IDBI BANK

IDBI Bank Ltd. NPA Management Group, 1223/A, Sai Chhaya Apartment, Apte Road, Deccan Gymkhana, Pune – 411004, Maharashtra

E-AUCTION SALE NOTICE

[Appendix IV-A] [See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES SITUATED AT SURVEY NO. 46, PLOT NO. 8/1, MOUJE PETH AMRAVATI, PRAGANE BADNERA, TALUKA AND REGISTRATION SUB DISTRICT AMRAVATI, DISTRICT AMRAVATI, MAHARASHTRA

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, Symbolic Possession of Property A and Physical Possession of Property B 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 **22/10/2026** for recovery of Rs. 1,48,00,638/- (Rs. One Crore Forty Eight Lakhs and Six Hundred Thirty Eight) and Rs. 1,56,35,034/- (Rs. One Crore Fifty Five Lakhs Thirty Five Thousand and Thirty Four Only) from Borrower A and Guarantors – Shri Shriprakash Thakurdas Zanwar, Shri Satish Bhimrao Sadar & Borrower B and Guarantors – Shri. Parag Purushottam Khakare, Shri. Abhishek Vinodkumar Vyas respectively, due to the IDBI Bank Ltd, Secured Creditor, together with further interest and other expenses/ charges thereon with effect from 01/04/2011. The **Reserve Price** for the combined properties as given in the table below, will be **Rs. 2,45,00,000/- (Rs. Two Crore and Forty Five Lakhs Only)** and the **Earnest Money Deposit (EMD)** will be **Rs. 25,00,000/- (Rs. Twenty Five Lakhs Only).**

Immovable Property Details	(Bank Property ID: IBKLNMAGNAG01 in https://baanknet.com)

M/s Abhishek Traders (Proprietor Shri Abhishek Vinodkumar Vyas) (hereinafter referred to as "Borrower A") All that part and parcel of the property situated at Survey No. 46, Plot no. 8/1, Area 390 Sq Mtr, situated at Mouje peth Amravati, Pragane Badnera, bearing Taluka & Registration Sub District-Amravati in the State of Maharashtra in the name of Shri Abhishek Vinodkumar Vyas. **Bounded: On the East by:** Portion of Shri Kishan Vyas & Sau Kanchan Zanwar, **On the West by:** Portion of Shri. Satish Bhimrao Sadar, **On the North by:** Singhai Petrol Pump, **On the South by:** Bhalja Industries. **(Hereinafter referred to as "Property A")**

M/s Patil Trading Company (Proprietor Shri Satish Bhimrao Sadar) (hereinafter referred to as "Borrower B") All that part and parcel of the property situated at Survey No. 46, Plot No. 8/1, Admeasuring Area 558 Sq. Mtr of Mouje Peth Amravati, Pranane Badnera bearing Taluka and Registration Sub-District Amravati and Registration District Amravati in the State of Maharashtra in the name of Shri Satish Bhimrao Sadar. **Bounded: On the East by:** Badnera-Amravati Railway Line, **On the West by:** Open space of Shri. Abhishek Vyas, **On the North by:** Singhai Petrol Pump, **On the South by:** Bhalja Industries.
(Hereinafter referred to as "Property B")

Note: The above mentioned two properties, viz., Property A and Property B, would be sold together. Prospective Bidders must submit bid along with applicable **EMD** for both properties together. Any EMD/ Bid document submitted for an individual property will not be considered and will be rejected. For detailed terms and conditions of the sale, please refer to the link provided in IDBI Bank Ltd, Secured Creditor's website i.e. **www.idbi.bank.in** and **https://baanknet.com.**

Sd/-
Authorized Officer, IDBI Bank Ltd.

Date : 04/10/2026 I Place: Amravati