STATE BANK OF INDIA **STRESSED ASSETS MANAGEMENT BRANCH – I,** Address of the Branch: The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai-400 005, E-mail ID of Branch:- sbi.04107@sbi.co.in	Authorized Officer's Details :- Name : Arvind Kaushik E-mail: team4.04107@sbi.co.in Mobile No. : 6201316071 & 8800841991 Landline No. (O) : 022-22177670

Annexure-A

E-AUCTION SALE NOTICE

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. AS WELL AS NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES.

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property u/s 13 (4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS BASIS".**

Name of Borrower(s)	1. **Mr. Dilip Kumar Premdas Sharda and Mrs. Sonia Dilip Kumar Sharda** Flat No. 1001/1002, Imperial CHSL, Ashar Residency Pokharan Road No. 2, Vasant Vihar, Thane West 400610. 2. **Mr. Dilip Kumar Premdas Sharda and Mrs. Sonia Dilip Kumar Sharda** C/O. Datalink Consultancy, Flat No. 1, 1st Floor, Shraddha Bhavan, Vishnu Nagar, Naupada, Thane 400602.
Name of Guarantor(s)	Nil
Outstanding Dues for Recovery of which Property/ies is/are Being Sold	Rs.6,35,38,755/- (Rupees Six Crores Thirty Five Lakhs Thirty Eight Thousand Seven Hundred Fifty five Only) as on 03.09.2023 + further interest & costs less subsequent recoveries if any.
Name of owner /Title Deed Holders	**Mr. Dilip Kumar Premdas Sharda and Mrs. Sonia Dilip Kumar Sharda**
Description of Property	Bunglow No 4, Banoo Manor, Area 305.80 Sq mt., Near Laxmi Vilas Bank, Azad Nagar, Andheri East, Mumbai 400069 land bearing Plot bearing CTS No. 166 admeasuring 305.8 sq. mtrs. of Village Gundavali, Taluka Andheri within the Municipal Limits of Municipal Corporation of Greater Mumbai.
Reserve Price (R. P.)	Rs.6,38,00,000/- (Rs. Six Crores and Thirty Eight Lacs only)
Earnest Money Deposit (EMD)	Rs.63,80,000/- (Rs. Sixty Three Lacs Eighty Thousand only)
Bid Increment Amount in multiple of	Bid increase amount Rs.2,00,000/-.
Date & Times of Inspection	Inspection on **01.09.2026** from 3:30 PM to 5:30 PM

Date & Time of E-auction	E-auction on **07.09.2026** from 11:00 AM to 3:00 PM
For Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc.	Online submission on E-auction site. https://www.baanknet.com

E-Auction is being held on **"AS IS WHERE IS", "AS IS WHAT IS BASIS"**, **"WHATEVER THERE IS BASIS".** and will be conducted "On Line". The auction will be conducted at the PSB Alliance webportal (https://www.baanknet.com)

For Property related queries please contact
Mr Arvind Kaushik, AGM, Mobile No 6201316071
Mr Kumar Pradyumn, Chief Manager, Mobile no 8800841991.

E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites:- (https://www.baanknet.com)

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, there may be some pending dues/ charges/ taxes which may have to be assessed/ paid by the successful bidder. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.

- It shall be the sole responsibility of the intending bidders to inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on auction on and claims/rights/dues affecting the secured assets, including the statutory dues and specifications before submitting the bid.
- The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned Authorised Officer; however, undersigned shall not be responsible / liable for any error, misstatement, or omission.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, society dues, any unpaid dues towards the secured asset etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of the successful bidder only.
- The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the co-operative society/authority in order to get the property conveyed in his/her favour as per the applicable law.

The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the e-auction are published in the following websites.
1.https://www.baanknet.com

Date : 18.08.2026 Authorized Officer,
Place: Mumbai State Bank of India