SBI/RACPC/18964/2026-27/F-37419 Date: 14/10/2026

Without Prejudice
RPAD

Mr. SACHIN KHOPKAR & Mrs APARNA KHOPKAR (BORROWER)
C-174, Shivam Society, Opposite Ambe School, Manjalpur, Vadodara-390011
Mr. SACHIN KHOPKAR & Mrs APARNA KHOPKAR (BORROWER)
Flat No 401, The God's Gift Premium Apartment, Near Baroda High School, Alkapuri, Vadodara-390007

Appendix – IV-A
[See Provision to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Secured Creditor, the **physical possession** of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on **"As is Where is", "As is What is" and "Whatever there is" on 24/11/2026**, for recovery of **Rs.12755850.00 (Rupees One Crore Twenty Seven Lakhs Fifty Five Thousand Eight Hundred Fifty Only) as on 30/04/2026** together with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs and charges thereon *less: recovery thereafter*, due to the secured creditor from **Mr. Sachin Khopkar & Mrs Aparna Khopkar (Borrower).**

Please take notice that the secured assets mortgaged/charged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **24/11/2026** through BAANKNET.com at 11.00 am to 04:00 pm. The reserve price and the earnest money deposit will be as under:

Amount in Rs.

Description of Property / assets	Reserve Price	EMD
Flat No 401, 4th Floor of South Side, The God's Gift Premium Appartment, Kasba, Vadodara. Registration District Vadodara Sub Dist. Vadodara, Mouje Vadodara Kasba Vibhag 1 Kasba. RS No.894-1/6, CS No. 2395, Plot No 81 of The Friends Coop Housing Society Ltd. Built Up Area: 3104 sq ft., Super Built-Up Area: 4550 sq ft., Undivided Common Plot & Land Area: 1031.30 sq ft	2,13,71,000/-	21,37,100/-

No encumbrances known to the secured creditor

For further details, please refer to the notice to be published in the newspapers on or after **23/10/2026**. For detailed terms and conditions of the e-auction please refer to the links:

i. **https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions**
ii. BAANKNET.com

E-Auction tender documents containing e-Auction bid form, declaration etc., are available on the website of the service provider:

i. PSB Alliance Ltd.
ii. BAANKNET.com

Yours faithfully

Chief Manager & Authorized Officer
State Bank of India, RACPC South, Vadodara