75,970/-	All The Part And Parcel Of, House/ Property No. 298, Area 559.00 Sq.Fts. & House/ Property No. 299, Area 595.00 Sq. Fts. Having It'S Total Admeasuring Area Are 1154 Sq.Ft. Along With Construction Structure Situated Thereon At Mauze- Netansa, Laying And Situated At Near Ganpati Mandir, Tq. Risod Dist. Washim Within The Local Limits Of Gram Panchayat Netansa And Within The Jurisdiction Of Sub-Registrar Office Risod Tq. Risod Dist. Wahsim.Maharashtra 444504, Boundaries : East -Property Of Baban Sonulkar, West - Property Of Vilas Bajad, North - Road, South - Property Of Wardhaman Jain
7	(Loan Code No. 08210000543 / Akola Branch) Raju Natththu Darade (Borrower) Ratanmalra Raju Darade (Co-Borrower)	10-08-2026 ₹ 7,86,735/-	All The Piece And Parcel Of Mouze-Palodi, Sr.No.106, Property No. 106, House No.106 Total Admeasuring 3500 Sq.Ft. With Construction, Situated At Near Swatik Kirana, Dhanora - Manora Road, Palodi, Within The Limits Of Gram Panchayat Palodi Tq. Manora Dist. Washim, M.H. 444403. Boundaries : East -Road, West - Proerty Of Ishwar Aade, North - Propetof Ramesh Agrawal, South - Gp Open Land
8	(Loan Code No. 08210000561 / Akola Branch) Devidas Punjaji Nitnawre (Borrower) Nutan Nitnawre (Co-Borrower)	10-08-2026 ₹ 5,02,629/-	All That Piece And Parcel Of Mouze-Bhoyata Sr.No.16 Property No.16 House No.16 Total Admeasuring 846 Sq.Ft. With Construction, Situated At Near Hanuman Mandir, Shelu Washim Road, Bhoyata, Within The Limits Of Gram Panchayat Bhoyata Tq.& Dist. Washim, Maharashtra-444505. Boundaries : East -Property Of Prabhakar Patil And Road, West - Property Of Vittal Nitnaware, North - Property Of Nilkanth Raut, South - Road And Aatmaram Nitnaware
9	(Loan Code No. 67110000003 / Akola AGU Branch Branch) Sunil Tukaram Jadhav (Borrower) Varsha Sunil Jadhao (Co-Borrower)	10-08-2026 ₹ 6,17,251/-	All That Piece And Parcel Of Mouze- Wadshingi Property No. 191, House No.191 Total Admeasuring 1520 Sq.Ft. With Construction Within The Limits Of Gram Panchayat Wadshingi Tq. Jalgaon Jamod Dist. Buldhana 443402. Boundaries : East -Open Plot , West - Road, North - Nilash Jadhav , South - Jankiram Yenkar
10	(Loan Code No. 25710000535 / Amravati Branch) Vinod Gajananrao Bochare (Borrower) Mamta Vinodrao Bochare (Co-Borrower)	10-08-2026 ₹ 5,57,061/-	All That Piece & Parcel Of Land Bearing Property No. 287 Area Admeasuring 572 Sq. Ft. And House To Be Constructed Thereon, Situated At Mouje- Zadgaon, Tq. Dhamangaon Dist. Amravati Within The Limits Of Gram Panchayat, Zadgaon -442302. Boundaries : East - House Of Rajendra Gayakwad, West - Road, North - House Of Kokila Bochare, South - Govt. Road

If the said Borrowers shall to AHFL as aforesaid, AHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of AHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- Authorised Officer
For : Aadhar Housing Finance Limited

Place : Maharashtra, Date : 09.09.2026



IDFC FIRST Bank
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.



Online Property Survey

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, Nandiram 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-444002 And Bounded As Under- East: Shop Of M/S Nanji Nagai, West: Rampla Bhavarlal Bhutada's Open Space (Passage), North: Road & South: House Of Rampal Bhavarlal 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- 7400400516 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.

Date: 09.09.2026
Place: Nagpur

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 SALE NOTICE (UNDER SARFAESI ACT 2002)

APPENDIX-IV-A SEE PROVISIO 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 Khasra 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 : Amenity Space	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 Kuhl Tah. Kuhl 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 : 9 M. Layout 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

- Details of Encumbrances over the property as known the Bank: Not Known
- 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 desired 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>
- 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>
- For the further details contact Central Bank of India, Authorized Officer , Mob No. 8108198179
- For inspection of the properties kindly contact to branch manager.
- 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
apna ka bank

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 T HE 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:

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amountasper 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 441 108. 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.bankeauctions.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.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.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