

Appendix – IV-A
[See Proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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, the constructive/ **PHYSICAL** possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on “As is Where is”, As is What is” and Whatever there is” on 12.08.2026, for recovery of Rs. 34,24,147.00 as on 02.12.2025 Plus accrued / unapplied interest until payment in full due to the secured creditor from Mr. Pankaj Ajitrao Lokhande. The reserve price will be Rs. 29,00,000.00 and the earnest money deposit will be Rs. 2,90,000.00

(Give short description of the immovable property with known encumbrances, **if any**)

Description of Immovable property	Reserve Price (Rs)	EMD (Rs.)
All that R.C.C. structure consisting of a residential unit having Flat/Apartment No. 401, situated on the Fourth floor, having carpet area 56.039 Sq Mtr, and super builtup area 96.00 Sq Mtr, together with undivided proportionate share in land 4.8960% in the CONVINIENT SHOP, admeasuring plotable area 721.17 Sq Mtr, in the scheme by name "SHIV HEIGHTS" constructed on CONVINIENT SHOP, admeasuring plotable area 721.17 Sq Mtr situated in the NIT sanctioned Non Agriculture land bearing Khasra No. 77 /1. Admeasuring 14.14 H.R., Revenue Rs. 825/- Mouza Surabardi, Tahsil Nagpur Gramin and District Nagpur. The said Flat/Apartment is bounded as under: ON THE EAST: Flat No. ~02, ON THE WEST: Road ON THE NORTH: Flat No. 404 ON THE SOUTH: Plot No. 8.	29,00,000.00	2,90,000.00

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in *

Date: 02.12.2025

Place: Nagpur

Authorised Officer