

Authorized Officer's Details:**Name:** Amit Kumar Gupta**E-mail:** team7.04107@sbi.co.in**Mobile No. :** 8795820914**Landline (O) :** 022-22177670**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**E-AUCTION SALE NOTICE****Annexure-A**

Sale Of 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/ies in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS"**.

Name of Borrower(s):- Mrs. Jyoti Khamkar and Mr. Shashikant Khamkar ,

Room No 301, C-Wing, Neel Ganga Apartment, S N Path, Near Peninsula Corporate Park, Delisle Road, Lower Parel, Mumbai- 400013

Name of Guarantor(s):- Not Applicable

Outstanding Dues for Recovery of which Property/ies is/are Being Sold Rs 17,79,51,995/- (Rupees Seventeen Crores Seventy Nine Lacs Fifty-One Thousand Nine Hundred Ninety Five Only) as on 23.11.2023 plus + further interest & costs less subsequent recoveries, if any. **Demand Notice u/s 13(2) of SARFAESI Act issued on 24.11.2023.**

Name of owner /Title Deed Holders:- Mrs. Jyoti Khamkar & Mr. Shashikant Khamkar

Description of Property:- Flat No.7702, comprising admeasuring area 2892 sq ft (Carpet) on 77th Floor, along with 4 car parking space, A-Wing Building known as Trump Tower in project known as The Lodha Park bearing CS No.464, Pandhurang Budhkar Marg, Worli, Lower Parel, Mumbai-400018 (Immovable Property in the name of in the name of Mrs. Jyoti Khamkar and Mr. Shashikant Khamkar)

Reserve Price (R.P):- Rs. 16,95,00,000/-**Earnest Money Deposit (EMD):- Rs.1,69,50,000/-****Bid Increment Amount in multiple of Rs:- Bid increase amount Rs.5,00,000/-.****Date & Times of Inspection:- Inspection on 31.05.2025 from 11:00 AM to 02:00 PM****Date & Time of E-auction:- E-auction on 25.06.2025 from 12:00 PM to 02:00 PM****Date & Time for Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc. Online submission on E-auction site. <https://baanknet.com>**

To the best of the knowledge, there are pending society dues of approximately **Rs 13 lac.** However, we suggest the intending bidders to do their own due diligence/ independent inquiry before submitting their bid.

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "Online". The auction will be conducted through the at the PSB Alliance web portal (<https://baanknet.com>).

For property related queries please contact:

Shri Amit Kumar Gupta, AGM & Authorised Officer, Mobile No.: 8795820914,**Ms. Pratishtha Chaurasia, Manager, Mobile No.: 8076190717**

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

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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://baanknet.com>, 2. <https://www.sbi.co.in>

Date: 16.05.2025**Place: Mumbai****Sd/-****Authorized Officer, State Bank of India**