

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



Online Property Survey

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 14686746.36/- Demand Notice dated: 21-Oct-2023	37929610, 2934607, 8113548 & 2741905	C-Elect, Shanoo Gaurav Javeri, Abhishek Salil Javeri, Javery Incorporation, Pushpa Salilkumar Javery, Gaurav Salilkumar Javery, Vaishali A Javery, Gaurav Salilkumar Javery C/O C-Elect & Gaurav Salilkumar Javery C/O Javery Incorporation	Item-I:- All That Piece And Parcel Of Apartments/Flat No. 203 On The Second Floor Covering A Built-Up Area Of 140.067 Sq. Mtrs. Undivided Share 3.386%, In Building Named And Styled As Achraj Towers-II Including All Connections, Fittings And Fixtures, Having Municipal House No. 631/0+1, Constructed On Being A Portion Of The Entire Land Bearing City Survey No. 2480/1, Sheet No. 60/56, Chalta No. 369, Situate At Mouza – Jaripatka, Chhindwara Road, Chhaoni, Nagpur, Within The Limits Of The Nagpur Municipal Corporation Ward No. 77, In Tahsil And District–Nagpur, Maharashtra-440013, And The Said Entire Property Is Bounded As Under:- East: Chhindwara Road, West: House Known As Exide House, North: Bungalow Of Shri. M.K.Javeri & South: Complex Known As Achraj Towers Item-II:- All That Piece And Parcel Of Apartments/Flat No. 204 On The Second Floor Covering A Built-Up Area Of 135.097 Sq. Mtrs. Undivided Share 3.266%, In Building Named And Styled As Achraj Towers-II Including All Connections, Fittings And Fixtures, Having Municipal House No. 631/0+1, Constructed On Being A Portion Of The Entire Land Bearing City Survey No. 2480/1, Sheet No. 60/56, Chalta No. 369, Situate At Mouza – Jaripatka, Chhindwara Road, Chhaoni, Nagpur, Within The Limits Of The Nagpur Municipal Corporation Ward No. 77, In Tahsil And District–Nagpur, Maharashtra-440013, And The Said Entire Property Is Bounded As Under:- East: Chhindwara Road, West: House Known As Exide House, North: Bungalow Of Shri. M.K.Javeri & South: Complex Known As Achraj Towers	INR 26248009.50/-	INR 2624800.95/-	19-Aug-2025 11.00 AM to 1.00 PM	18-Aug-2025 10.00 AM to 5.00 PM	12-Aug-2025 10:00 AM To 4:00 PM	Name- Swapnil Chopade Contact Number- 8552099666 Name- Kanjana Kunal Contact Number- 8080249675
				QR Codes of Property Location & Property Images		 		Item-I:-		
				QR Codes of Property Location & Property Images		 		Item-II:-		
2.	INR 29232974.42/- Demand Notice dated: 21-Oct-2023	37708513, 8023618 & 7977337	C-Elect, Shanoo Gaurav Javeri, Abhishek Salil Javeri, Javery Incorporation, Pushpa Salilkumar Javery, Gaurav Salilkumar Javery, Vaishali A Javery, Gaurav Salilkumar Javery C/O C-Elect & Gaurav Salilkumar Javery C/O Javery Incorporation	All That Piece And Parcel Of The Entire RCC Superstructure Bearing Apartment No. 501-B, On Fifth Floor And Covering A Built-Up Area Of About 304.60 Sq. Mtrs. (Super Built-Up Area 387.51 Sq. Mtrs.) With Exclusively Usable Connected/Adjoining Terrace Admeasuring 86.70 Sq. Mtrs., And Also Top Terrace (Above The Roof Of Fifth Floor) Admeasuring 304.60 Sq. Mtrs.. Of The Building Constructed On The Said Portion Of Land And Name And Styled As "ACHRAJTOWERS II", Including All Connections, Fittings And Fixtures, Having Municipal House No. 631/III/Fifth.F/501/B, Index No. 060005940, Constructed On The Undivided 5.890% Share And Interest In All That Piece And Parcel Of Land Admeasuring 2291.60 Sq. Mts., Out Of The Entire Land Having A Total Area Of 4341.60 Sq. Mts., Being A Portion Of The Entire Land Bearing City Survey No 2480/1, Sheet No. 60/56, Chalta No. 369 Of Mouza- Jaripatka, Situate At Chhindwara Road, Chhaoni, Nagpur, Within The Limits Of The Nagpur Municipal Corporation Ward No. 77 In Tehsil And District: Nagpur, Maharashtra-440018, And The Said Property Is Bounded As Under:- East: Chhindwara Road, West: House Known As Exide House, North: Bungalow Of Shri. M.K.Javeri & South: Complex Known As Achraj Towers	INR 35478607.50/-	INR 3547860.75/-	19-Aug-2025 11.00 AM to 1.00 PM	18-Aug-2025 10.00 AM to 5.00 PM	12-Aug-2025 10:00 AM To 4:00 PM	Name- Swapnil Chopade Contact Number- 8552099666 Name- Kanjana Kunal 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: 01.08.2025
Place: Nagpur

Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)