



The South Indian Bank Ltd,
Collection & Recovery Department
 Mumbai Region, Ground Floor, "C" Building Chitrapur
 Co-Operative Housing Society Pandurang Marg,
 27th Road, Bandra West, Mumbai, Pin - 400 050

Ref: MUM/REC/MSME/260/2025-26

E - AUCTION SALE NOTICE

Date: 20.12.2025

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Borrowers

- 1) **M/s J.S Transport Corporation**, [A partnership firm represented by its partners]
 Shop No: 102, Heera Complex, Near Telephone Exchange SQ, Nagpur, Maharashtra-440008.
- 2) **Mr. Boney Singh Sidhu, [Partner- M/s J.S Transport Corporation]**,
 S/o Harbans Singh Sidhu, Plot No: 273, CA Road, Opp Dr. Bondre Clinic, Chhapru Nagar, Bhandewadi, Bagadganj, Mauda, Nagpur, Maharashtra-440008
- 3) **Mr. Hari Singh Sidhu @ Mr. Harisingh H Sidhu [Partner- M/s J.S Transport Corporation]**, S/o Harbans Singh Sidhu,
 Plot No: 273, CA Road, Opp Dr. Bondre Clinic, Chhapru Nagar, Bhandewadi, Bagadganj, Mauda, Nagpur, Maharashtra-440008
- 4) **Mr. Toney Harbans Singh Sidhu [Partner- M/s J.S Transport Corporation]**, S/o Harbans Singh Sidhu,
 Plot No: 273, CA Road, Opp Dr. Bondre Clinic, Chhapru Nagar, Bhandewadi, Bagadganj, Mauda, Nagpur, Maharashtra-440008

Notice is hereby given to the public in general and in particular to the borrower/legal heirs that the below described immovable property mortgaged to The South Indian Bank Ltd (Secured Creditor), the Symbolic Possession of which has been taken by the Authorised Officer of The South Indian Bank Limited (Secured Creditor), will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition on 17.01.2026 for recovery of an amount of Rs. 17,91,89,182.21 (Rupees Seventeen Crore Ninety One Lakhs Eighty Nine Thousand One Hundred Eighty Two and Paise Twenty One Only) as on 20.12.2025 with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited, Branch Nagpur (Secured Creditor), from the above mentioned Borrowers

Immovable Property -1

Name of Property Owner	Mr. Hari Singh Sidhu and Mr. Boney Singh Sidhu
Description of property	All the piece and parcel of land bearing NIT leasehold Plot No.48, admeasuring about 14300 Sq ft. (1328.51 Sq Mtr.) as per NIT lease deed and as per city survey records it is 1381.30 Sq Mtr. of area along with building, shed and all other constructions, improvements, easementary rights existing and appurtenanat thereon situated at Khasra No: 261, bearing Sheet No. 28/155, CRS Sec III Scheme NIT Lakadganj layout/ precinct Nagpur, City Survey No.112, Ward No.23, within the limits of N.M.C Tahsil and District Nagpur and owned by Mr. Hari Singh Sidhu and Mr. Boney Singh Sidhu; more fully described in Indenture of Lease No.564 dated 04.04.1997 of SRO Nagpur-3, Relinquishment Deed 5522 dated 31.07.2023 of SRO Jt. Nagpur City No: 6 and Correction Deed No.5641 dated 07.08.2023 of SRO Jt Nagpur City No:6 and bounded as follows (as per deed of Indenture of Lease No: 564): North : Road, East : Plot No.49, South : Road, West : Plot No.46, 47.
Reserve Price	Rs.14,30,00,000/- (Rupees Fourteen Crore Thirty Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 1,43,00,000/- (Rupees One Crore Forty Three Lakhs Only) EMD shall be deposited on or before 16.01.2026 till 04.00 PM
Bid Increment amount	Rs.50,000/-
Date and time of E-auction	17.01.2026 from 11.00 AM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Nil Encumbrances from 01.01.2006 to 06.10.2025

Immovable Property -2

Name of Property Owner	Mr. Hari Singh Sidhu, Mr. Boney Singh Sidhu & Mr. Toney Harbans Singh Sidhu
Description of property	All that piece and parcel of Plot No. 84 admeasuring about 1073.91 Sq Mt i.e.11559.56 Sq ft along with buildings, being the portion of land out of entire area of scheme admeasuring about One Lac Sq Mtr, being Survey No.56/1, 56/6, 56/7, 56/8 and 56/9 in all admeasuring about 10 Hectors, Mauza: Kapsi (Kh.), P.H No.35, along with tin Shed admeasuring about 2500 Sq ft. and compound wall all other constructions, improvements, easementary rights existing and appurtenanat thereon situated at Umiya Audhyogik Sahakari Vasahat, Nagpur, Kapsi (Kh). Tahsil Nagpur (Rural) and District : Nagpur and owned by Mr. Hari Singh Sidhu, Mr. Boney Singh Sidhu & Mr. Toney Harbans Singh Sidhu; more fully described in Deed of Assignment of Lease Hold Rights No. 4327 of 2006 dated 30.07.2006 (registered on 31.08.2006) of SRO Nagpur(Gramin) and Lease Deed no: 4722 dated 07.06.1999 of SRO Nagpur-1 and bounded as follows(as per the deeds) : North : Plot No.86, East : Plot No.85, South : Layout Road, West : Layout Road.
Reserve Price	Rs.2,08,07,000/- (Rupees Two Crore Eight Lakh Seven Thousand Only)
Earnest Money Deposit (EMD)	Rs. 20,80,700/- (Rupees Twenty Lakh Eighty Thousand Seven Hundred Only) EMD shall be deposited on or before 16.01.2026 till 04.00 PM
Bid Increment amount	Rs.50,000/-
Date and time of E-auction	17.01.2026 from 11.00 AM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank	Nil Encumbrances from 01.01.2006 to 06.10.2025

For detailed terms and conditions of the sale, please refer to the link provided in web portal of South Indian Bank Ltd, (Secured Creditor) website i.e. www.southindianbank.com. Details also available at <https://bankauctions.in>

For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact The South Indian Bank Ltd Branch Nagpur during working hours or may contact 9446894511 / 9074563915 at the South Indian Bank Ltd, Collection and Recovery – Mumbai

Date : 20.12.2025

Place : Mumbai

SD/-
AUTHORISED OFFICER