State Bank of India
Stressed Asset Recovery Branch, Nagpur (SARB)

SARB : Nagpur Address: Stressed Assets Recovery Branch, First Floor, Plot No 14/E, Bhagwaghar Layout, Dharampeth, Near Children Traffic Park, Tq. & Dist.Nagpur-440010 (M S). Authorized Officer's Details: - Name: - Mr. Avijit Tewari, Mobile No.8819915300 (Chief Manager) Mobile No.9648083303 E-mail: sbi.10152@sbi.co.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 rea 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 properti mortgaged/charged to the Secured Creditor, the **"Physical Possession"** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditc will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS"** basis on **29.10.2026** for the recovery of respective amount, due to the State Bank of Ind (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under.

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) and Guarantor (s)	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Description of the Property/ies	Reserve Price	EMD Amount	Bid Incremen Amount
1.	**Mr. Vaishali Surendra Mohod and Mr. Pravin Pundlikrao Madghe (Borrowers)**	**Rs.43,88,849.00 (Rupees Fourty Three lakhs eighty-eight thousand eight hundred fourty nine only) as on 05.10.2026 plus accrued interest from 06.10.2026 + other charges, less (-) credit, if any there after.**	A residential flat situated in a building named Shanti Hills, and bearing flat no.104 on the First floor, having a Super built up area of approximately 891.91sq. ft. (82.86 Sq.mtrs.) which includes One living room, Two bed room, one kitchen, common bath room & WC and balcony as shown in the map and the areas falling under the common areas and common facilities with 6.25% undivided share in the land bearing layout converted Plot No. 49 admeasuring 2856.78 sq.ft. (265.50 sq.mtrs.) and plot no. 62 admeasuring 2856.78 sq.ft.(265.50 sq.mtrs.) adjoining each other, total admeasuring 5713.56 sq.ft. (531 sq.mtrs.) out of field Survey no. 51/1 & 51/2, situated at Mouje Khel Trambak Narayan, Taluka Achalpur and District Amravati, within the limits of Sub-registrar Achalpur City. Flat No.104 Which is bounded as: Towards East: Flat No. 103, Towards West: Plot No.63, Towards North: Narayanpur Road, Towards South: Flat No. 101 **Property Under Physical Possession.**	**Rs. 17,15,000/-**	**Rs. 1,71,500/-**	**Rs. 20,000/-**

Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will required to pay 1% TDS on property having Reserve Price more than **Rs.50.00 Lakhs.**

The e-auction will be conducted through Bank's approved service provider M/s SISL Infotech Pvt. Ltd. at their web portal https://baanknet.com. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on **https://baanknet.com.**

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website **https://baanknet.com**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website **https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others** and website **https://baanknet.com.**

Date and time of e-Auction: 29.10.2026, Time of e-Auction from 10:00 am to 5:00 pm with unlimited extensions of 10 minutes each.
Date and Time for Inspection of the properties: 23.10.2026 from 11:00 am to 4:00 pm.
Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on the above-mentioned date.
Enquiry Mr. Avijit Tewari (Chief Manager & Authorised Officer) Mobile No.8819915300
Mr. Arvindkumar Anuj Jaiswal (Dy Manager) Mobile No.8055215633

Date: 08.10.2026
Place: Achalpur

Sd/ (Authorised Officer)
State Bank of India
Stressed Asset Recovery Branch, Nagpur