



**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-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 Dated 10.09.2025

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 Mortgage	O/S Dues for Recovery of which Property/ies is/are being Sold	Reserve Price (Rs.)	Details
1.	Mr. Gajanan Shankar Dhurde & Mrs. Pooja Gajanan Dhurde	A portion of land totally admeasuring 2994.00 sq.mtrs. out of the total plot area of 8230.765 sq.mtrs. i.e. 88595.95 sq.ft. (as per sanctioned building plan) under the entire scheme in the layout for four buildings at All that piece and parcel of Class-I land bearing Khasara No 68, totally admeasuring 1.19 H.R., Khata No. 132, situated at Mouza-Sukall (Gupchup), PH. No 45, Grampanchayat Suka (Gupchup), Tahsil Hingna, Dist. Nagpur. The boundaries of this entire land of the layout are as follows: On the East - Shri Waghmare's field and Hingna Gumgaon Road, On the West - Shri Badwalk's field (Kh. No. 70), On the North Shri Waghmare's field (Kh. No. 69), On the South-Shri Fulzele's field (Kh. No. 63) All that R.C.C. superstructure bearing RESIDENTIAL APARTMENT No. 206 on the Second Floor in the proposed multi-storeyed building No. 1 to be named and styled as "SHREE RAM APARTMENTS" on the land described fully in Schedule A of the property and having a carpet area of 50.694 sq.mtrs., together with a variable proportionate undivided 3.124% share in the land described fully in Schedule-A of the property above.	Rs.11,44,771/- as on Date 11-02-2022 plus further interest, charges and cost thereafter	14,96,000/-	Earnest Money Deposit (EMD) / Rs.149600/-, Bid Increment amount of Rs.10,000/-
2.	Mr. Arvind Prabhakar Rao Nimje & Mrs. Suvarna Arvind Nimje	ALL THAT Residential Flat bearing No. 202 situated on the Second Floor of the building known and styled as "Narmada Tulsi Apartments" and standing on the Plot Nos. 64, Adm area 49.84 sq m; with 18.29 % undivided share and interest in land bearing Plot No 64, Corp H.No. 6580/64, W.No. 14, Khg 39,40,41/1,2,3, Mz Manewada, CTS No 567, Sheet No 411/30, in the Layout of Dobi Nagar Co-op Housing, Soc. Ltd, Nagpur, and bounded as follows: East: Road, West: Plot No 39, North: Plot No 63, South: Nallah	Rs. 19,51,780/- as on Date 12-07-2022 plus further interest, charges and cost thereafter	17,13,000/-	Earnest Money Deposit (EMD) / Rs.171300/-, Bid Increment amount of Rs.10,000/-
3.	Mr. Santosh Diwakar Elentiwar	The undivided 0.4885 share and interest in all those pieces and parcel of amalgated plots bearing 11 to 32 in sector 3 containing by admeasurements 8141.11 sq.mtrs. being a portion Non Agricultural land containing by admeasurement 42174.69 sq.mtrs. excluding Public Utility Land, vacant plots of the entire land bearing Kh No.44-A and 50 containing by admeasurements 4.09 Hectares and 3.52 Hectares thus containing by total admeasurement 7.61 Hectares of Mouza PI-PRI, PSK78, together with the entire RCC superstructure comprising Type 1, Apartment No.103 covering a carpet area of 42 sq.mtrs on the first floor of the building/wing F in sector 3 constructed on the said plots of the covering a super built up area of 60.11 sq.mtrs situated at village-Pipri in Tah--Hingna and District Nagpur and is bounded as under On North : Remaining portion of Khasra No 44, On South : By Road, On East : Khasra No 52 & Khasra No 51, On West : Khasra No 43	Rs. 4,21,109/- as on Date 06-04-2019 plus further interest, charges and cost thereafter	7,21,000/-	Earnest Money Deposit (EMD) / Rs.72100/-, Bid Increment amount of Rs. 10,000/-
4.	Mr. Surajsingh Salimsingh Matthu	THE UNDIVIDED 0.419 Percent share and interest in ALL THOSE Pieces and Parcel of amalgated Plots bearing 11 to 32 in Sector 3 containing by total admeasurements 8141.11 Sq. Mtrs. being a portion of Non Agricultural Land containing by admeasurement 42174.69 Sq. Mtrs (excluding Public Utility Land, Vacant Plots) of the entire land bearing Kh. Nos. 44-A and 50 containing by admeasurements 4.09 Hectares and 3.52 Hectares thus containing by total admeasurement 7.61 Hectares (OR 76,100 Sq. Mtrs.) of MOUZA PIPRI, PS.K. 78, TOGETHERWITH the entire R.C.C. Superstructure comprising Type "1" Apartment No. 004 covering a Carpet area of 33.94 Sq. Mtrs. (Built-up area of 38.274 Sq. Mtrs.) on the GROUND FLOOR of the Building! Wing "C" in SECTOR "3" out of the complex known and styled as "RAJU KUNAWAR'S-MYTOWN" constructed on the said Plots of land covering a Super Built-up area of 56.76 Sq. Mtrs. (OR 611 Sq. Fts.) situate at Village - Pipri, within the limits of the Gram Panchayat - Pipri, in Tahsil - Hingna and District - NAGPUR and the said entire lands bounded as under: ON THE EAST: BY KH.NO. 52 & KH. NO. 51, ON THE WEST: BY KH. NO. 43, ON THE NORTH : BY REMAINING PORTION OF KH. 44, ON THE SOUTH : BY ROAD	Rs. 4,04,546/- as on Date 12-04-2019 plus further interest, charges and cost thereafter	7,70,000/-	Earnest Money Deposit (EMD) / Rs.77000/-, Bid Increment amount of Rs. 10,000/-

5.	Mr. Nitin Kumar Bramhane & Mrs. Ritu Nitin Bramhane	<p>ALL THAT piece &amp; parcel of land bearing Plot No. 5, comprising out of Survey No. 248, 257/2, 258/1-G &amp; 258/1-K, 258/2 PH. No. 42, admeasuring about 18,682.009 Sq. Mtrs. of Mouza Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) &amp; District Nagpur &amp; plot of land is bounded as under: -ON THE EAST: 12.00 Mtrs. Road; ON THE WEST: Nalah; ON THE NORTH: Other's Land; ON THE SOUTH: 12.00 Mtrs. Road.</p> <p>ALL THAT piece and parcel of Apartment No. B8-B-103, on First Floor, Block No. B8, Building No. B, having built-up area admeasuring 38.75 sq. mtr. &amp; carpet area admeasuring about 41.10 sq. mtrs., &amp; Super built up area admeasuring 59.80 sq. mtr., covered in 1 Bedroom, 1 Kitchen &amp; 1 Hall along with Latrine &amp; bath together with 0.143% undivided proportionate share and interest in land (Inclusive of all utility areas) on "as is where is basis" in the cluster known as "SUDAMA" being the portion of "VRINDAVAN" constructed on said property as more particularly described in the First Schedule hereinabove written &amp; the apartment is bounded as under: ON THE EAST : Apartment No. B8-8-102; ON THE WEST : Apartment No. B8-B-106; ON THE NORTH : Apartment No. B8-B-104; ON THE SOUTH : Road.</p>	Rs.18,79,684/- as on Date 30-03-2023 plus further interest, charges and cost thereafter	19,00,000/-	Earnest Money Deposit (EMD) / Rs. 190000/-, Bid Increment amount of Rs. 10,000/-
6.	Mr. Mahendra Natthuji Dhapodkar	<p>ALL THAT piece &amp; parcel of land at Plot No. 87, KH, No 5/1 &amp; 5/2, PH No 74, Mouza Bothall having East-West length of 15 Mtrs, and North-South breadth of 10.11 Mtrs. Total area admeasuring 151.65 Sqmtrs (1632 Sq ft.), within the limits of Grampanchayat Bothall, Tahsil-Nagpur (Gramin), District-Nagpur.</p> <p>The said Plot is bounded as under :- On the East : Plot No 94, On the West : 6 Mtrs wide road, On the North : Plot no 88, On the South : Plot no 86</p>	Rs.1,70,986/- as on Date 01-07-2019 plus further interest, charges and cost thereafter	5,87,000/-	Earnest Money Deposit (EMD) / Rs. 58700/-, Bid Increment amount of Rs. 10,000/-
7.	Mr. Nayyar Abbas S/o Wajed Ali	<p>ALL THAT RCC 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-6, Towards West: Stair Case &amp; Flat No. 204, Towards North: Modi Padao Road, Towards South: Flat No. 202</p>	Rs.17,18,131/- as on Date 21-05-2023 plus further interest, charges and cost thereafter	17,03,000/-	Earnest Money Deposit (EMD) / Rs. 170300/-, Bid Increment amount of Rs. 10,000/-
8.	Mr. Uppuleti Raj Kumar Sallu	<p>The undivided 1.181 percent share and interest in All that piece and parcel of land containing by admeasurements 2982.62 Sq. Mtrs. (Or 32104.92 Sq. Ft) being a portion of the entire and bearing KH. No. 124 of Mouza Narsala, P.S.K. No. 37 together with the entire RCC Superstructure comprising Apartment No. 311 covering super built up area of 64.227 Sq. Mtrs. On the Third floor of a building constructed thereon and, known and styled as "ANAND MILLENIUM TOWER", situated at village Narsala in Tahsil Nagpur (Rural) and District Nagpur and bounded as follow: On East : By Kh. No. 157, On West : By 18.00 Mtrs. Wide Road, On North : By Kh. No 152, On South: By Kh. No. 157</p>	Rs.16,16,149/- as on Date 24-06-2021 plus further interest, charges and cost thereafter	25,00,000/-	Earnest Money Deposit (EMD) / Rs. 250000/-, Bid Increment amount of Rs. 10,000/-
9.	Mrs. Sangeeta Ashok Dadwani Mr. Manish Ashok Dadwani	<p>ALL THAT R.C.C. structure consisting of Residential Apartment No. 301, containing by admeasurements of about 83.962 Sq. Mtrs. Built up area situated at 3rd Floor in the Building known &amp; Styled as "HEER HEIGHTS-I", together with right to hold 25% proportionate undivided variable share and interest in the land bearing Plot No. 60, admeasuring 255.88 Sq. Mtr (2754 Sq. Ft) out of Kh. No. 31, Mouza Nari, bearing City Survey No. 44, Sheet No.928/(36), Mouza Nari in the Layout of Vimal Co-Operative Housing society Ltd, situated at Sarma Nagar, within the limit of Tehsil &amp; Dist. Nagpur</p> <p>The said Plot/Flat/Property is bounded as under: On The East : Plot No. 61, On the West : Plot No. 59, On the North : Plot No. 41, On the South : Road</p>	Rs.11,75,391/- as on Date 29-04-2022 plus further interest, charges and cost thereafter	15,55,000/-	Earnest Money Deposit (EMD) / Rs. 155500/-, Bid Increment amount of Rs. 10,000/-
10.	Mr. Kishor Gajananrao Dinekar & Mrs. Meenal Kishor Dinekar	<p>Apt 003 Type '2', of Built-up area of 44.15 Sq. Mtr, built up area of 61.22 Sq. Mtr on the Ground Floor of Wing 'D' in Cluster '3' of RCC Structure of Group Housing Scheme Styled as "KANCHAN GANGA". Along with THE UNDIVIDED 0.419 Percent share and interest in ALL THOSE Piece and parcel of Land admeasuring 68,900 Sq. Mtr (741640 Sq Ft.) bearing Khasra NO. 121, 175, 194/1, 194/3, 194/4 and 194/5 area 1.50 HR. 0.90 HR, 0.90 HR 0.90HR and 0.90 HR. Mouza Mondha, Tahsil -Hingna and District - Nagpur.</p> <p>On the East : Khasra No. 176, 177, On the West : Khasra No. 185, On the South : Khasra No. 188 &amp; 198, On the North : Road</p>	Rs.11,55,667/- as on Date 08-01-2019 plus further interest, charges and cost thereafter	11,47,000/-	Earnest Money Deposit (EMD) / Rs. 114700/-, Bid Increment amount of Rs. 10,000/-

11.	Mr. Bhushan Sunilrao Dandekar Mr Sunil Natthuji Dandekar	All that RCC superstructure comprising Flat NO. 102 on the 1 Floor of "INDRAPRASTHA RESIDENCY" Adm built up area of 44.215 Sq. Mtrs. (475.93 Sq. Ft.) Super built up area of Rs. 80.360 Sq. Mtrs. (865.00 Sq. Ft.) with undivided 6.697% share and interest in land bearing Plot NO. 5, Adm 501 Sq. Mtrs. (5392.76 Sq. Ft) KH. No. 87,88,89/A/2,89/B totally admeasuring about 10.75 HR, PH No. 46, Mouza Wagdara, Tah. Hingna, Dist.-Nagpur and bounded as below: By East : Plot No 4, By West : Plot No 6, By North : Plot No. 21, 22, By South : Road 24 Mtrs	Rs.3,89,507/- as on Date 09-11-2020 plus further Interest, charges and cost thereafter	27,25,000/-	Earnest Money Deposit (EMD) / Rs.27,2500/-, Bid Increment amount of Rs.10,000/-
12.	Mr. Omprakash Kumar	The 0.569 percent share and interest in All THAT Piece and Parcel of land bearing Plot NO 99 to 113 containing by admeasurement 6817.99 Sq. Mtrs. Being portion of the entire land bearing Kh. Nos 44-A and containing by admeasurements 4.09 Hectares and 3.52 Hectares thus containing by total admeasurements 7.61 Hectares (ie. 76100 Sq. Mtrs. (excluding Public Utility Land, Vacant Plots) of Mouza PIPRI, P.S.K. 78, TOGETHER WITH the entire R.C.C. Superstructures Comprising TYPE 1 Apartment NO. 203 Covering a Carpet area of 42.00 Sq. Mtrs. (Built-up area of 44.588 Sq. Mtrs.) & Super Built-up area of 60.11 Sq. Mtrs. (or 647 Sq. Ft.) on the SECOND FLOOR of the Building/Wing "B" in Sector "6" out of the complex to be known and styled as "RAJU KUNAWAR'S-MY TOWN proposed to be constructed on the said Plot of Land, Situate at Village -PIPRI, constructed on the said Plot of land. Situate at Village-PIPRI, Gram Panchayat-Wanadongri in Tahsil-Hingna and District-NAGPUR On the East : Kh. NO. 52 & Kh. No. 51, On the West : Khasra No. 43, On the North : Remaining Portion of KH. NO. 44, On the South : Road	Rs.6,50,236/- as on Date 07-02-2024 plus further Interest, charges and cost thereafter	8,78,000/-	Earnest Money Deposit (EMD) / Rs.87800/-, Bid Increment amount of 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 required to pay 1% TDS extra on property having Reserve Price more than Rs.50.00 lakhs. Date & Time for submission of Request letter. for participation/KYC Documents/Proof of EMD amt deposited etc. on **Date 10.09.2025 before 11.00 am**

Interested bidder may deposit Pre-Bid EMD with MSTC before **10.09.2025** Credit of Pre-bid EMD shall be given to 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 minutes problem.

and 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 confirmation of sale in favor of Secured in the account as mentioned herein above. The balance 75% of the 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 10.09.2025.mere Auction from 11.00 A.M. to 2.00 P.M. with unlimited extensions of 10 minutes each.**

**Date & Time for inspection of the properties: 05-09-2025 to 06-09-2025 from 11.00 A.M. to 5.00 P.M.**

For more details please contact (Mr. D.S. Wankhede - 7499094350. for properties mentioned at S. No. 1, Mr Akhil Saffale, Cell No. 8805471245 for properties mentioned at S. No. 2 to 4, Mr. Amar Nakhale Cell No. 9767446453 for Properties at S. No. 5 to 11, & Mr Aditya Rathi, Cell No. 9545602345 for properties mentioned at S. No. 12, 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: 14.08.2025**  
**Place: Nagpur**

**Sd/-**  
**(Authorised Officer)**  
**State Bank of India, RACPC-II, Nagpur**