



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, Home Loan Centre-II, Nagpur** the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" and "WITHOUT RE COURSE" basis on Dated **24.12.2025**

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.	Mrs. Shubhangi Shende W/o Satish Shende	ALL THAT residential Apartment Bearing No. 1006, Covering Built Up Area of 80.259 Sq. Mtrs, and Carpet Area of 75.66 Sq. Mtrs., Open Balcony Area of 14.098 Sq. Mtrs. and Carpet Area of Open Balconies 11.837 Sq. Mtrs., situated on the Tenth Floor, in scheme known and styled as Leverage Greenwoods Harmony Wing D, Together with Proportionate Undivided Share & interest of 0.646% in land of non-agricultural and NMRDA sanctioned layout under Group Housing Scheme, drawn on land of KH. NO. 152/3, admeasuring 0.81 HR Le 8100 sq. Mtrs. (Area after deduction of Open Space, DP Road etc. is 6,684.730 Sq. Mtrs), of Mouza-Pipla, P.H. No. 38, Situated at Gram panchayat Pipia (Ghogli), Tah. Nagpur (Rural), Dist. Nagpur & bounded as under: LAND BOUNDRIES as under: To the East-Kh. No. 152/2, To the West: Kh. No. 153, To the North: Kh. No: 152/1, To the South: Kh. NO. 123 FLAT BOUNDARIES as under: To the East-152/2, To the North Kh No. 152/1, To the West: Flat No. 1005, To the South Flat No. 1007	Rs.45,64,446/- as on Date 19-06-2024 plus further interest, charges and cost thereafter	47,19,000/-	Earnest Money Deposit (EMD) / Rs.4,71,900/-, 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 **24.12.2025 before 11.00 am**

Interested bidder may deposit Pre-Bid EMD with MSTC before **24.12.2025** 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 24.12.2025. 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: 17-12-2025 to 18-12-2025 from 11.00 A.M. to 5.00 P.M.

For more details please contact (**Mr. Gajanan Dangore** - 9373213876. for properties mentioned at S. No. 1, 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: 25.11.2025

Place: Nagpur

Sd/-

(Authorised Officer)

State Bank of India, Home Loan Centre-II, Nagpur