SBI भारतीय स्टेट बैंक State Bank of India

Home Loan Centre-1, NAGPUR, Administrative Office,
1st Floor, Sardar Vallabhbhai Patel Marg, Nagpur - 440 001.
Email: sbi.10288@sbi.co.in, Tel.: 0712-6137474

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, HLC-1, Nagpur** the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS"** basis on Dated **14.10.2026.**

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 Immovable Property	O/S Dues for Recovery of which Property/ies is/are being Sold	Reserve Price (Rs.)	Details
1.	Mr. Ankit Nagsen Patil	**SCHEDULE OF PROPERTY-A** **(Description of Total Property)** ALL THAT piece and parcel of Plot No. 19 in Block-N (as per Regularization Letter & Property Card) N-19 (as per Sale Deed) containing by total admeasuring 1500.00 Sq Ft (as per Sale Deed) 139.2930 Sq Mtr (as per Regularization Letter issued by the N17 in Mahadeo Nagar Grugh Nirman Co-operative Sanstha Ltd, Sakkardara Chowk Nagpur being a portion of the entire land bearing Survey/Khasra No. 21/3,24, 26, 27, 28, 29/2 & 30 of Mouza Kachimet, PH No. 7 having Municipal Corporation House No. 1758/E/191, Sheet No. 12 & 28, City Survey No. 21, situated at Ward No. 73, Kachimet, Nagpur within the limits of NMC & NIT, Nagpur, Teh. and District Nagpur and the said plot of land is bounded as under: On the East by: Plot No. 18, On the West by: Plot No. 20, On the North by: Plot No 10, On the South by: 9.00 Mtr Wide Road. **SCHEDULE OF PROPERTY-B** **(DESCRIPTION OF FLAT/APARTMENT)** All that proportionate undivided share and interest in the total land fully described in the Schedule of Property-A herein above, along with RCC Superstructure bearing Flat/Apaprments No. 301 on Third Floor of the building named and styled as "CHERRY HEIGHTS" to be constructed on the aforesaid said piece of land and the apartment having Built up area of 43.189 Sq Mtr and Super built up area of 992.839 Sq Ft (92.237 Sq Mtrs) along with all easementary rights appurtenant thereto having 25.00% undivided and proportionate share and in common area.	Rs. 1,13,98,996/- as on 29/10/2025 plus further interest, charges and cost thereafter	**Rs. 41,62,590/-**	Earnest Money Deposite (EMD) Rs. 4,16,259/-Bid Increment Amount (Rs. 10000/-)
		SCHEDULE OF PROPERTY - A **(Description of Total Property)** ALL THAT piece and parcel of Plot No. 19 in Block-N (as per Regularization Letter & Property Card) N-19 (as per Sale Deed) containing by total admeasuring 1500.00 Sq Ft (as per Sale Deed) 139.2930 Sq Mtr (as per Regularization Letter issued by the N17 in Mahadeo Nagar Grugh Nirman Co-operative Sanstha Ltd, Sakkardara Chowk Nagpur being a portion of the entire land bearing Survey/Khasra No. 21/3, 24, 26, 27, 28, 29/2 & 30 of Mouza Kachimet, PH No. 7 having Municipal Corporation House No. 1758/E/191, Sheet No. 12 & 28, City Survey No. 21, situated at Ward No. 73, Kachimet, Nagpur within the limits of NMC & NIT, Nagpur, Teh. and District Nagpur and the said plot of land is bounded as under: On the East by: Plot No. 18, On the West by: Plot No. 20, On the North by: Plot No 10, On the South by: 9.00 Mtr Wide Road **SCHEDULE OF PROPERTY - B** **(DESCRIPTION OF FLAT/APARTMENT)** All that proportionate undivided share and interest in the total land fully described in the Schedule of Property-A herein above, along with RCC Superstructure bearing Flat/Apaprments No. 401 on Fourth Floor of the building named and styled as "CHERRY HEIGHTS" to be constructed on the aforesaid said piece of land and the apartment having Built up area of 43.189 Sq Mtr and Super built up area of 992.839 Sq Ft (92.237 Sq Mtrs) along with all easementary rights appurtenant thereto having 25.00% undivided and proportionate share and in common area.		**Rs. 41,62,590/-**	Earnest Money Deposite (EMD) Rs. 4,16,259/-Bid Increment Amount (Rs. 10000/-)

Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., shall be borne by the 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 required 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 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 14.10.2026, 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: 07.10.2026 & 08.10.2026 from 11:00 am to 4:00 pm with prior appointment

For more details please contact (For properties mentioned above) **Mr. Amar Nakhale** - 9767446453, E-mail: sbi.10288@sbi.co.in

For detailed terms and conditions of the sale, please refer the link provided in State Bank of India, the secured Creditor website https://bank.sbi & E-auction site URL: https://baanknet.com.

Date: 22.09.2026
Place: Nagpur

Sd/-
Authorised Officer,
State Bank of India, Home Loan Centre-1, Nagpur.

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