



IDBI BANK
CIN:L65190MH2004G01148838

IDBI Bank Ltd., : Zonal Office, Salasar Prestige, 1st Floor, 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 9(1))

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 9(1) 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 **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 **29/01/2026** for recovery of **Rs. 38,84,748/- (Rs. Thirty Eight Lakh Eighty Four Thousand Seven Hundred & Fourty Eight only) + unapplied interest** in case of **Nitin Jugalkishor Panpalia & Rs. 2343725/- (Rupees Twenty Three Lakh Fourty Three Thousand Seven Hundred & Twenty Five Only) + unapplied interest** in case of **Shri Ratnesh Ramnikkumar Jain** due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower/Guarantor. The reserve price and earnest money deposit will be as under

Sl. NO.	Name of Borrower	Description of property	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)
1.	Mr. Nitin Jugalkishor Panpaliya	Flat No. 102, on First Floor, in the building known as RIDDHIMAN ARCADE constructed on corporation house No. 463, 463/D, 460, 461.& 462, Bearing City Survey no. 548,549 & 454, Sheet no. 174 & 175, Ward no. 28, Situated at Kesriyanath Society, Near Munde Temple, JK Thakur Marg, Mouja - Nagpur, TQ. Dist. Nagpur. Bounded by: East-Passage, Lift & Flat No. 101, West-Remaining land & Road, North-Remaining Land & Road, South-Mr. Rathi's house. *Along will all available moveable Household goods	Rs. 46 Lakh	Rs. 4.6 Lakh
2.	Shri Ratnesh Ramnikkumar Jain	All that Piece and parcel of Apartment No 003 covering built up area admeasuring 52.12 sq mtr, super built up area 66.14 sq mtr Wing-A together with 0.291% proportionate undivided share and interest in the land on the Ground floor of a building styled and known as "GREEN EMERALD 4" in the entire area to be known and styled as "GREEN SPACE INFRA'S GREEN CITY" situated on all that piece and parcel of the land bearing Khasra No 5/1 admeasuring about 1.69 Hectre, land revenue Rs. 11.22 yearly, with occupant Class-I Bhumiswami rights, situated at Mouza-Gotal Panjri, Tahsil and District-Nagpur, in the State of Maharashtra	Rs. 17.00 Lakh	Rs. 1.70 Lakh

IMPORTANT DATES:

Sale of Bid / Tender document	21/01/2026 to 28/01/2026 (Except Banking Holiday)
Date of Property Inspection	28/01/2026, 11 am to 2 pm
Last Date of submission of Bid along with EMD	28/01/2026 up to 4 PM
Date of E-auction/Time of E-Auction	29/01/2026 / 11:00 a.m. to 3:00 p.m.

1. For details terms and conditions of the sale, please refer to the link provided in <https://www.antaressystems.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 Siddhartha R Chhadidar (e-mail) siddhartha.chhadidar@idbi.co.in, Mob - 9893682863. Or Shri Vipin Chiwande (e-mail) vipin.chiwande@idbi.co.in, Mob - 9834086151 or Shri Manoj Chokha Ubale (e-mail) - manoj.ubale@idbi.co.in phone - 0712-6659111, Mob. 8983317711. For E-auction support, Please Contact on Mob. 7291981124, 7291981125 & 7291981126, Email ID: support@bankeauctions.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.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) 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: 14-01-2026

Place: Nagpur

Sd/-

AUTHORIZED OFFICER IDBI Bank Ltd.