SBI भारतीय स्टेट बैंक State Bank of India

**Home Loan Centre (HLC) II - Nagpur**
**Administrative Office, 3rd Floor, Sardar Vallabhai Patel Marg, Nagpur - 440001, Tel No:0712-6137397, Email: sbi.64219@sbi.co.in**

# E-AUCTION 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) & Guarantor(s) that the below described immovable property mortgaged/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 &Terms & Conditions of the E-Auction specified as under:

| Sr No | Name of the Borrower (s) & Guarantor (s) | Description of Property Mortgaged | O/S Dues for Recovery of which Property/ies is/are being sold | Reserve Price (in Rs.) | Details |
|---|---|---|---|---|---|
| 1 | Mr. Arvind Prabhakarrao Nimje & Mrs. Suvarna Arvind Nimje | R.C.C. Superstructure comprising Residential **Apartment No. 202,** situated on **Second Floor** of a building known and styled as **"NARMADA TULSI APARTMENTS"** , having built up area admeasuring about 49.84 Square Meters, together with 18.29% undivided proportionate share and interest in All THAT piece and parcel of land bearing Plot No. 64, admeasuring about 185.806 Square meters, situated at **Mouza: Manewada,** in the layout of Dobi Nagar Co-Operative Housing Society Ltd, Nagpur, bearing Khasra No. 39, 40, 41/1-2-3, P.H. No 39, bearing City Survey No. 567, Sheet No 411/30, Municipal corporation House No. 6580/64, Ward No. 14, situated at Naik Nagar within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust and **bounded as under:** On East : Road, On West: Plot No. 39, On South: Nallah, On North: Plot No. 63 | **Rs. 29,17,288.00/-** As on **24/08/2026** + Further Interest, charges and costs thereafter | **Rs. 16,88,000/-** | **Earnest Money Deposit (EMD): Rs. 1,68,800/-**<br>**Bid Increment Amount: Rs. 10,000/-** |
| 2 | Mr. Nayyar Abbas S/o Wajid Ali | ALL THAT R.C.C. structure comprising of Residential APARTMENT NO. 201, admeasuring 46.28 Sq. Mtr., Carpet Area or 720 Sq. Ft. (66.91 Sq. Mtrs.) Super built-up area ON SECOND FLOOR in a building known and styled as "BALAJI APARTMENT" constructed on the land bearing Municipal House No. G-7, Sheet No. 6, Block NO. 59 at Modi Padao Kamptee, within the limits of Municipal Council Kamptee, Tahsil Kamptee, District Nagpur and the said Apartment are **bounded as under:-** Towards East: House No. G-1, Towards West: Staircase & Flat No. 204, Towards North: Modi Padao Road, Towards South: Flat No. 202 | **Rs. 24,72,412.00/-** As on **24/08/2026** + Further Interest, charges and costs thereafter | **Rs. 14,00,000/-** | **Earnest Money Deposit (EMD): Rs. 1,40,000/-**<br>**Bid Increment Amount: Rs. 10,000/-** |

Note: The payment of all statutory/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 amount 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 last-minute problem.

2) The successful bidder shall immediately pay 25% of the 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 Creditor 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.

*The interested persons for inspecting the above properties, please contact For* **Property No. 1) Ajinkya Fating Mob: 8208985239 and Property No. 2) Mr. Amar Nakhale Mob: 9767446453 or**

***E-mail: sbi.64219@sbi.co.in. FOR DETAILED TERMS & CONDITIONS OF THE SALE, please refer to the link provided on website https://sbi.bank.in/web/sbi-in-the-news/auction notices/bank-e-auctions, & E-Auction Site URL: https://baanknet.com***

Sd/-

**PLACE : NAGPUR**
**DATE : 08/10/2026**

***(AUTHORISED OFFICER)***
***STATE BANK OF INDIA, HLC - II, NAGPUR***