

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Appendix IV-A [See Provision 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 provision 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, HLC-1 Nagpur the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on Dated 05.06.2025. 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 Borrowers & Guarantors | Description of the Property Mortgage | 0/5 Dues for Recovery of which Property/ies is/are being Sold | Reserve Price (Rs.) | Details |
|---------|--|---|--|---------------------|---|
| 1. | Mrs. Jayshree Pravin Tiple & Mr. Pravin Shrawanji Tiple Add: 2255-4, Bholewadi Kasba Hingna, Behind Grampanchayat Office, Hingna, Nagpur-441110 | All That R.C.C. Structure consisting of a residential unit having FLAT/APARTMENT No. 213, situated on the second floor of the B building, having built up area of 64.599 Sq. Mtr together with 0.6893% undivided proportionate share in retainable land admeasuring about 5831.3924 Sq mtr. In the scheme of Developer by name GREENFIELD constructed on retainable land admeasuring about 5831.3924 Sq Mtr, situated in the layout of Khasara No. 87, 88, 89A/2, 89B, admeasuring 10.75 hecter, at Mouza Wagdara, PH. No. 46, Tahsil-Hingna, District-Nagpur On the East: Flat No. 206, On the West: Road, On the North: Flat No. 214, On the South: Flat No. 212. | Rs. 24,22,021/- as on 27/09/2023 plus further interest, charges and cost thereafter | Rs. 31,30,000/- | Earnest Money Deposit (EMD) Rs. 3,13,000/- Bid Increment Amount (Rs. 10000/-) |
| 2. | Mr. Parag Prabhakar Rao Sardeshpande Add: Opposite GS Collage, Amrut Niketan Apartment, Amravati Road, Gorepath, Nagpur-440012 | All That R.C.C. Superstructure bearing residential Apartment No. 404 on Fourth floor having 75.695 Sq. Mtr Super Built Up Area, along with adjoining Open Terrace admeasuring 28.334 Sq. Mtr and Alternate Terrace admeasuring 7.788 Sq. Mtr in the building titled "Avighna Vihar-II", along with 3.9844% Undivided Share and Interest in All that piece and parcel of land bearing Residential Plot No. 6 admeasuring, 1001 Sq Min (Plot Size in Meter: (39+38/2)*26) in the sanctioned layout, being a part and parcel of entire land bearing Khasara No. 111/1, Mouza Godhani (Railway), PH.No. 12, Plot bearing Khasara No. 111/1/6, situated at Godni, within the limits of Grampanchayat Godni (Rly) in Tahsil Nagpur (Rural) and District Nagpur and bounded as under: On the East: Plot No. 7, On the West: Plot No. 5, On the North: Public Utility Land, On the South: 15.00 Meter Wide Road | Rs. 26,62,066/- as on 17/09/2024 plus further interest, charges and cost thereafter | Rs. 28,50,000/- | Earnest Money Deposit (EMD) Rs. 2,85,000/- Bid Increment Amount (Rs. 10000/-) |
| 3. | Mr. Rahul Ramkrushan Umredkar Add: Flat No. 201, 2nd Floor, "Kanchanganga", Near Shakil Press, Mondha, Tah. Hingna, Dist. Nagpur-441110. | All Those Pieces and Parcels of Land containing by admeasurements 68.900 Sq. Mtr (7,41,640 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 127, 175, 194/1, 194/2, 194/3, 194/4 and 194/5 of Mouza - Mondha, PS K. 49, situate at Village-Mondha, within the limits of the Gram Panchayat Mondha, in Tahsil-Hingna and District-NAGPUR and bounded as under: On the East: By Kh Nos. 176, 177, On the West: By Kh. Nos. 195, On the North: By Road, On the South: By Kh. Nos. 188 & 198 All That R.C.C. Superstructure comprising TYPE "2", Apartment No. 201 covering a Carpet Area 36.00 Sq mtrs. (Built-up area of 35.225 Sq mtrs) on the Second Floor of the Building/Wing "L" in CLUSTER "2" out of the complex to be known and styled as KANCHANGANGA proposed to be constructed on the aforesaid land covering a Super Built-up area of 55.09 Sq. Mtrs. including excluding any share in stair case and balconies for upper floors. Together with proportionate Undivided Share and Interest in the land described in first schedule. | Rs. 7,60,498/- as on 11/04/2023 plus further interest, charges and cost thereafter | Rs. 11,14,000/- | Earnest Money Deposit (EMD) Rs. 1,11,400/- Bid Increment Amount (Rs. 10000/-) |
| 4. | Anupam Trivedi Add: 7-1/30/1, Flat No. 204, Rajendra Apartment, Leela Nagar, Amreper, Hyderabad | The undivided 1.837% & 1.872% share and interest in All that piece and parcel of land bearing Plot Nos. 1 & 2, KH No. 110/1, 110/2, PH.No. 71 of Mouza - Shirul, Flat No. UGF-04, UGF-05 on upper ground floor in the building "Vyankatesh Arcade No 2" situated in the limits of the Nagpur Municipal Corporation, Ward No. 15, in Tahsil Hingna and District Nagpur. Bounded as under: On the North: Plot No. 7 & 8, On the East: Plot No. 3, On the West: Road, On the South: Road | Rs. 8,20,066/- as on 15/02/2018 plus further interest, charges and cost thereafter | Rs. 12,96,000/- | Earnest Money Deposit (EMD) Rs. 1,29,600/- Bid Increment Amount (Rs. 10000/-) |
| 5. | Dilip Belo & Anjani Belo Add: Quarter No. Map 185 D, TRS Road, Nera Urdu School, Central Railway Colony, Ajni, Nagpur | All that R.C.C. super structure comprising of a residential Flat No. 403, on Fourth Floor having a built-up area 35.445 Sq Mtr in the building known as "Sireyas Apartment" standing and constructed in the total area of Nagpur Improvement Trust, Nagpur at Banarjee Lay Out Babulkheda Lay out, Precinct Circle No. 2, Division No. 1, admeasuring about 371.612 Sq. Mtr (4000 Sq. Ft.) of Mouza-Babulkheda, Ward No. 14, bearing Municipal House No. 3910, City Survey No. 4043, Sheet No. 198/39, along with 4.835% proportionate undivided share and interest in the lease hold rights of the land including all fittings, connection, electric and water meters and Casementary rights appurtenant or belonging there to and including also the proportionate share and interest in the common areas and facilities provided to the said building within the limits of NIT & NMC under lease hold rights, in Tah and Dist. Nagpur and bounded as under: On the EAST: Flat No. 404, On the West: Plot No. 12, On the North: By terrace, On the South: Plot No. 26 | Rs. 16,60,951/- as on 12/09/2019 plus further interest, charges and cost thereafter | Rs. 13,50,500/- | Earnest Money Deposit (EMD) Rs. 1,39,050/- Bid Increment Amount (Rs. 10000/-) |
| 6. | Padmakar Bawane & Archana Bawane Add: Plot No. 35/A, Vijaykarni Pandit Nagar, Diamond Nagar Road, Nagpur | All that Tenament No. E/216 on Second Floor admeasuring 32.515 Sq. Mtr (or 350.00 Sq. Ft.) of Building E/216 along with undivided share in the land underneath and appurtenant to the Tenament, Situated in Wathoda street Scheme of NIT, at Nandanwan Gharkul, Kh. No. 319/1, 2 City Survey No. 101, Sheet No. 248, Mouza - Nagpur, Corporation House No. 1128/C/D/E/216, Ward No. 20, Nagpur, within the limits of NIT and NMC Nagpur, Tahsil and Dist. Nagpur and bounded as under: East: E-217, West: E-213, North: E-215, South: 210 | Rs. 16,62,044.00 as on 13/10/2022 plus further interest, charges and cost thereafter | Rs. 13,50,000/- | Earnest Money Deposit (EMD) Rs. 1,35,000/- Bid Increment Amount (Rs. 10000/-) |
| 7. | Mr. Gopal Keshavrao Patile & Mrs. Geeta Gopal Patile Add: Quarter No. 15, Kawelu Kwarter Darwaha Road Palaswadi, Police Lain, Near Dakshata Bhavan, Yavatmal - 445001 | The Undivided 0.369 Percent share and interest in ALL THAT piece and parcel of Non Agricultural land 9674.716 Sq Mtr net Plot area (actual plot area 9538.604 Sq. Mtr) being a portion of the entire land bearing Khasara/Survey No. 432 of Mouza Gotalpanjari, Palwari Halka No. 38-A, Together with the entire R.C.C. superstructure comprising Apartment No. 403 covering a carpet area of 40.21 Sq. Mtr on the Fourth Floor in Type 1 (Block-A) of the building proposed to be constructed thereon and to be known as "Kasturi Nagar", situated at Village-Gotalpanjari, within the limits of Nagpur Improvement Trust, Metro Region, Nagpur and Grampanchayat Vela Harishchandra in Tahsil Nagpur(Rural) and District Nagpur. On the East: Khasara No. 431/1 & School, On the West: Khasara No. 42, On the North: Khasara No. 44, On the South: Shankarpur, Gotalpanjari Road | Rs. 13,24,142/- as on 06/02/2024 plus further interest, charges and cost thereafter | Rs. 22,00,000/- | Earnest Money Deposit (EMD) Rs. 2,20,000/- Bid Increment Amount (Rs. 10000/-) |
| 8. | Rupesh Kendu Padal Add: A 14 Phase 3, Krishna Vihar, Isasani, Hingna, Nagpur | All that R.C.C. structure consisting of a residential unit having Flat/Apartment No. 200-H, situated on the second floor, having built up area 50.59 Sq Mtr, together with 1.4644% undivided proportionate share in the said Plot No. 2, in the scheme by name "DAFFODIL" constructed on Plot No. 2 admeasuring about 2658.89 Sq Mtr (Net area as per release letter) situated in the layout of Kh./Survey No. 125, admeasuring about 2.12 H.R., land revenue 10.50, PH.No. 49, which is known as "HINGNA TOWN" situated at Hingna-Kawdas Road, Dhangarpura, Hingna, Mouza - Hingna, Tahsil-Hingna, District Nagpur. The Said plot is bounded as under: East - Road, West - Garden, North - Road, South - Plot No. 1 | Rs. 17,44,176.00 as on 08/04/2021 plus further interest, charges and cost thereafter | Rs. 18,00,000/- | Earnest Money Deposit (EMD) Rs. 1,80,000/- Bid Increment Amount (Rs. 10000/-) |

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

The intending Bidders/Purchasers are requested to get themselves registered on portal (<https://baanknet.com>) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders/purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for Bid with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.

Date & Time of E-Auction 05.06.2025, Time of E-Auction from 11:00 am to 4:00 pm with unlimited extensions of 10 minutes each.

Date and Time for Inspection of the properties: 02.06.2025 & 04.06.2025 from 11:00 am to 4:00 pm with prior appointment

For more details please contact (For properties mentioned at Sr. No. 1 **AMC Venture - 79721 45613**, For properties mentioned at Sr. No. 2 **Mr. D.S. Wankhede - 7490904350**, For properties mentioned at Sr. No. 3 to 6 & **Mr. Amrur Nakhala - 9767446453** and for Properties at Sr. No. 7 & 8 **Mr. Akhil Sathale - 8805471245** E-mail: sbl.10288@sbi.co.in For detailed terms and conditions of the sale, please refer to link provided in State Bank of India, the secured Creditor website <https://bank.sbi/web/sbi-in-the-news/auction-notices/banks-auctions> & E-auction site URL: <https://baanknet.com>.

Date: 30.04.2025

Place: Nagpur

(Authorised Officer)

State Bank of India, HLC-1, Nagpur