



The South Indian Bank Ltd.
Collection and Recovery Department - Mumbai
Ground Floor, "C" Building, Chitrapur Co-Operative
Housing Society Pandurang Marg, 27th Road, Bandra
West, Mumbai, Pin - 400 050, E-mail: ro1001@sib.co.in

E - AUCTION SALE NOTICE

Ref: MUM/REC/MSME/65/2025-26

Date: 08.07.2025

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.

Borrower

1) Mrs. Sejal-Nimish-Mehta (Proprietrix-M/s Krupa Incorporation)

Flat no: 201, Parichay Apartments, 2nd Floor, Behind Rainbow Medinova Hospital, 560, Ramdaspath, Nagpur, Maharashtra-440010. Also at:- SF 301, Bageshree Apartment, Plot No:133, Lendra Park, Ramdaspath, Nagpur, Maharashtra-440010

Guarantors

2) Mr. Nimish K Mehta @ Nimish Kishorlal Mehta

Flat no: 201, Parichay Apartments, 2nd Floor, Behind Rainbow Medinova Hospital, 560, Ramdaspath, Nagpur, Maharashtra-440010

3) Mrs. Harsha-K-Mehta @ Harsha Kishorlal-Mehta

Flat no: 201, Parichay Apartments, 2nd Floor, Behind Rainbow Medinova Hospital, 560, Ramdaspath, Nagpur, Maharashtra-440010

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 Physical 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 **04.08.2025** for recovery of an amount of **Rs.5,15,44,842.33 (Rupees Five Crore Fifteen Lakhs Forty Four Thousand Six Hundred Forty Two and Paise Thirty Three Only)** as on 07.07.2025 with future interest, costs and expenses etc. thereon due to The South Indian Bank Limited, Branch Sadar (Secured Creditor), from the above mentioned Borrower/Guarantors

Name of Property Owner:- Mr.Nimish K Mehta @ Nimish Kishorlal-Mehta
Description of property (a) All that piece & parcel of R.C.C Superstructure Apartment No: A-201 having a built up area of about 65.03 Sq.Mtrs on the 2nd floor of the building known as "Parichay Apartments" bearing Corporation House No: 559 and 560 & all other constructions, improvements, easementary rights existing and appurtenant thereon and undivided 10.60% share and interest in all that piece & parcel of land bearing Plot no: 30 in Civil Station Expansion Scheme admeasuring 6555 Sq.ft being a portion of the entire land bearing Kh Nos:148/1 of Mouza Lendhra, city survey Nos: 907 and 908 situated at Lendhra, Ramdaspath, Nagpur within the limits of the Nagpur Municipal Corporation ward No: 72, Nagpur Tahsil, Nagpur District & owned by Mr.Nimish K Mehta; more fully described in Gift Deed No: 8100/2021 dated 13.10.2021 of SRO Nagpur No: 4 & Sale deed no: 1715/2000 dated 05.10.2000 of SRO Nagpur No:3, & bounded(as-per-the-title-deed)-as-follows: North : Plot Nos: 3 and 4, East : Property of R.B.D Laxmanswamy, South : Plot No: 29, West : Road (b) All that piece & parcel of R.C.C Superstructure Apartment No: A-301, having a built up area of about 46.80 Sq.Mtrs on the 3rd floor of the building known as "Parichay Apartments" bearing Corporation House No: 559 & 560 & all other constructions, improvements, easementary rights existing & appurtenant thereon & undivided 7.51% share & interest in all that piece & parcel of land bearing Plot no: 30 in Civil Station Expansion Scheme admeasuring 6555 Sq.ft being a portion of the entire land bearing Kh Nos: 148/1 of Mouza Lendhra, city survey Nos: 907 and 908 situated at Lendhra, ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation ward No: 72, Nagpur Tahsil, Nagpur District and owned by Mr.Nimish K Mehta; more fully described in Gift Deed No: 8100/2021 dated 13.10.2021 of SRO Nagpur No:4 & Sale deed no: 1716/2000 dated 05.10.2000 of SRO Nagpur No:3 & bounded (as per the title-deed) as-follows: North : Plot Nos: 3 & 4 East : Property of R.B.D Laxmanswamy South :Plot No: 29, West : Road Item No: (a) and (b) properties will be sold in a single lot
Reserve Price:- Rs.1,02,90,000/- (Rupees One Crore Two Lakh Ninety Thousand Only)
Earnest Money Deposit (EMD):- Rs.10,29,000 /- (Rupees Ten Lakh Twenty Nine Thousand Only)
EMD shall be deposited on or before 02.08.2025 by 04.00 PM
Bid Incremental amount:- Rs.10,000 /-
Date and time of E-auction :- 04.08.2025 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 25.09.2017 to 16.05.2025

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://bankeauctions.com>
For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact South Indian Bank Ltd Branch Sadar during working hours or may contact 9448894511 / 9074563915 at the South Indian Bank Ltd-Collection and Recovery- Mumbai.

Date: 08.07.2025
Place: Mumbai

AUTHORISED OFFICER
(ASSISTANT GENERAL MANAGER)