



The South Indian Bank Ltd,
Collection and Recovery Department – Mumbai
Ground Floor, 'C' Building, Chitrapur Co-Operative
Housing Society, Pandurang Marg, 27th Road, Bandra
West, Mumbai-400050 E-mail: ro1001@sib.co.in

E - AUCTION SALE NOTICE

Ref: MUM/REC/MSME/50/2025-26

Date: 24.06.2025

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Borrower

1) Mrs. Sejal-Nimish-Mehta, (Proprietrix-M/s Krupa Incorporation) Flat no: 201, Parichay Apartments, 2nd Floor, Behind Rainbow Medinova Hospital, 560, Ramdaspath, Nagpur, Maharashtra-440010 Also at : SF 301, Bageshree Apartment, Plot No: 133, Lendra Park, Ramdaspath, Nagpur, Maharashtra-440010

Guarantors

2) Mr. Nimish K Mehta @ Nimish Kishorlal Mehta, Flat no: 201, Parichay Apartments, 2nd Floor, Behind Rainbow Medinova Hospital, 560, Ramdaspath, Nagpur, Maharashtra-440010

3) Mrs. Harsha-K-Mehta-@-Harsha Kishorlal-Mehta, Flat no: 201, Parichay Apartments, 2nd Floor, Behind Rainbow Medinova Hospital, 560, Ramdaspath, Nagpur, Maharashtra-440010

Notice is hereby given to the public in general and in particular to the borrower/legal heirs that the below described immovable property mortgaged to The South Indian Bank Ltd (Secured Creditor), the Physical Possession of which has been taken by the Authorised Officer of The South Indian Bank Limited (Secured Creditor), will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition on **04.08.2025** for recovery of an amount of **Rs.5,06,23,597.94 (Rupees Five Crore Six Lakhs Twenty Three Thousand Five Hundred Ninety Seven and Paise Ninety Four Only)** as on **23.06.2025** with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited, Branch Sadar (Secured Creditor), from the above mentioned Borrower/Guarantors.

Name of Property Owner : Mrs. Sejal Nimish Mehta

Description of property : All that piece and parcel of R.C.C Superstructure Shop Block No: D-2 having a built up area of about 21.83 Sq.mtrs on the lower ground floor, front wing of the building known as "Pawansoot Apartments" and all other constructions, improvements, easementary rights existing and appurtenant thereon and undivided 1.66% share and interest in all that piece and parcel of land bearing Plot no: 2 and 3 total admeasuring 1114.34 Sq.Mtrs being the portion of land bearing Kh.Nos.37 of Mouza Ajni including all connections, fittings, electric meter and proportionate share in common areas and facilities provided to the said building bearing Corporation House No: 937/A/2A/A-9, City Survey No: 913, Sheet No: 54 situated at Nargundkar Layout, Khamla Road, Nagpur within the limits of Nagpur Municipal Corporation, Ward no: 75, Nagpur Tahsil, Nagpur District and owned by Mrs. Sejal Nimish Mehta; more fully described in Sale deed no: 4002/2018 dated 09.07.2018 of SRO Nagpur No: 4, and The Shop is bounded (as per the title deed) as follows: North : Rear Wing & Nargundkar Bungalow East : LGF Shop No.D -3, South: Khamla Road, West : LGF Shop No.0-1. The Landed area is bounded (as per the title deed) as follows: North : Nargundkar Bungalow East : House of M.L Khare, South : Khamla Road, West : Plot No: 1.

Reserve Price : Rs. 51,69,340/- (Rupees Fifty One Lakh Sixty Nine Thousand Three Hundred Forty Only)

Earnest Money Deposit (EMD) : Rs. 5,16,934/- (Rupees Five Lakh Sixteen Thousand Nine Hundred Thirty Four Only)

(EMD shall be deposited on or before 02.08.2025 till 04.00 PM)

Bid incremental amount : Rs.10,000/-

Date and time of E-auction : 04.08.2025 from 11.00 AM to 12.00 PM
(with 5 minute unlimited auto extensions till sale is concluded)

Encumbrances known to the Bank : Nil Encumbrances from 26.09.2018 to 09.05.2025

For detailed terms and conditions of the sale, please refer to the link provided in web portal of South Indian Bank Ltd, (Secured Creditor) website i.e. www.southindianbank.com. Details also available at <https://bankauctions.in>

For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact South Indian Bank Ltd, Branch Sadar - Nagpur during working hours or may contact 9446894511 / 9074563915 at the South Indian Bank Ltd, Collection and Recovery – Mumbai.

Date: 24.06.2025

Place: Mumbai

AUTHORISED OFFICER
(ASSISTANT GENERAL MANAGER)