

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

## Zonal Office Nagpur

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## E- Auction Sale Notice

### Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

### Date & Time of e-Auction 04.02.2026 from 10.00 A.M to 05.00 P.M.

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the immovable property with known encumbrances, if any and Name of Mortgager/ owner and the Type of the Possession & BAANKNET Property ID	Reserve Price, EMD, Bid Increase Amount
<b>Gandhibagh Nagpur Branch (Authorized Officer: Shri Anil Wable (CM) Mob No 8007872000)</b>			
1.	<p><b>M/s. Shri Mahalaxmi Traders (Borrower)</b>  <b>Proprietor Shri Nirmal Shrikishan Khandelwal</b>                      Address: C/o Jadhav Building Behind Police Chowki Near Poha Oli Nehru Putla Itwari, Nagpur 440002  <b>Shri Nirmal Kisan Khandelwal (Proprietor/ Guarantor) Smt Neha Nirmal Khandelwal (Guarantor)</b>                      Both Reside Add: Flat No 405 M S Complex Venkoba Muley Road Near Gandhi Putla Satranji Pura Itwari Nagpur 440002  <b>Shri Golu Arunrao Dudhe (Guarantor)</b>                      Add House No 838K Mendibag Road, Lalganj, Baraigi Pura, Itwari, Nagpur 440002</p>	<p><b>Type of possession: Physical   Property ID: IDIB030078571153</b>                      Equitable mortgage of all that piece and parcel of land situated at Residential Apartment no 301, comprising Super Built up area 1060.00 Sq Ft (98.47 Sq Mtrs) on the 4th Floor of the Building Known and styled as "M. S. Complex" with 1.433% undivided proportionate share, constructed on the land bearing plot no 1&amp; 2, bearing Municipal Corporation Houe No 586/074, Circle no 11/16, Ward no 35, City Survey no 246/6 and 146/2, Sheet no 157/158, Mouza Nagpur situated at Venkoba Muley Road, Itwari, Nagpur. The property is bounded as under <b>On the East</b> : Mahavir Palace, <b>On the West</b> : Passage &amp; Flat No 404, <b>On the North</b> : Road, <b>On the South</b> : Flat No 406 &amp; 407                      (Kindly note that the construction map of specified property is not approved by competent authority)</p>	<p><b>RP : Rs 18,00,000/-</b>  <b>EMD : Rs 1,80,000/-</b>  <b>BIA : Rs. 10,000/-</b></p>

**Total Dues in Rs. 31,00,681/- as on 27.02.2020 with further interest, costs, other charges and expenses thereon.**

**Prior Encumbrance: Not known to bank**

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 PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk.

For Registration status with **PSB Alliance Pvt. Ltd.** and EMD status, please contact [support.baanknet@psballiance.com](mailto: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 **Helpdesk No. 8291220220**

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

**This is also notice to the Borrowers/Guarantors/Mortgagors regarding the loan referenced above, concerning the scheduled sale on the specified date along with additional pertinent details.**

Place: Nagpur

Date: 17.01.2026

Authorized Officer,  
Indian bank