SBI भारतीय स्टेट बँक State Bank of India

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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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Proviso 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 **27/10/2026.**

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 & Guarantor's	Description of the Immovable Property	O/s Dues for Recovery of which Property/ies is/are being Sold	Reserve Price (Rs.)	Details
1)	**Mr.Nikit Prakashrao Dalal**	**Schedule-I Description of Entire Land** All that piece and portion of land bearing Non Agriculture residential Plot No.5, containing by admeasuring plot area (18.50+22.50/2*49.00=1004.50 Sq. Mtr.) (10812.43 Sq feet) being part and portion the entire land bearing Khasara No.111/1 (Old Khasara No.289) of Mouza Godhani (Rly) P.H. No.12, Grampanchayat Godhani Rly, Tahsil Nagpur Rural and District Nagpur. Bounded : East-Plot No.6, West-Other Layout, North-Plot No.4 and portion of amenity space, South-15.00 Wide Shiv Pandhan Road **Schedule-II (Description of the Flat hereby sold)** ALL THAT R.C.C. Superstructure comprising of a residential Apartment/Flat No.302 on Third Floor having a built up area 47.18 Sq Mtr. thus the total Super built up area 91.805 Sq Mtr including Premium Area, balcony, double height terrace area and common areas and facilities provided in a building known as VENUTAI NAGARI provided as per Deed of Declaration constructed on the retainable land bearing Plot No. 5 along with 3.981% undivided share and interest in the Plot No. 5 containing by admeasuring plot area (18.50+22.50/2*49.00=1004.50 Sq. Mtr.) (10812.43 Sq feet) being a part or portion of the entire land bearing Khasara No.111/1 (Old Khasara No.289) of Mouza GODHANI (RLY), P.H. No.12, Grampanchayat Godhani RLY within a limits of Grampanchayat Godhani Rly, Tahsil Nagpur Rural and District Nagpur	**Rs. 34,73,993/-** as on **23/10/2025** plus further interest, charges, and cost thereafter	**Rs. 33,80,000/-**	Earnest Money Deposit (EMD) **Rs. 3,38,000/-** Bid increment Amount **Rs. 10,000/-**
2)	**1) Mrs.Usha Umesh Khungar 2) Mr.Indresh Umesh Khungar 3)Mrs.Sulakshana Umesh Khungar (Legal heir of Borrower Late Mr. Umesh Ramswaroop Khungar Ksatriya)**	The undivided 0.55% Share and interest in ALL THAT Piece & Parcel of land containing by admeasurement 45640 Sq Ft being a portion of entire land bearing Khasra No. 83/2 of Mouza Wadpakad togetherwith entire R.C.C. super structure comprising Apartment No. C-614 on Sixth Floor, covering super built up area 846 Sq Ft (78.59 Sq Mtr) in a multistoried building more popularly known and styled as "UTKARSH NIRMAN" bearing Corporation House No.151/614, Ward No.63, Sheet No.196/15, City Survey No.471, situated at Opposite Mangalwari Bazar,Sadar,Nagpur, alongwith all fixtures, wooden furniture, ceiling fans, water tank etc.,within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust,Nagpur, Tah. & Dist.Nagpur in the name of Mr. Umesh Ramswaroop Khungar Ksatriya (Deceased). Bounded : East-P.W.D. Bungalow & Compound, West-Road To Gaddigodam, North -Road to Kadbi Chowk, South-Property to Dr. Rangilal	**Rs. 32,58,176/-** as on **20/01/2026** plus further interest, charges, and cost thereafter	**Rs. 48,73,000/-**	Earnest Money Deposit (EMD) **Rs. 4,87,300/-** Bid Increment Amount **Rs. 10,000/-**

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 attending 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 have to transfer the EMD amount using online mode in their 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 their wallet, the interested bidder will be able to bid on the date of e-auction

Date & Time of E-Auction 27/10/2026, Time of E-Auction from 12:00 pm to 4:00 pm with unlimited extensions of 10 minutes each.

Date and Time for Inspection of the properties: 21/10/2026 & 22/10/2026 from 12:00 pm to 4:00 pm with prior appointment

For more details please contact (For properties mentioned above) Property No. 1 **Mr.Dharmapal Wankhede Mob.7499094350** & Property No.2 **Mr. Niraj Kashyap Mob. 9326027444 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.

Place : Nagpur Date : 24.09.2026

Authorised Officer
State Bank of India, HLC-1,Nagpur

NAGPUR

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