STATE BANK OF INDIA
Branch - Stressed Assets Management Branch –II ,
Raheja Chambers, Ground Floor, Wing –B, Free Press Journal Marg,
Nariman Point, Mumbai 400021
Tel No:022-41611403, Fax No:022-22811403,
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Authorised Officer's Details: -
Name- M Syam Kishore
Mobile No: -9985592115
Landline No.(O) :-022-41611402

Appendix – IV – A

[See Proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

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) of Security Interest (Enforcement) Rules, 2002

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS"** and on the terms and conditions specified hereunder.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
M/s. Advantage Overseas Pvt. Ltd.	**Corporate Guarantors:** 1. M/s. Advantage Oils Pvt. Ltd. 2. M/s. Asian Business Connections Private Limited **Personal Guarantors:** 1. Mr. Jijo John 2. Mr. Maneesh Kumar Singh 3. Mr. Shrikant Bhasi 4. Mr. Dinesh Arcot Chelvaraj 5. Mr. Gagan Sharma	**Rs.1408,57,30,754/- (Rupees One Thousand Four Hundred eight crores fifty seven lakhs thirty thousand seven hundred fifty four only)** + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) (Outstanding as on 31.12.2018)

Name of The Unit	Description of property/ies	a. Reserve Price b. Earnest Money Deposit (EMD)	Date & Time of e-Auction:	Date and time for submission of EMD and request letter of participation / KYC Documents/ Proof of EMD	Date & Time of Inspection property

				etc.	
M/s. Advantage Overseas Pvt. Ltd.	Land and Industrial construction thereon (i) Land bearing old khasra no. 155/1 area 8 bigha, khasra no.155/3 area 7 bigha 17 biswa, khasra no.155/4 area 10 bigha, khasra no.155/5, area 2 bigha and now new khasra no. 564/155 area 8 bigha, 566/155 area 7 bigha 17 biswa, 567/155 area 10 bigha, 568/155 area 2 bigha, total area 27 bigha 17 biswa located at village Ramganj, Bundi, Rajasthan. Registration dated 07.10.2016, book no.01, jild no.498, page no.116, serial no.2016004132 and book no.01, jild no.1646, page no.47 to 53 at Bundi. (ii) Land bearing khasra no.565/155, area 9 bigha located at village Ramganj, Bundi, Rajasthan. Registration dated 07.10.2016, book no.01, jild no.498, page no.115, serial no.2016004131 and book no.01, jild no.1646, page no.40 to 46 at Bundi. (iii) Land bearing new khasra no.5651155, area 3 bigha located at village Ramganj, Bundi, Rajasthan. Registration dated 07.10.2016, book no.01, jid no.498, page no.114, serial	**a) Rs. 24,00,00,000.00** **b) Rs. 2,40,00,000.00 (10% of the Reserve Price)**	**Date: 08.10.2026 Time: - 11.00 a.m. to 4.00 p.m**. with unlimited extensions of 15 Minutes each	**On or before 08.10.2026 before 10.00 a.m.**	**30.09.2026** **from 11.00 a.m. to 2.30 p.m.** Contact Person – Syam Kishore M Mobile- 9985592115

	no. 2016004130 and book no.01, jild no.1646, page no.33 to 39 at Bundi. With total area **(AMALGAMATED)** of 63985 Square metres approximately in the name of Corporate Guarantor **M/s Advantage Oils Private Limited**.				

***CARE : It may be noted that, this e-auction is being held on "As is where is basis, As is what is basis and Whatever there is basis "**

For detailed Terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor's website. www.sbi.co.in & https://baanknet.com

The property is being sold with all 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 claim /rights /dues.

The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It is not open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrance, litigations or any other ground whatso over.

The sale shall be subjected to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. **The Borrowers / Guarantors are hereby noticed that the property will be auctioned and balance if any will be recovered with interest and cost from you.**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites:
www.sbi.co.in and **https://baanknet.com**
Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on the above-mentioned date.

Bank website www.sbi.co.in	E-auction website

Property ID No	Property Location:
SBIN200014095578	

Date: 02.09.2026
Place: Mumbai

Authorized Officer
State Bank of India