SBI भारतीय स्टेट बैंक State Bank of India

HOME LOAN CENTRE-2 NAGPUR

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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 Securitization 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 to the Borrower (s) and Guarantor (s) that the below described Immovable property mortgage/charged to the Secured Creditor, the **"Physical Possession"** of which has been taken by the Authorized Officer of **State Bank of India, H.L.C.-II. Nagpur,** the secured creditor, will be sold on **"As is Where is", "As is What is" and "Whatever there is" and "Without Recourse"** basis on **28-10-2026.**

The details of Borrower (s), Guarantor (s) and Description of property and Terms and Conditions of the e-Auction specified as under.

Sr. No.	Name of Borrower(s) and Guarantor (s)	Description of the Property Mortgage	O/s Dues for Recovery of which Property/ies is/are being sold	Reserve Price (Rs.)	Details
1.	**Mr. Aditya S/o Dinesh Kelkar**	ALL THAT R.C.C. Superstructure comprising of Apartment No. 707, having Carpet Area of 44.86 Sq. Mtrs. On the 7 th Floor of the Building -2 (Block-D) known as TULIP-2, along-with 0.510% proportionate undivided share and interest in the land in the entire area known as "GREEN CITY-4", developed on ALL THAT Piece and parcel of land bearing Kh. Survey No. 14/2/1, admeasuring about 0.624383 H.R. (i.e., 6242.83 Sq. Mtrs.), Land Revenue Rs. 624.00 with Occupant Class I Bhumiswami rights, situated at Mouza - GOTAL-PANJRI. P.H. No. 38/A, Tehsil: NAGPUR (RURAL), District: NAGPUR and the entire **area is bounded as under: -** ON THE NORTH: - KH. SURVEY NO.14/3, ON THE EAST : - PANDHAN, ON THE WEST : - KH. SURVEY NO.21, ON THE SOUTH :- KH. SURVEY NO.14/1 **AND THE APARTMENT IS BOUNDED AS UNDER**: ON THE NORTH: - FLAT NO. 708, ON THE EAST :- ROAD, ON THE WEST : - LOBBY & STAIRS, ON THE SOUTH: - ROAD	Rs. 25,41,864/- As on 06-11-2025 + Further Interest, charges ad cost thereafter	Rs. 22,50,000/-	Earnest Money Deposit (EMD)/ Rs. 2,25,000/-, Bid Increment amount of Rs. 10,000/-
2.	**Mr. Milind Ratnakar Sonkusare & Mrs. Sonal Milind Sonkusare**	ALL THAT R.C.C. Superstructure comprising of Apartment No. 107, having Carpet Area of 44.86 Sq. Mtrs. On the First Floor of the Building -2 (Block-D) known as TULIP-2, along-with 0.510% proportionate undivided share and interest in the land in the entire area known as "GREEN CITY-4", developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 14/2/1, admeasuring about 0.624383 H.R. (i.e., 6242.83 Sq. Mtrs.), Land Revenue Rs. 624.00 with Occupant Class I Bhumiswami rights, situated at Mouza - GOTAL-PANJRI. P.H. No. 38/A, Tehsil: NAGPUR (RURAL), District: NAGPUR. **and the entire area is bounded as under: -** ON THE NORTH: - KH. SURVEY NO.14/3, ON THE EAST:- PANDHAN, ON THE WEST:- KH. SURVEY NO.21, ON THE SOUTH: - KH. SURVEY NO.14/1 **And the said Apartment is bounded as under: -** ON THE NORTH: - FLAT NO. 108, ON THE EAST :- ROAD, ON THE WEST:- LOBBY & STAIRS, ON THE SOUTH: - ROAD	Rs. 28,15,698/- As on 20-12-2025 + Further Interest, charges ad cost thereafter	Rs. 22,68,900/-	Earnest Money Deposit (EMD)/ Rs. 2,26,890/-, Bid Increment amount of Rs. 10,000/-

Note: The payment of all stator/non-statutory dues, taxes, rate, assessment, charges, fees etc, owing to anybody shall be the sole 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. Date & Time of submission of Request Letter for participation/KYC Documents/Proof of EMD amt deposited etc. on Date 28.10.2026 before 11 a.m.

1) Interested bidder may deposit Pre-Bid EMD with MSTC before **28-10-2026** Credit of pre-bid EMD shall be given the bidder only after receipt of payment in MSTC's Bank account and updating of such information in the e-Auction website. This may take some time as per banking process hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any lastminute problem.

2) The successful bidder shall immediately pay 25% of the amount of sale price (inclusive of the earnest money already deposited) on the same day or not later than next working day from the date of confirmation of sale in favor of Secured in the accounts as mentioned herein above. The balance 75% of sale price shall be paid on or before 30 days of confirmation of sale in case of default of payment within the prescribed time mentioned above, the amount deposited by the purchaser shall be forfeited by the Secured creditor and the property shall be resold by the Secured creditor.

Date & Time of e-Auction 28-10-2026 from 11.00 A.M. to 5.00 P.M. with unlimited extensions of 10 minutes each.

Date & Time of Inspection of the properties: 26.10.2026 & 27.10.2026 from 11.00 A.M. to 5.00 P.M.

For more details, please contact for property no. 1 Mr. D.S. Wankhede- Mob- 7499094350 and For Property no. 2 Mr. Amar Nakhale Mob- 9767446453 or e-MAIL: SBI.64219@SBI.CO.IN FOR DETAILED TERMS AND CONDITIONS OF THE SALE, please refer of link provided on website https://bank.sbi/web/sbi-in -the news/auction-notices/banke-auctions & E-auction site URL: https://baanknet.com

Date: - 15.10.2026, Place: - Nagpur

Sd/-(Authorized Officer) State Bank of India, H.L.C.-II, Nagpur