SBI भारतीय स्टेट बैंक State Bank of India

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E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY Appendix IV-A (See Proviso to Rule 9(1))

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 9(1) 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 properties mortgaged/charged to the Secured Creditor, the possession taken by the Authorised 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" basis on 27.11.2026,** for recovery of of dues (Specified below) to State Bank of India, Secured Creditor from Borrowers / Guarantors / Mortgagors as indicated against each case respectively. The reserve price and earnest money deposit will be as under:

Sr. No.	Name of Borrower(s) and Guarantor (s)	Description of the Property/ies	O/S Dues for Recovery of which Property/ies is/are being Sold	Reserve Price (Rs.)	Details
1.	**Mrs. Nandita Ratankumar Thalia**	THE UNDIVIDED 0.486 PERCENT share and interest in ALL THOSE pieces and parcel of amalgamated Plots bearing 99 to 113 in Sector 6 containing by total admeasurements 6817.99 Sq Mtr being a portion of Non Agriculture land containing by admeasurements 42174.69 Sq Mtr (excluding public utility land, vacant Plots) of the entire land bearing Kh. Nos. 44-A and 50 containing by admeasurements 4.09 Hectares and 3.52 Hectares thus containing by total admeasurements 7.61 Hectares (OR 76,100 Sq Mts) of MOUZA PIPRI, P.S.K. 78, TOGETHERWITH the entire R.C.C. Superstructure comprising Type 1" Apartment No. 104 covering a Carpet area of 39.55 Sq. Mtr (Built up area of 38.130 Sq Mtr) on the FIRST FLOOR of the building/Wing "B" in SECTOR"6"out of the complex known and styled as "RAJU KUNAWAR'S- MY TOWN" constructed on the said plots of land covering a super Built up area of 56.76 Sq Mtr)OR 611 Sq Fts) situate at village- Pipri, within the limits of Grampanchayat Pipri in tahsil Hingna and District NAGPUR and the said entire land bounded as under: ON THE EAST: By KH No. 52 & Kh No. 51, ON THE WEST: By Kh No. 43, ON THE NORTH: By Remaining Portion of Kh No. 44, ON THE SOUTH: By Road	Rs 8,32,971/- as on 28/06/2024 plus further interest, charges and cost thereafter	Rs. 9,22,500/	Earnest Money Deposite (EMD) Rs. 92,250/- Bid Increment Amount (Rs. 10000/-)
2.	**Mrs. Jayshree Pravin Tiple & Mr Pravin Shrawan Tiple** Add 2255-4 Bhoslewadi Kasba Hingna Behind Grampanchayat Office Hingna Nagpur-441110	ALL THAT R.C.C. Structure consisting of a residential unit having FLAT/APARTMENT No. 213, situated on the second floor of the "B" building, having built up area of 64.599 Sq. Mtr together with 0.6893% undivided proportionate share in retainable land admeasuring about 5831.3924 Sq. mtr. in the scheme of Developer by name GREENFIELD constructed on retainable land admeasuring about 5831.3924 Sq Mtr, situated in the layout of Khasara No. 87, 88, 89A/2, 89B, admeasuring 10.75 hector, at Mouza Wagdara P.H No. 46, Tehsil-Hingna, District- Nagpur ON THE EAST: Flat No. 206, ON THE WEST: Road, ON THE NORTH: Flat No. 214, ON THE SOUTH: Flat No. 212,	Rs. 24,22.021/- as on 27/09/2023 plus further interest, charges and cost thereafter	Rs. 22,52,700/-	Earnest Money Deposite (EMD) Rs. 2,25,270/- Bid Increment Amount (Rs. 10000/-)
3.	**Mr. Rahul Ramkrushan Umredkar** Add:Flat No. 201. 2nd Floor "Kanchanganga" Near Shakti Press Mondha Tah Hingna DIST Nagpur-441110	ALL THE PIECE AND PARCEL of land bearing Kh. No. 121, 175, 194/1, 194/2, 194/3, 194/4 and 194/5 containing by admeasurements 1.50 H.R., 0.90 H.R., 0.90H.R., 0.90 H.R., 0.90 H.R., 0.89 H.R. AND 0.90 HR. Thus containing by total admeasurement 6.89 H.R. (or 68900 Sq. Mtrs) situated at Village-Mondha, Gram Panchayat Mondha, Tahsil-Hingna and District Nagpur. The said entire land is bounded as under ON THE EAST: BY KH. NOS. 176,177, ON THE WEST: BY KH. NOS. 195, ON THE NORTH: BY ROAD , ON THE SOUTH: BY KH. NOS. 188 & 198, The proportionate % undivided land share of land bearing kh. No. 121, 175, 194/1, 194/2, 194/3, 194/4 and 194/5 containing by admeasurements 1.50 H.R., 0.90 H.R., 0.90H.R., 0.90 H.R., 0.90 H.R., 0.89 H.R. AND 0.90 H.R. Thus containing by total admeasurement 6.89 H.R. (or 68900 Sq. Mtrs) hereby SOLD to the PURCHASER together with the R.C.C. Superstructure, other details are given in following schedule SCHEDULE OF FLAT No -201 WING "L", CLUSTER 2, FLOOR Second Floor	Rs. 7,60,498/- as on 11/04/2023 plus further interest, charges and cost thereafter	Rs. 8,74,800/-	Earnest Money Deposite (EMD) Rs. 87,480/- Bid Increment Amount (Rs. 10000/-)
4.	**Mr. Dilip Bele & Mrs. Anjani Bele** Add: Quarter No MAP 185 D. TRS Road, Nera Urdu School Central Railway Colony Ajni Nagpur	All that RCC. super structure comprising of a residential Flat No. 403, on Fourth Floor having a built up area 35.445 Sq. Mtr in the building known as "SHREYAS APARTMENT standing and constructed in the total area of Nagpur Improvement Trust, lease hold Plot bearing No. 13, situated in Industrial Basti Scheme of Nagpur Improvement Trust, Nagpur at Banarjee Layout, Babulkhede Layout Precient Circle No. 2, Division No. 1, admeasuring about 371.612 Sq Mtr (4000 Sq Fit) of MZ Babulkheda, Ward No. 14, bearing Muncipal House No. 3910, City Survey No. 4043, Sheet No. 198/39, along with 4.835% proportionate undivided share and interest in the lease hold rights of the land including all fittings, connection, electric and water meters and Easementary rights appurtenant or belonging there to and including also the proportionate share and interest in the common areas and facilities provided to the said building within the limits of NIT & NMC under lease hold rights, in Tah and Dist. Nagpur and bounded as under On the EAST: Flat No. 404, On the WEST: Plot No. 12, On the North: By terrace, On the South: Plot No. 26	Rs. 16,60,961/ as on 12.09.2019 plus further interest, charges and cost thereafter	Rs. 11,25,900/-	Earnest Money Deposite (EMD) Rs. 1,12,590/- Bid Increment Amount (Rs. 10000/-)

The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will be required to pay 1% TDS on property having **Reserve Price more than Rs.50.00 Lakhs.**

Date & Time for submission of Request letter of participation / KYC Documents/Proof : Please use option provided on : **https://baanknet.com**. Interested bidder may deposit Pre-Bid EMD with **https://baanknet.com** before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in **https://baanknet.com** Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

Date & Time of public E-Auction 27.11.2026 from 11.00 AM to 4.00 PM with unlimited extension clause of 10 minutes each.

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, https://baanknet.com , Contact For Sr. No 1,3 And 4. Mr. Akhil Satfale - 8805471245, For Sr. No 2. Mr. Pramod Yerpude- 8830995347**

Date: 13.11.2026, Place: Nagpur

Sd/- (Authorised Officer), State Bank of India, Home Loan Center I, Nagpur