

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**APPENDIX- IV-A [See proviso to rule 8 (6)]**

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) 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 property mortgaged/charged to the South Indian Bank Ltd, Pune-Wakad Branch, the Physical Possession of which has been taken on 23.08.2022 by the Authorised Officer of The South Indian Bank Limited will be sold on "As is where is", "As is what is", and "Whatever there is" on **12.06.2023**, for recovery of an amount of Rs.3,32,05,870.29 (Rupees Three Crore Thirty Two Lakh Five Thousand Eight Hundred and Seventy and twenty nine paise only) as on 14.05.2023 with further interest and costs due to The South Indian Bank Limited, Branch Wakad - Pune, from borrower Shri. Nimbalkar Nandakumar Ramchandra and guarantor Smt. Ravina Nandakumar Nimbalkar Ramchandra both residing at Flat no. 105, Building W, Rohan Mithila Society, S. No.: 229 Viman Nagar, Pune, Maharashtra PIN 411014 and also at Ashirwad Society, Alandi Road, Near Jadhav Wasti , S No 124/2, Kalas, Pune , Dighi Camp, Pune, Maharashtra PIN 411015,

**DESCRIPTION OF THE IMMOVABLE PROPERTIES**

All the piece & parcel of the Industrial NA land bearing Gat No. 436 [Old Gat No. 346] area 51 Ares and Gat No. 445 area 21 Ares aggregate to area 72 Ares together with standing construction of industrial shed, Factory Building and allied structures standing thereof at village Kesnand, Grampanchayat Kesnand & within limits of Zillah Parishad Pune Tal- Haveli Dist- Pune within the limits of Pune Municipal Corporation, owned by Mr. Nimbalkar Nandakumar Ramchandra Vide Agreement to Sale Serial No. 1954/2018 made and executed between Mr. Kesharimal Kasturchand Oswal and Mr. Nimbalkar Nandakumar Ramachandra dated 19/03/2018, registered before SRO Haveli 8 Pune and Vide Sale Deed Serial No. 2117/2018, made and executed between Mr. Kesharimal Kasturchand Oswal and Mr. Nimbalkar Nandakumar Ramachandra dated 22.03.2018 registered before SRO Haveli 8 Pune.

**Boundaries:**

Gat No. 436 Area 51 Ares

On the East : By Gat No. 437

On the South : By Gat No.448 & Road.

On the West : By Gat No. 446

On the North : By Gat No. 445 & 446

Gat No. 445 Area 21 Ares.

On the East : By Gat No. 437

On the South : By Gat No. 436

On the West : By Gat No. 445 portion of land of Bhokare.

On the North : By Gat No. 445 portion of land of Mr. Hargude.

**REGIONAL OFFICE, MUMBAI**

RESERVE PRICE	Rs.4,00,00,000/- (Rupees Four Crore only)
EARNEST MONEY DEPOSIT (EMD)	Rs.40,00,000.00 (Rupees Forty Lakh only)
DATE OF SALE & TIME	12.06.2023 at 12.00 Noon
Date and time for submitting Tender along with EMD	12.06.2023 before 11.30 A.M.
Place of Sale	The South Indian Bank Ltd., The Orion, 4 <sup>th</sup> Floor, 5, Koregaon Park Road, Pune – 411001 (Phone: 8856979469, 62383 47955 )

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd, (Secured Creditor) website i.e. [www.southindianbank.com](http://www.southindianbank.com)

Date: 15.05.2023  
Place: Mumbai

For The South Indian Bank Ltd.

  
Authorized Officer  
(Regional Office, Mumbai)  
AUTHORISED OFFICER (Chief Manager)