

**APPENDIX- IV-A" [See proviso to rule 8 (6)]**  
**Sale notice for sale of immovable properties**

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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules,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 Authorized Officer of Indian Bank, SAM branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.03.2025 for recovery of Rs. 111,80,91,635.65/- (Rupees One Hundred Eleven Crores Eighty Lakhs Ninety One Thousand Six Hundred Thirty Five and Sixty Five Paise Only) as on 31.12.2024 and further interest and cost from 01.01.2025 due to the Indian Bank, SAM Large Branch Mumbai, Secured Creditor, from M/s SBM Paper Mills Private Limited (Formerly known as Seth Bankatlal Malu Industries Private Limited) Through Managing Director 1186, Radha Niwas, Bhavsar Chowk, Gandhibag Nagpur - 440002 Maharashtra

Satyanarayan B. Malu Plot No.1418 D, Near Haldiram Bungalow Deshpande Layout, Wardhman Nagar, Nagpur, Maharashtra, 440008, India,

Ramesh S. Malu 1186, Radha Niwas, Bhavsar Chowk, Gandhibag Nagpur - 440002 Maharashtra

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

**Detailed Description Mortgaged Assets item wise**

Non-Agricultural Land (0.40 Hectare) at Survey No.115, Mouza-Patansaongi, P.H no.51 with Class I Bhumiswami rights, situated at Pansaonghi, Tahsil-Saoner & District-Nagpur East – By Agriculture Land of Shri BobdeWest – By Khapa Patansaongi Road North – By Nallah South – By Agriculture Land of Shri Ghate

Reserve Price	EMD Amount	Bid incremental amount	Property ID No.
Rs 27.00 Lakhs	Rs. 2.70 lakhs	Rs.1,00,000/-	IDIB30013394746B

**Encumbrances on Property- Revenue Department of amount Rs. 1,42,560/- and duly mutated in the records**

**Date and time of e-auction-15.03.2025 -- 11.00 AM to 04.00 PM**

**Date and time of inspection-07.03.2025 -- 03:00 PM to 04:00 PM**

Interested bidder may apply bid for the said property individually as per Reserve Price fixed above. Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>

**Authorized Officer: - Mr. Deepak Kumar Vaishnav (Mobile No. – 9950075555)**

**Date: 21.02.2025**

**Place: Mumbai**

**Authorized Officer  
Deepak Kumar Vaishnav**