SBI State Bank of India

Authorized Officer's Details :-
Name : Arvind Kaushik **E-mail:** team4.04107@sbi.co.in
Mobile No.: 6201316071 & 9892333127
Landline No. (O) : 022-22177670

Stressed Assets Management Branch – I
Address of the Branch: The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Mumbai-400 005
E-mail ID of Branch: - sbi.04107@sbi.co.in

E-AUCTION SALE NOTICE

Annexure-A

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 . Date & Time of E-auction

Sr. No	Name of the Borrower & Guarantor	Description of Property	Outstanding dues for recovery of which property/ies is/are being sold	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection
(A)	(B)	(C)	(D)	(E)	(F)
1	**Mr.Sandeepkumar Premdas Sharda Guarantor : 1. Mr. Vedang Sharda 2. Mr.Dilipkumar Premdas Sharda 3. Mrs.Sonia Dilip Sharda**	Flat No. 1601, comprising an admeasuring area 54.35 Sq. mtrs. (Carpet Area) on 16th Floor, known as "PLATINUM TOWER-7", Casa Divine, D N Nagar Tirupati CHSL, D.N.Nagar, off J P Road, Andheri West Mumbai 400053 constructed on land bearing CTS No. 195 (Part) & Survey No. 106 (A), lying being situated at Village-Andheri, Taluka-Andheri Dist. Mumbai Suburban	Rs.,3,75,33,839/- (Rupees Three Crores Seventy Five Lakhs Thirty three Thousand Eight Hundred Thirty nine Only) as on 28.07.2023 + further interest & costs less subsequent recoveries if any.	**Rs. 2,00,00,000/-** **Rs. 20,00,000/-**	21.08.2026 from 3.00 PM To 5.00 PM
2	**Mr.Sandeepkumar Premdas Sharda Guarantor : 1. Mr. Vedang Sharda 2. Mr.Dilipkumar Premdas Sharda 3. Mrs.Sonia Dilip Sharda**	Flat No. 1606, comprising an admeasuring area 54.35 Sq. mtrs. (Carpet Area) on 16th Floor, known as "PLATINUM TOWER-7", Casa Divine, D N Nagar Tirupati CHSL, D.N.Nagar, off J P Road, Andheri West Mumbai 400053 constructed on land bearing CTS No. 195 (Part) & Survey No. 106 (A), lying being situated at Village-Andheri, Taluka-Andheri Dist. Mumbai Suburban	Rs.,3,76,27,619/- (Rupees Three Crores Seventy Six Lakhs Twenty Seven Thousand Six Hundred Nineteen only) as on 28.07.2023 + further interest & costs less subsequent recoveries if any.	**Rs. 2,00,00,000/-** **Rs. 20,00,000/-**	21.08.2026 from 3.00 PM To 5.00 PM
3	**Mr.Himanshu Lalit Kumar Sharda Guarantor : 1. Mr. Vedang Sharda 2. Mr.Dilipkumar Premdas Sharda 3. Mr.Sandeep Sharda 3. Mrs.Sonia Dilip Sharda**	Flat No. 1607, comprising an admeasuring area 54.35 Sq. mtrs. (Carpet Area) on 16th Floor, known as "PLATINUM TOWER-7", Casa Divine, D N Nagar Tirupati CHSL, D.N.Nagar, off J P Road, Andheri West Mumbai 400053 constructed on land bearing CTS No. 195 (Part) & Survey No. 106 (A), lying being situated at Village-Andheri, Taluka-Andheri Dist. Mumbai Suburban	Rs.,3,96,46,107/- (Rupees Three Crores Ninety Six Lakhs Forty Six Thousand One Hundred Seven only) as on 28.07.2023 + further interest & costs less subsequent recoveries if any.	**Rs. 2,00,00,000/-** **Rs. 20,00,000/-**	21.08.2026 from 3.00 PM To 5.00 PM

Date & Time of E-auction - E-auction on 31.08.2026 from 11:00 AM to 3:00 PM

Bid Increment Amount in multiple of Bid increase amount Rs.1,00,000/-.

For Submission of Request Letter ofParticipation / 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 web portal **(https://www.baanknet.com)**

For Property related queries please contact **Mr Mahendra Mudras, Manager, 9892333127.**

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.

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 TDS is applicable as per IT Act on the final loan amount.

The other terms and conditions of the e-auction are published in the following websites. **1. https://baanknet.com /**

Date : 24.07.2026 **Authorized Officer,**
Place: Mumbai **State Bank of India**

Sd/-

Date: 24.07.2026, Place: Mumbai **Authorized Officer, State Bank of India**