



Bank of Baroda
Zonal Stressed Assets Recovery Branch Pune
First floor, Atur Chambers, 2, Moledina Road
Pune-Camp, Maharashtra 411001.
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**SALE NOTICE FOR SALE OF
IMMOVABLE PROPERTIES
APPENDIX -IV-A
(See proviso to Rule 6(2) & 8(6))**

**E-AUCTION SALE
NOTICE**

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 6(2) & 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), Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower(s)/Mortgagor(s)/ Guarantor(s) /Secured Assets/Dues/ Reserve Price-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

| Sl. No. | Name of Borrower(s) Mortgagor(s) / Guarantor(s) | Detailed Description of the immovable property with known encumbrances, if any and Name of Mortgagor / owner and the Type of the Possession | Reserve Price, EMD, Bid Increase Amt. In Rupees |
|--|---|---|---|
| 1. | M/s. Gulabchand Sadrinarayan Mr. Prakash Motilalji Khandelwal, Mr. Amit Prakash Khandelwal | All that piece and parcel of apartment No. 103 in C Type on the 1st Floor of "ASHTAVINAYAK EMPIRE WANADONGRI" on Plot No. 29-36, K. H. No. 104, P.H. No.46, Mouza - Wanadongri, Tah - Hingna, Dist - Nagpur, covering Built up area 41.325 Sq Mtrs. And Super Built up Area 56.207 Sq Mtrs belongs to Mr. Prakash Motilalji Khandelwal (Physical Possession) Encumbrances : Not Known | RP: 15,00,000/- EMD: 1,50,000/- BI: 10,000/- |
| 2. | | All piece and parcel of apartment no. B/301 in C Type on the 3rd floor, constructed on Plot No. 92-C, 92-D in Ambazari, scheme name "SUKHNIWAS APARTMENTS", bearing Corp. House Nos. 1985/92-C, 1985/92-D, C.S. No. 169, Sheet No. 35 of Mouza - Ambazari, Ward No. 73, Tahsil & District - Nagpur, admeasuring 98.10 Sq. Mtrs Belongs to Mr. Prakash Motilal Khandelwal and Mr. Amit Prakash Khandelwal (Physical Possession) Encumbrances : Not Known | RP 31,00,000/- EMD 3,10,000/- BI 25,000/- |
| 3. | | All piece and parcel of open land at Plot No 19, H. No 20, Ward No 5, Gram Panchayat and Mauza Wadi, Kh No 209, P.H. No 5, C S No 4, Sheet No 24 in the layout of Mangaldham Co-op Housing Society, Amravati Road, Dist- Nagpur, Belonging to Mr. Prakash Motilal Khandelwal, admeasuring 255.66 Sq. Mtrs (Physical Possession) Encumbrances : Not Known | RP 42,00,000/- EMD 4,20,000/- BI 25,000/- |
| 4. | | All piece and parcel of Apartment No. C-202, 2nd Floor of "SWAPNIL ENCLAVE", on Plot No. 3, Kh. No. 24, 26, 27, 28, 29/1 City Survey No. 19/3, Sheet No. 168/8, Mouza - Kachemet, Dist- Nagpur, admeasuring 910 Sq.ft. with 0.619% share and interest in total area of 6713.449 Sq. Mtrs. Belonging to Prakash Motilalji Khandelwal (Physical Possession) Encumbrances : Not Known | RP 35,00,000/- EMD 3,50,000/- BI 25,000/- |
| 5. | | All piece and parcel of Apartment No. C-203, 2nd Floor of "SWAPNIL ENCLAVE", on Plot No. 3, Kh. No. 24, 26, 27, 28, 29/1 City Survey No. 19/3, Sheet No. 168/8, Mouza - Kachemet, Dist- Nagpur, admeasuring 910 Sq.ft. with 0.619% share and interest in total area of 6713.449 Sq. Mtrs. Belonging to Prakash Motilalji Khandelwal (Physical Possession) Encumbrances : Not Known | RP 35,00,000/- EMD 3,50,000/- BI 25,000/- |
| Total Dues in Rupees as per 13(2) notice dated 11/07/2022 - Rs. 8,47,70,000/- + interest thereon | | | |
| 6. | M/s. Magic Mobiles, Mr. Sanjay Motumal Kukreja, Mr. Laxman Motumal Kukreja, Mr. Mohan Motumal Kukreja | Residential Flat /Apartment No. 301 on Third Floor having carpet area admeasuring about 695.81 Sq. Ft. (Build up area 820.24 Sq. Ft.) in DEV ENCLAVE building standing on Plot No.25, with 3.3464% proportionate share and interest in the said piece and parcel of Malik Magbaja land, in the layout of Kh. No.28/4, P.H.No. 11, City survey No.28, Sheet No.8, Mauza - Indora, within the limit of NIT AND Nagpur Municipal Corporation, in the name of Mr. Sanjay Motumal Kukreja (Physical Possession) Encumbrances : Not Known | RP: 36,46,000/- EMD: 3,64,600/- BI: 25,000/- |
| 7. | | Residential Flat/Apartment No. 401 on Fourth Floor having carpet area admeasuring about 693.87 Sq. Ft. (Build up area 820.24 Sq. Ft.) in DEV ENCLAVE building standing on Plot No.25, with 3.3464% proportionate share and interest in the said piece and parcel of Malik Magbaja land, in the layout of Kh. No. 28/4, P.H.No. 11, city survey No. 28, Sheet No.8, Mauza - Indora, within the limit of NIT AND Nagpur Municipal Corporation, in the name of Mr. Sanjay Motumal Kukreja (Physical Possession) Encumbrances : Not Known | RP: 36,46,000/- EMD: 3,64,600/- BI: 25,000/- |
| Total Dues in Rupees as per 13(2) notice dated 18/05/2016 - Rs. 9,35,62,687.87 + interest thereon | | | |
| 8. | M/s. G K Power Transmission Pvt. Ltd., Director : Mr. Kochuraman K. Gopalakrishnan | All the piece and parcel of Leasehold MIDC Land and building at Plot No- G-15/A admeasuring 9650 Sq. mt, "Butibori Five Star Industrial Area" within the Village limit of Pohi & Krmiti, Mauza- Butibori, Tah- Hingana, Dist- Nagpur standing in the name of M/s G K Power Transmission Company Pvt Ltd. (Physical Possession) Encumbrances : Not Known | RP: Rs.3,13,63,000/- EMD: Rs.31,36,300/- BI: Rs.1,00,000/- |
| 9. | | All the piece and parcel of Leasehold MIDC Land at Plot No- G-15/B, admeasuring 9650 Sqmt "Butibori Five Star Industrial Area" within the Village limit of Pohi & Krmiti, Mauza- Butibori, Tah- Hingana, Dist- Nagpur standing in the name of M/s G K Power Transmission Company Pvt Ltd. (Physical Possession) Encumbrances : Not Known | RP: Rs.2,35,72,000/- EMD : Rs.23,57,200/- BI : Rs.1,00,000/- |
| Total Dues in Rupees as per 13(2) notice dated 22/05/2017 - Rs. 30,09,48,557.00 + interest thereon | | | |
| 10. | M/s. Shri Sati Anusaya Mata Rice Mill | (i) Equitable Mortgage of all that piece and parcel of industrial land and building along with Plant and Machineries of factory situated at Khasra No-277/2, GP House No- 254, Ward No-3, PH No-41, Mauza Chokhela, Kimpur, Ramtek Nagpur belonging to Mr. Suryabhan Hatwar (Physical Possession) Encumbrances : Not Known | RP: 1,22,00,000/- EMD: 12,20,000/- BI: 1,00,000/- |
| Total Dues in Rupees as per 13(2) notice dated 03/05/2015 - Rs. 5,89,19,550.35 + interest thereon | | | |
| 11. | M/s. Harshita Polypack Prop. Mrs. Pratima Damani, Mr. Neelash G. Damani, Mr. Nitin G. Damani | All piece and parcel of Plot No. C-36, Additional Amarawati MIDC Industrial Area, Nandgaon Peth, Nagpur Road, Amarawati having total area 2100.00 Sq. Mt. along with construction thereon and owned by M/s Harshita Polypack through its proprietor Mrs. Pratima Nitin Damani. (Physical Possession) Encumbrances : Not Known | RP: 68,04,000/- EMD: 6,80,400/- BI: 50,000/- |
| Total Dues in Rupees as per 13(2) notice dated 05/01/2018 - Rs. 5,16,31,347/- + interest thereon | | | |
| 12. | M/s. Soyash Polymers, Mr. Neelesh Goverdhan Das Dammani, Mrs. Radhika Neelesh Dammani | All the piece and parcel of Land and Building situated at Plot No C-37, in additional Amravati Industrial Area of Maharashtra Industrial Development Corporation (Nandgaonpeth), from the land of Mouze Tuljapur, Taluka and District Amravati admeasuring 2100 Sq. Mtrs. Owned by M/s Soyash Polymer through its proprietor Mrs. Radhika Neelesh Dammani (Physical Possession) Encumbrances : Not Known | RP: 46,30,000/- EMD: 4,63,000/- BI: 25,000/- |
| Total Dues in Rupees as per 13(2) notice dated 26/10/2017 - Rs. 5,48,66,000/- + interest thereon | | | |
| * Date and time of e-Auction : 09/09/2025 from 2.00 pm to 6:00 pm * Date and Time of Inspection : 04/09/2025 from 10.00 am to 4:00 pm | | | Scan here for detailed Terms & Conditions |
| Note: The Authorised Officer will not be responsible for any change, lien, encumbrances, Property tax dues, Electricity dues etc. or any other dues to the Government, Local Authority or anybody in respect of the properties under sale. For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.info/auCTION.htm and online auction portal https://baanet.com . Also prospective bidders may contact Mr. Madhusudhana Kumar M. (Asst. Gen. Manager & Authorized Officer) on Phone: 020-29982037, Mobile: +91 8722317555 | | | |
| Date: 18.08.2025 Place: Nagpur | | | Mr. Madhusudhana Kumar M., Authorised Officer Bank of Baroda, ZOSARB, Pune |