

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 THE 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 Actual Physical 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 10/03/2026, 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:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower & Guarantor (s)	Details of Property(ies) & Mortgagor	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
		Date of Demand & Possession Notice under SARFAESI Act		Bid Increase Amount			
1) Mr. Pankaj Giridharji Rokade (Applicant & Mortgagor) 2) Mrs. Kalyani Purushottam Pakhamode W/O Pankaj Giridharji Rokade (Co-Applicant & Mortgagor) Address of Correspondence 1) C-47, Janaki Sahaniwas, Sasane Layout Sahu Atta Chaki, Nagpur 440 036. 2) 7-B, Chandrabhaga Nagar, Hudkeshwar Road, Hudkeshwar BK, Pipla Maharashtra Nagpur 440 034. 3) Flat No. 504, 5th Floor, Krishna Leelaa -2, Plot No. 1, Mouza-Nara, CTS No. 391, Kh. No. 180/6-A, Nagpur	Property owned by Mr. Pankaj Giridharji Rokade & Mrs. Kalyani Purushottam Pakhamode W/o. Pankaj Giridharji Rokade All that piece and parcel of Residential Flat No. 504, 5th Floor, Krishna Leelaa -2 (Admeasuring about 62.251 Sq. Mtrs. (Build-Up) admeasuring 57.011 Sq. Mtrs. along with 1.624% Undivided Share in Plot No.01, House No.3302/AB/3, Ward No. 57, Khasra No. 180/6-A, Mouza-Nara, City Survey No. 391, Sheet No.623/116A, Taluka & District Nagpur, building is bounded & surrounded by: Towards East: Plot No.02, Towards South : Road, Towards West : Other Layout, Towards North: Road	Rs.40,98,250/- [Rupees Forty Lakhs Ninety-Eight Thousand Two Hundred and Fifty Only] as on 28/07/2025 Demand notice dated 28/07/2025 Actual Physical Possession taken on 10/02/2026	24/02/2026 between 11:00 a.m. to 12:00 p.m.	Reserve price: Rs.33,30,000/- (Rupees Thirty-Three Lakhs Thirty Thousand Only) EMD: 10 % of Reserve Price Bid Increase amount: 50,000.00 (Rupees Fifty Thousand Only)	10/03/2026 12:30 PM To 01:30 PM	On or Before 09/03/2026 upto 5:00 PM	Pandurang Katkar Mobile No. 9545244646/ 8605009225 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 09/03/2026.
- 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 / 86050092 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 are therefore requested to check and confirm in their own interest these particulars and other details in respect of the Secured Assets before submitting tenders.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form.
- The bidders / tenderers / offerers shall improve their further offers in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**.
- The successful bidder/offerer shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date : 14/02/2026
Place: Pune / Nagpur

Sd/
Authorised Officer
RBL Bank Ltd.