RBL BANK
apno ka bank
(Subsidiary of Emirates NBD Bank P.J.S.C.)

RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur- 416001.
Controlling Office: One World Centre, Tower 2B, 20th Floor, 841, Senapati Bapat Marg, Lower Parel (West), Mumbai 400013

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") READ WITH PROVISO TO 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 property mortgaged/charged (hereinafter individually referred as **"Property** and collectively referred as **Properties"**) to RBL Bank Ltd. **("Secured Creditor/Bank"),** the physical possession of which has been taken by the Authorised Officer of the Bank under section 13(4) 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 **11th December 2026** for recovery of the amount 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	Date of Demand, Possession & Sale Notice under SARFAESI Act / Outstanding dues and details of live Existing Bank Guarantee	Inspection Date and Time	Reserve Price / EMD / Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1. **Jitendra Trading Company, a sole proprietorship through its sole proprietor Mr. Jitendra Pralhadrao Chavan alias Jitendra Pralhad Chavan (Borrower and Hypothecator)** Shop No.4, Near Nilam Hotel, Main Road, Sillod-431112; **Also at:** Nanachowk, Main Road, Sillod, Aurangabad, 431112; **Also at:** Shriram Niwas, Shastri Colony Galli No.5, Shastri Colony, Sillod, Aurangabad, Maharashtra-431112. 2. **Ganesh Pralhad Chavan alias Ganesh Prlhadrav Chavhan alias Chavhan Ganesh P ("Guarantor")** Shop No.4, Near Nilam Hotel, Main Road, Sillod-431112; Also at: Nanachowk, Main Road, Sillod, Aurangabad, 431112; Also at: Shriram Niwas, Shastri Colony Galli No.5, Shastri Colony, Sillod, Aurangabad, Maharashtra-431112. **Mortgagors and Guarantors at sr. no. 3 to 5** 3. **Mr. Jitendra Pralhadrao Chavan alias Jitendra Pralhad Chavan** Shriram Niwas, Shastri Colony Galli No.5, Shastri Colony, Sillod, Aurangabad, Maharashtra-431112; Also at: Nanachowk, Main Road, Sillod, Aurangabad, 431112. 4. **Pramilabai Prihadsing Chavhan alias Pramilabai Chavan alias Pramilabai Pralhad Chavan,** Shriram Niwas, Shastri Colony Galli No.5, Shastri Colony, Sillod, Aurangabad, Maharashtra-431112; Also at: Shop No.4, Near Nilam Hotel, Sillod, Aurangabad-431112; Also at: Nanachowk, Main Road, Sillod, Aurangabad, 431112; Also at: Shashtri Colony, Sillod, Aurangabad, Maharashtra-431112. 5. **Mr. Ganesh Pralhad Chavan, Mr. Jitendra Pralhadrao Chavan and Smt. Pramilabai Prihadsing Chavhan** mentioned at sr. no.2 to 4 residing at the addresses stated therein being the Legal Heirs of Late Mr. Pralhadsing Jayvantrao Chavhan alias Pralhadrao Jayvantrao Chavan alias Chauhan Pralhadsingh Jayvant alias Prahlad Jaivantrao Chavan (since now deceased).	**Property 1**: All that piece and parcel of land bearing Plot No. 4 (Having Nagar Parishad Number- 3/214-and Malmatta No. Old-12262 and New No. 214) admeasuring 152.25 Sq. mtrs out of S. No. 149/4, situated at Sillod, Taluka Sillod, District Aurangabad, within the jurisdiction of Sub Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows:** On or towards the East: By 9 mtrs Wide Road. On or towards the South: By Plot no. 5 & Dhamale Building. On or towards the West: By Part of Survey no. 149/4 & Open Area, On or towards the North: By Plot no. 3, Residential Bungalow. **Property 2**: All that piece and parcel of land admeasuring 74.34 Sq.mtrs out of Plot No. 16 out of S. No. 17, situated at Sillod, Taluka Sillod, District Aurangabad, Maharashtra within the jurisdiction of Sub-Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows**: On or towards the East: By Part of Plot No. 3, On or towards the South: By Plot no. 16, On or towards the West: By 6.90ft wide Road, On or towards the North: By Plot no. 15. **Property 3**: All that piece and parcel of land bearing Private Plot No. 17 admeasuring 92.93 Sq.Mtrs. out of S. No. 290/2, situated at Sillod, Taluka Sillod, District Aurangabad, within the jurisdiction of Sub-Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows:** On or towards the East: By Survey no. 190/2 & Open Plot, On or towards the South: By Plot no. 18, On or towards the West: By 20ft wide Road, On or towards the North: By Plot No. 16. **Property 4** : All that piece and parcel of land bearing Private plot no. 24 admeasuring 76.60 Sq. Mtrs and Private plot no. 25 admeasuring 68.51 Sq. Mtrs collectively admeasuring 143.11 Sq. Mtrs out of S. No. 121/2 totally admeasuring 05Acre 4 Guntha i.e. 02H 04R , situated at Sillod, Taluka Sillod, District Aurangabad, Maharashtra within the jurisdiction of Sub Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows**: On or towards the East: By Pimpalgaon Road., On or towards the South: By Plot no. 26. On or towards the West: By 20ft wide road. On or towards the North: By Plot no. 23. **Property 5 -** All that piece and parcel of land bearing Plot No. 27 admeasuring 600 Sq. ft i.e. 55.76 Sq.mtrs out of S. No. 12, situated at Sillod, Taluka Sillod, District Aurangabad, Maharashtra within the jurisdiction of Sub-Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows:** On or towards the East: By 20 ft. wide road. On or towards the South: By Plot no. 26. On or towards the West: By Survey no. 12. On or towards the North: By Plot no. 28 **Property 6**: All that piece and parcel of land bearing Private plot no. 75 admeasuring 55.76 Sq. Mtrs and Private plot no. 76 admeasuring 55.76 Sq. Mtrs collectively admeasuring 111.52 Sq. Mtrs out of S. No. 121/2 totally admeasuring 05Acre 4 Guntha i.e. 02H 04R , situated at Sillod, Taluka Sillod, District Aurangabad, Maharashtra within the jurisdiction of Sub Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows:** On or towards the East: By Pimpalgaon Road. On or towards the South: By Plot no. 26. On or towards the West: By 20ft wide road. On or towards the North: By Plot no. 23. **Property 7**: All that piece and parcel of land bearing Private plot no. 77 admeasuring 55.76 Sq. Mtrs out of S. No. 121/2 totally admeasuring 05Acre 4 Guntha i.e. 02H 04R, situated at Sillod, Taluka Sillod, District Aurangabad, Maharashtra within the jurisdiction of Sub Registrar Sillod, Registration District Aurangabad and within the limits of Grampanchayat of Sillod and **bounded as follows**: On or towards the East: By Pimpalgaon Road, On or towards the South: By Plot no. 26, On or towards the West: By 20ft wide road., On or towards the North: By Plot no. 23., All aforesaid Property No. 1 to 7 are owned by Mr. Jitendra Pralhadrao Chavan/Proprietor representing M/s. Jitendra Trading Company.	**Date of Demand notice:** July 12th, 2024 **Date of Physical Possession of the Properties:** October 07th, 2025. **Date of Sale Notice issued under SARFAESI Act and Rules:** Vide the Sale Notice dated 15.07.2026, Bank has called upon the Borrower, Guarantors and Mortgagors to redeem the mortgaged properties by discharging in full the outstanding amount of **INR 3,19,45,475.63 (Rupees Three Crore Nineteen Lakh Forty Five Thousand Four Hundred and Seventy Five and Paise Sixty Three Only)** as on as on **June 26, 2024,** along with further interest thereon from June 27, 2024, plus penal interest and other charges/expenses incurred by the Bank and amounts as per the loan and security documents till payment thereof;	**November 27, 2026** from 11 A.M. - 4 P.M. with prior intimation to the Authorised Officer	**RESERVE PRICE:** **Property 1: Rs 16.30 Lakhs** **Property 2: Rs 5.80 Lakhs** **Property 3: Rs 7.20 Lakhs** **Property 4: Rs 11.25 Lakhs** **Property 5: Rs 4.10 Lakhs** **Property 6: Rs 8.20 Lakhs** **Property 7: Rs 4.10 Lakhs** **EMD** **Property 1: Rs 1.63 Lakh** **Property 2: Rs 58,000.00** **Property 3: Rs 72,000.00** **Property 4: Rs 1.13 Lakh** **Property 5: Rs 41,000.00** **Property 6: Rs 82,000.00** **Property 7: Rs 41,000.00** **BID INCREASE AMOUNT FOR EACH PROPERTY: Rs. 10,000.00**	**December 11, 2026** from 11:00 A.M. to 1:00 PM. The time may be extended further as may be required till the finality of e-auction	**December 9, 2026** before 6:00 P.M.	**Mr. Ratnesh Shukla** **8369108176** **ratnesh.shukla @ rbl.bank.in**

Interested bidders may note that to the best of knowledge and information of the Authorized Officer, there are no encumbrances on the Properties other than the charge of RBL Bank Limited. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Property(ies) put on e-auction and claims/ rights/ dues/ effecting the Properties, prior to submitting their bid.

Terms and Conditions:

(1) 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 e-auction available on the website of **https://www.bankeauctions.com** and **https://www.rbl.bank.in/news** before submitting their bids and taking part in e-auction.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and its specification before submitting the bid.

(3) The interested bidders shall state the description of the Property for which they are submitting their bid and accordingly, 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 NEFT/ RTGS in the following Account of RBL BANK Ltd:- Auction Proceeds Collection GL, Account No 2599109900130047 (IFSC Code RATN0000990), before 6:00 P.M. on or before **December 9, 2026.**

(4) 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. Bhavik R Pandya Mob No: 8866682937, e-mail-Id: **support@bankeauctions.com** and for any query in relation to Property, they may contact Mr. Ratnesh Shukla, Authorised Officer (Mob.No. 8369108176) email: ratnesh.shukla@rbl.bank.in)

(5) The Authorised Officer of the Bank reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel the e-auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.

(6) The Borrower, Mortgagors and Guarantors have failed to comply with the demand in the Redemption Notice dated 15.07.2026 issued by the Bank and redeem the mortgaged Properties. In view thereof, the Properties shall be sold by way of e-auction.

Sd/-
Authorised Officer
RBL Bank Ltd.

Date : 06.11.2026
Place: Aurangabad, Maharashtra