



**IDBI BANK**  
CIN:L65190MH2004GQ1148838

IDBI Bank Ltd. Retail Recovery, 1st Floor, Salasar  
Prestige, Plot No. 1/A, Off. WHC Road,  
Dharampeth, Nagpur - 440010, Maharashtra

**SALE  
NOTICE**

**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 **26.09.2025** for recovery of mentioned below due to IDBI Bank Ltd., secured creditor from below mentioned

**Borrower: UJWALA PANKAJ RAUT**. Details of Outstanding Amount: **Rs. 27,94,777/- + unapplied interest.**  
Mortgagors and Owners of Property - **UJWALA PANKAJ RAUT**

Sr. No.	Description of Property	Reserve Price & EMD
1.	Flat No. F-102 admeasuring 81.28 sq mtr on the First floor of the building known as "Krishna Niwas", on Plot No. 70 admeasuring 260.79 sq mtr. (As per R. L.) in the layout Sant Dnyaneshwar Cooperative Housing Society Ltd. Out of Kh. No. 112, 113 & 114 Mouza- Zingabai Takli, P.H.No. 11, City Survey No.195, Sheet No 657/22, Corporation House no 3398/A/70, Ward No 57 Tahsil & District- Nagpur bounded as <b>On the East by: Road, On the West by: Plot No. 69, On the North by: Plot No. 71, On the South by: Flat No. F-101,</b>	RESERVE PRICE Rs. 30 Lakh  EMD Rs. 3 Lakh

**Borrower : RATNESH RAMNIKKUMAR JAIN** Details of Outstanding Amount: **Rs. 23,44,725/- + unapplied interest**  
Mortgagors and Owners of Property - **RATNESH RAMNIKKUMAR JAIN**

Sr. No.	Description of Property	Reserve Price & EMD
2.	Apartment No 003 admeasuring super built up area 66.14 sq mtr Wing-A on the Ground floor of a building known as "GREEN EMERALD 4" in the entire area to be known and styled as "GREEN SPACE INFRA'S GREEN CITY" situated on land bearing Khasra No 5/1, situated at Mouza-Gotal Panjri, Tahsil and District Nagpur and bounded as Boundaries of Apartment No 003. <b>East Wing-B, West Passage, North Apartment no 4, South Margin of Building.</b>	RESERVE PRICE Rs. 23.5 Lakh  EMD : Rs. 2.4 Lakh

**Borrower : PARIN INTERNATIONAL** Details of Outstanding Amount: **Rs. 86,59,054 /- + unapplied interest**

Sr. No.	Description of Property	Reserve Price & EMD
3.	Non Agriculture Commercial use land bearing Khasra no 190, admeasuring about 0.86 HR of Northern portion out of total land admeasuring 4.86 HR of Mouza-Kawadas, P.H No 57, within the limits of Tahsil-Hingna and Dist-Nagpur which is bounded as <b>On the East by: Pandhan road: On the West by: Kh. No 186 and 188, On the North by: Kh. No 184, On the South by: Remaining part of Kh. No 190,</b>	RESERVE PRICE Rs. 31Lakh  EMD : Rs. 3.1 Lakh

**Borrower : 1. Ravindranath Prahladrao Yadlapati, 2. Ramadevi Ravindranath Yadlapati, 3. Shrihari Narsingrao Parchuri** Details of Outstanding Amount: **Rs. 1,35,81,356.68/- + unapplied interest**  
Mortgagors and Owners of Property - **Ravindranath Prahladrao Yadlapati,**

Sr. No.	Description of Property	Reserve Price & EMD
4.	All the piece and parcels of immovable non-agricultural land 16200 sq mtr. Or 1.62 Hecter bearing Gat No 89/2, admeasuring 1.62 Ha Mouza- Rahadi, PH No 64, within the limits of Gram Panchayat Rahadi and Registration Tehsil- Mouda and District Nagpur in the state of Maharashtra owned by Mr. Ravindranath Prahladrao Yadlapati bounded as <b>On the East by: Gat No 86. On the West by: Public Road, On the North by: Gat No 89/1, On the South by: Gat No 90,</b>	RESERVE PRICE Rs. 250 Lakh  EMD : Rs. 25 Lakh

Borrower/mortgagor is hereby given this notice under rule 8(6) OF THE SARFAESI ACT, 2002 to pay the outstanding amount, together with further interest, charges & costs thereafter, within 15 days from the date of this notice, failing which the E-Auction of the Secured Asset shall take place.

**IMPORTANT DATES:**

Sale of Bid / Tender document	15.09.2025 to 25.09.2025
Date of Property Inspection	18.09.2025
Last Date of submission of Bid along with EMD	25.09.2025
Date of E-auction	26.09.2025
Time of E-Auction	11.00 AM to 4.00 PM

- For detailed terms and conditions of the sale, please refer to the link provided in [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com) and IDBI Bank's website i.e. [www.idbibank.in](http://www.idbibank.in) For any clarification, the interested parties may contact Shri Manoj Ubale (e-mail)- [manoj.ubale@idbi.co.in](mailto:manoj.ubale@idbi.co.in), phone-0712-6659111, Mob. 8983317711 or Shri Pranjal Goswami: Ph. no. 9706081274, Email: [pranjal.goswami@idbi.co.in](mailto:pranjal.goswami@idbi.co.in), Shri Siddhartha Chhadidar, Ph. No. 9009290786, E-mail: [Siddhartha.chhadidar@idbi.co.in](mailto:Siddhartha.chhadidar@idbi.co.in).
- For e-auction support, you may contact Miss. M Sushmitha / Marina Josephine Jacob Phone Nos.8951944383/9686196751 Landline-080-40482100, e-mail-[sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com)

**STATUTORY 15 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.

Date: 10.09.2025  
Place: Nagpur

Sd/-  
Authorized Officer  
IDBI Bank Ltd