



E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Appendix IV-A [See Proviso to Rule 8(6)]

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 provision to Rule 8(6) of the Security Interest (Enforcement) Rule, 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 "Physical Possession" of which has been taken by the Authorised Officer of State Bank of India, RACPC-I Nagpur the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on Dated 25.08.2025. The details of Borrower(s), Guarantor(s) and Description of property and Terms & Conditions of the e-Auction specified as under:

Sr. No.	Name of Borrower(s) & Guarantor(s)	Description of the Property/ies	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Details
1.	Mrs. Jayshree Pravin Tiple & Mr. Pravin Shrawanji Tiple Add: 2255-4, Bhoslewadi Kasha 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 hectare, 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	Reserve Price : Rs. 28,17,000/- Earnest Money Deposit (EMD) : Rs. 2,81,700/- Bid Increment Amount : Rs. 10000/-
2.	Mr. Parag Prabhakar Rao Sardeshpande Add: Opposite GS Collage Amrut Niketan Apartment, Amravati Road, Gorepeth Nagpur-440012	All That R.C.C. Superstructure bearing residential Apartment No. 404 on Fourth floor having 75.695 Sq Mtr Super Built Up Area, along with adjoining Open Terrace admeasuring 28.334 Sq Mtr and Alternate Terrace admeasuring 7.788 Sq Mtr in the building titled "AVIGNNA VIHAR-II", along with 3.9844% Undivided Share and Interest in ALL THAT piece and parcel of land bearing Residential Plot No. 6 admeasuring 1001 Sq Mtr (Plot Size in Meter: [39*38/2*26] in the sanctioned layout, being a part and parcel of entire land bearing Khasra No. 111/1, Mouza Godhani (Railway), P.H.No. 12, Plot bearing Khasra No. 111/1/6, situated at Godhani, within the limits of Grampanchayat Godhani (Riv) in Tahsil Nagpur (Rural) and District Nagpur and bounded as under: ON THE EAST: Plot No. 7, ON THE WEST: Plot No. 5, ON THE NORTH: Public Utility Land, ON THE SOUTH: 15.00 Meter Wide Road	Rs. 26,62,066/- as on 17/09/2024 plus further interest, charges and cost thereafter	Reserve Price : Rs. 25,65,000/ Earnest Money Deposit (EMD) : Rs. 2,56,500/- 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 THOSE Pieces and Parcels of Land containing by admeasurements 68,900sq. Mtrs. (7,41,640 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 12T, 17S, 194/1, 194/2, 194/3, 194/4 and 194/5 of Mouza-MONDHA, P.S.K. 49, situate at Village-Mondha, within the limits of the Gram Panchayat - Mondha, in Tahsil - Hingna and District-NAGPUR and 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 ALL THAT R.C.C Superstructure comprising TYPE "2", Apartment No. 201 covering a Carpet Area 36.00 Sq mtrs. (Build-up area of 41.807 Sq mtrs) on the Second FLOOR of the Building/Wing "L" in CLUSTER "2" out of the complex to be known and styled as "KANCHAN GANGA" proposed to be constructed on the aforesaid land covering a Super Built-up area of 55.09 Sq. Mtrs. Including excluding any share in stair case and balconies for upper floors Together with proportionate Undivided Share and Interest in the land described in first schedule.	Rs. 7,60,498/- as on 11/04/2023 plus further interest, charges and cost thereafter	Reserve Price : Rs. 10,02,600/- Earnest Money Deposit (EMD) Rs. 1,00,260/- Bid Increment Amount : Rs. 10000/-
4.	Mr. Gopal Keshavrao Pasle & Mrs. Geeta Gopal Pasle Add: Qtr. No. 15 Kaweli Kwartar Darwaha Road Palaswadi, Police Iain near Dakshata Bhavan, Yavatmal-445001	THE UNDIVIDED 0.369 PERCENT share and interest in ALL THAT piece and parcel of Non Agriculture land 9674.716 Sq Mtr net Plot area (actual plot area 9538.604 Sq Mt) being a portion of the entire land bearing Khasra/Survey No. 43/2 of Mouza GOTALPANJRI, Patwari Halka No. 38-A, TOGETHER WITH the entire R.C.C superstructure comprising Apartment No. 403 covering a carpet area of 40.21 Sq Mtr on the Fourth Floor in TYPE-1 (BLOCK-A) of the building proposed to be constructed thereon and to be known as "KASTURI NAGAR", situated at village-Gotalpanjari, within the limits of Nagpur Improvement Trust, Metro Region, Nagpur and Grampanchayat Vela Harishchandra in Tahsil- Nagpur (Rural) and District Nagpur On the East: Khasra No. 43/1 & School, On the West: Khasra No. 42, On the North: Khasra No. 44, On the South: Shankarpur Gotalpanjri Road	Rs. 13,24,142/- as on 06/02/2024 plus further interest, charges and cost thereafter	Reserve Price : Rs. 19,80,000/- Earnest Money Deposit (EMD) Rs. 1,98,000/- Bid Increment Amount : Rs. 10000/-
5.	Mrs. Eram Mohammed Ahmed Farooqui Add: Flat No. 102, First Floor, Kirtish Levels Gujjar Wada Kothli Road Mahal Nagpur 440032	All That 12.50% share and interest in ALL THAT piece and parcel of land admeasuring 307.935 Sq Mtr (i.e. 3313.380 Sq Ft) being the South, West, Northern portion out of the total property admeasuring 4950.47 Sq Ft (or 459.91 Sq Mtr) bearing Corpn House No. 69, of Mouza Nagpur bearing City Survey No. 283/1-K, Sheet No. 223, situated in Gujjar Wada, Kothli road, Mahal, Nagpur-440032, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur and the Plot is bounded as under ON THE EAST: Plot bearing C.S. No. 287, 288 & 290 ON THE WEST: Plot bearing C.S. No. 284, ON THE NORTH: Plot bearing C.S. No. 283/1B, 286, ON THE SOUTH: Road SECOND SCHEDULE ALL THAT R.C.C. Superstructure comprising Flat No. 102 covering a built-up of 73.83 Sq Mtr on the First Floor of the Scheme known as "KIRTISH LEVELS" constructed on the said piece and parcel of Land admeasuring 307.935 Sq Mtr (i.e. 3313.380 Sq Ft) being the South, West, Northern portion out of the total property admeasuring 4950.47 Sq Ft (or 459.91 Sq Mtr) bearing Corpn House No. 69, of Mouza Nagpur bearing City Survey No. 283/1-K, Sheet No. 223, situated in Gujjar Wada, Kothli road, Mahal, Nagpur -440032, within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur	Rs. 48,32,281.00 as on 31.08.2024 plus further interest, charges and cost thereafter	Reserve Price : Rs. 54,00,000/- Earnest Money Deposit (EMD) Rs. 5,40,000/- Bid Increment Amount : Rs. 10000/-
6.	Mr. Ravindra Maruti Kamble Mrs. Vaishali Ravindra Kamble Add: Apt No. 102, 1st floor, Shree Ganesh-II Apartment, Plot No. 23, Mouza-Nara, Nagpur-440030.	APARTMENT NO.102, Together With R.C.C. Superstructure with covering a Built up area 42.5093 sq. mt. on the FIRST FLOOR of a building constructed thereon and known and styled as "SHREE GANESH - II APARTMENT" and ALL THAT UNDIVIDED SHARE 19.450512 (%) share and interest in ALL THAT piece and parcel of land bearing plot no. 23 kh. no. 141, 142 & 147 Mouza-Nara p.h. no. 11 bearing Sheet No. 665/94. 635/96, City Survey No. 481 in the layout of Shri Sai Sewashram Sahakari Gruhnirman Sanstha Ltd., Nagpur and bounded as under: On the East: Plot No. 24, On the West: Plot No. 22, On the South: Road, On the North: Flat No. 101	Rs. 16,58,510/- as on 14/07/2023 plus further interest, charges and cost thereafter	Reserve Price : Rs. 23,91,000/- Earnest Money Deposit (EMD) Rs. 2,39,100/- Bid Increment Amount : Rs. 10000/-

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

The intending Bidders/Purchasers are requested to get themselves registered on portal (<https://baanknet.com>) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders/purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The Bidders/purchasers has to transfer the EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.

Date & Time of e-Auction: 25.08.2025, Time of e-Auction from 11:00 am to 4:00 pm with unlimited extensions of 10 minutes each.
Date and Time for Inspection of the Properties: 22.08.2025 & 25.08.2025 from 11:00 am to 5:00 pm with prior appointment

For more details please contact (For properties mentioned at Sr. No. 1 AMC Venture - 79721 45613, For properties mentioned at Sr. No. 2 Mr. D.S. Wankhede-7499094350, For properties mentioned at Sr. No. 3 to 6 & Mr. Amrar Nakhale - 9767446453 and for Properties at Sr. No. 7 & 8 Mr Akhil Satfale-8805471245 E-mail: sbi.10288@sbi.co.in For detailed terms and conditions of the sale, please refer of link provided in State Bank of India, the secured Creditor website <https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-auctions> & E-auction site URL: <https://baanknet.com>.

Date : 20/07/2025
Place : Nagpur



(Authorised Officer) State Bank of India
Retail Assets Central Processing Centre