

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES APPENDIX IV-A (See proviso to Rule 8(6))

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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the 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 07.09.2026 for recovery of mentioned below due to IDBI Bank Ltd., secured creditor from below mentioned

Sr. No.	Name of the Borrower/Mortgager/Guarantor	Description of Property	Demand Notice date & Amount	Reserve Price & EMD
1.	M/s Deshmukh Garments Manufacturer	All that piece and parcel comprised in and forming part of immovable property within the jurisdiction of factory land & Building situated at M/s.Deshmukh Garments Manufacturers, GAT No. 74/1/B having area 0.20 HR & construction made thereon bearing Grampanchayat Property No. 121, having Builtup Area 3192 Sq.ft. Situated at Mauza Wadegaon, PC No. 30, within the jurisdiction of Grampanchayat Bhendala (Chou), Tal-Pauni, Dist. Bhandara, in the state of Maharashtra, together with undivided share in the land and all the structure thereon and bounded as under: On the East by: Wadegaon - Bramhani Road, On the West by: Remaining portion of the same land Bearing Gat No. 74, On the North by: Remaining portion of the same land Bearing Gat No. 74, On the South by: Land belonging to Damodar Deshmukh Together with all and singular the structures and erections thereon, both present and future."	20/11/2023 Rs.38,76,485/- + Unapplied Interest	RESERVE PRICE Rs.45,74,000/- EMD Rs.4,60,000/-
2.	M/s Mehta Traders	1. All the piece and parcels of Land and Building (Godown) on Plot No. 12 (261.08 sq mtr) at Gat No 546/2-D, T.S. No 3, located near Tumsar-Ramtek State Highway, Near HP Petrol Pump Mouza-Jamb Tah- Mohadi & Dist- Bhandara in the state of Maharashtra which bounded as follows: On the East by: Plot no. 13, On the West by: Layout road, On the North by: Ramtek-Tumsar road, On the South by: Plot no. 19 2. All the piece and parcels of Land and Building (Godown) on Plot no. 13 (261.08 sq mtr) at 546/2-Kh, T.S. No 3, located near Tumsar-Ramtek State Highway, Near HP Petrol Pump Mouza-Jamb Tah- Mohadi & Dist- Bhandara in the state of Maharashtra which bounded as follows: On the East by: Plot no. 14, On the West by: Plot no. 12, On the North by: Ramtek-Tumsar road, On the South by: Plot no. 19 Together with undivided share in land and all and singular the structures and erections thereon, both present and future	08/10/2024 Rs.41,16,809. 89 + Unapplied Interest	RESERVE PRICE Rs.71,52,000/- EMD Rs.7,20,000/-
3.	Shri.Dewanand Baburao Purankar	Residential apartment Flat No- B8-B-402 on the fourth Floor having carpet area admeasuring about 68.38 sq. mtrs. Built area admeasuring 64.20 sq.mtrs and super built up area admeasuring 98.72 sq.mtrs. of the Cluster Known as "Yashoda" the portion of "Vrindavan" Plot No-6, Survey No-248, 257/2, 258/1-G, PH No-42, Mouza- Jamtha, Near Vrindavan Radha Krishna Temple, Jamtha Nagar, Dist Nagpur- 441108 Latitude- 21.212862 & Longitude-79.057724 (PHYSICAL POSSESSION)	06/06/2025 Rs. 38,51,384/- + Unapplied Interest.	RESERVE PRICE Rs.36,00,000/- EMD Rs.3,60,000/-
4.	Shri Sumit Nand Kishor Jangid & Smt. Aayushi Sharma Latitude- 21.140634 & Longitude- 79.055788	All that piece and parcel of Apartment/Chamber No. 202 on Second Floor admeasuring about 72.601 Sq ft mtr built up area (Carpet area as per RERA 51.45 sq mtr and covered balcony area of 23.71 sq mtr) in building known as " Tirupati Enclave" built on NIT leasehold Plot no- 298-A admeasuring about 499.53sq mtr owned under the leasehold rights of ownership from Nagpur Improvement Trust, Situated in the Civil Expansion Scheme of NIT, Gokulpeth Layout out of Khasra No 51 of Mouza-Ambazari, City Survey no- 191, Sheet no 20/9 of Mouza- Ambazari, Nagpur Municipal House no 333, Ward no 73, situated at Gokulpeth Layout, Nagpur along with the 5.814% undivided share in the above said plot and along with covered parking space in the basement for 1 car allotted to the said apartment/chamber, also along with all the fittings, fixtures, connections, electric meter, share in parking spaces, common areas etc. all the other easementary rights appurtenant and belonging thereto and bounded as follows: On the East by: Plot no 279, On the West by: Road, On the North by: Road, On the South by: Plot no 298 Together with undivided share in land and all and singular the structures and erections thereon, both present and future.	07/02/2025 Rs. 45,51,101/- + Unapplied Interest	RESERVE PRICE Rs. 1,25,00,000/- EMD Rs.12,50,000/-

IMPORTANT DATES:

Sale of Bid / Tender document	24.08.2026 to 05.09.2026
Date of Property Inspection	01.09.2026
Last Date of submission of Bid along with EMD	05.09.2026
Date of E-auction	07.09.2026
Time of E-Auction	11.00 AM to 4.00 PM

1. For details terms and conditions of the sale, please refer to the link provided in www.bankeauctionwizard.com and IDBI Bank's website i.e. www.idbi.com / www.idbibank.com. For any clarification, the interested parties may contact Shri Pranjal Goswami (email) - pranjal.goswami@idbi.co.in, Mob. 9706081274 or Shri Satyajit Banerjee (e-mail) - satyajit.banerjee@idbi.co.in, Mob: 8435005007 Or Shri Milind Gautam Jiwane (e-mail) - milind.jiwane@idbi.co.in, mob: 9011871523 or Shri Manoj Chokha Ubale (e-mail) - manoj.ubale@idbi.co.in phone - 0712-6659111, Mob. 8983317711. For E-auction support, you may contact Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. - 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antaressystems.com; pooja.m@antaressystems.com
2. For queries during the live auction: Auction Room : Miss. B M Sushmitha / Marina Josephine Jacob Phone Nos. - 8951944383 / 9686196751 Landline- 080-40482100, e-mail - sushmitha.b@antaressystems.com; pooja.m@antaressystems.com

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to dated 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.

Sd/- Authorized, Officer IDBI Bank Ltd

Date: 06.08.2026, Place: Nagpur