

REGISTERED A.D.

Mrs.Sujata Lalitkumar Sharda A/22/303, Happy Valley CHSL, Ghodbunder Road, Near Tijuji Ni Wadi Thane West – 400 610	Mrs.Sujata Lalitkumar Sharda C/o Datalink Consultancy, 1, Shraddha Bhawan, Vishnu Nagar, Naupada, Thane West 400602
Mrs.Sujata Lalitkumar Sharda Flat No. 408 on 4th Floor, "PLATINUM TOWER- 31", Manas CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053	Mrs.Sujata Lalitkumar Sharda Flat No. 801 on 8th Floor, "B" Wing, "PLATINUM LIFE", Samudra Darshan CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053
Mr.Lalitkumar Premdas Sharda (Guarantor) A/22/303, Happy Valley CHSL, Ghodbunder Road, Near Tijuji Ni Wadi Thane West – 40 610	Mr.Dilipkumar Premdas Sharda Mrs.Sonia Dilip Sharda Mr.Lalitkumar Premdas Sharda (Guarantors) C/o Datalink Consultancy, 1, Shraddha Bhawan, Vishnu Nagar, Naupada, Thane West 400602
Mr.Dilipkumar Premdas Sharda (Guarantor) Mrs.Sonia Dilip Sharda (Guarantor) Flat No. 1001/1002, 10th Floor, A-Wing, "Imperial Building, "Ashar Residency", off Pokharan Road No.2, Near Old Lok Hospital and Apna Bazar, Vasant Vihar, Thane (West) 400601	

Ref No: SAMB-I/TEAM-4/2025-26/541

Date: 27.02.2026

Dear Sir/ Madam,

NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES

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 18.03.2026 through (<https://www.baanknet.com>) at 11.00 AM to 03:00 PM with unlimited extension of 10 minutes of each.

For further details, please refer Annexure 'A' and the notice to be published in the newspaper.

Yours faithfully,

Heeres



Authorised Officer

Encl : As Above

bank.sbi
☎ 022 - 2217 7680
☎ 022 - 2217 7681
☎ 022 - 2215 4227
Br. Code: 04107
✉ sbi.04107@sbi.co.in

तनावग्रस्त आस्ति प्रबंधन शाखा-1, मुंबई
"द आर्केड", दुसरा मजला
वर्ल्ड ट्रेड सेंटर
कफ परेड, कुलाबा
मुंबई - 400 005.

तनावग्रस्त आस्ति प्रबंधन शाखा-1, मुंबई
"द आर्केड", दुसरी मंजिल
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कफ परेड, कुलाबा
मुंबई - 400 005.

Stressed Assets Management Branch-I, Mumbai
'The Arcade', 2nd Floor
World Trade Centre
Cuffe Parade, Colaba
Mumbai - 400 005.

(Details of the properties)

	Description of properties
1	Flat No. 408 on 4th Floor, Carpet Area 330.00. sq.fts. (as per RERA) in the building known as "PLATINUM TOWER- 31", Manas CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053 constructed on CTS No. 195 (pt) & survey No. 106 (A) lying being situated at Village- Andheri, Taluka- Andheri Dist. Mumbai Suburban Property in the name of Mr. Mrs.Sujata Lalitkumar Sharda (Borrower)
2	Flat No. 801 on 8th Floor, "B" Wing, adm. Carpet Area 665.00 Sq. fts. (as per RERA) in the building known as "PLATINUM LIFE", Samudra Darshan CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053 Constructed on CTS No. 195 (pt) & Survey No. 106 (A) lying being situated at Village- Andheri, Taluka- Andheri Dist. Mumbai Suburban Property in the name of Mr. Mrs.Sujata Lalitkumar Sharda (Borrower)



J THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

**PROPERTY WILL BE SOLD ON
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS"**

1	Name and address of the Borrower	Mrs.Sujata Lalitkumar Sharda A/22/303, Happy Valley CHSL, Ghodbunder Road, Near Tijuji Ni Wadi, Thane West – 400 610
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch – 1, Mumbai The Arcade, 2 nd Floor, World Trade Centre, Cuffe parade, Mumbai – 400 005 Phone : 022- 22177670 Email : team4.04107@sbi.co.in
3	Description of the immovable secured assets to be sold.	Property ID : SBINSUJATASHARDA408 Lot 1 : Flat No. 408 on 4th Floor, Carpet Area 330.00 Sq. fts. (as per RERA) in the building known as "PLATINUM TOWER- 31", Manas CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053 constructed on CTS No. 195 (pt) & survey No. 106 (A) lying being situated at Village- Andheri, Taluka- Andheri Dist. Mumbai Suburban Property ID : SBINSUJATASHARDA801 Lot 2 : Flat No. 801 on 8th Floor, "B" Wing, Carpet Area 665.00 Sq. fts. (as per RERA) in the building known as "PLATINUM LIFE", Samudra Darshan CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053 Constructed on CTS No. 195 (pt) & Survey No. 106 (A) lying being situated at Village- Andheri, Taluka- Andheri Dist. Mumbai Suburban
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties 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
5	The secured debt for recovery of which the property is to be sold	Rs 4,43,47,654/- (Rupees Four Crore Forty Three Lacs Forty Seven Thousand Six Hundred Fifty Four Only) as on 18.10.2023 + further interest & costs less subsequent recoveries if any.
6	Registration of intending Bidders	The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction



	immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Name : Mr Arvind Kaushik (Mob No.6201316071) Name : Mr Abhay Walinjar (Mob No 8291722268) Email : team4.04107@sbi.co.in
13	Other conditions	a) The intending Bidders/ Purchasers are requested to register on https://baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in the Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ($\geq$EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. b) The interested bidders who requires assistance in creating Login ID & password, uploading data, submitting bid documents, training/ demonstration, Terms & conditions on online inter-se Bidding etc., may visit the website: https://baanknet.com c) Earnest Money Deposit (EMD) is to be paid online through i.e. NEFT/RTGS/Transfer (After generation of Challan from (https://baanknet.com) in bidders Global EMD Wallet. NEFT/RTGS/ transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned by service provider without interest. d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank. The remaining amount i.e. 25% of sale price, after adjusting the EMD already paid, to be deposited/remitted immediately i.e. on the same day or not later than next working day, as the case may be. e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering. f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of eAuction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

i) The Authorised Officer shall be at liberty to cancel the eAuction process / tender at any time, before declaring the successful bidder, without assigning any reason.

j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

L) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

m) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

p) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

q) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.

r) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.

s) Where the sale price of the property is above Rs.50.00 lakhs, the auction purchaser has to deduct 1% of the sale price as TDS in the name of owner of the property and remit to Income tax Department as per Sec.194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form No.26QB and challan for having remitted the TDS. Certificate of TDS on Form 16B to be submitted to the Bank subsequently

Date : 27.02.2026
Place : Mumbai


AUTHORISED OFFICER
STATE BANK OF INDIA





**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 &
8191722268
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. Mrs.Sujata Lalitkumar Sharda A/22/303, Happy Valley CHSL, Ghodbunder Road, Near Tijuji Ni Wadi, Thane West – 400 610 2. Mrs.Sujata Lalitkumar Sharda C/o Datalink Consultancy, 1, Shraddha Bhawan, Vishnu Nagar, Naupada, Thane West 400602
Name of Guarantor(s)	1. Mr.Lalitkumar Premdas Sharda 2. Mr.Dilipkumar Premdas Sharda 3. Mrs.Sonia Dilip Sharda
Outstanding Dues for Recovery of which Property/ies is/are Being Sold	Rs 4,43,47,654/- (Rupees Four Crore Fourty Three Lacs Forty Seven Thousand Six Hundred Fifty Four Only) as on 18.10.2023 + further interest & costs less subsequent recoveries if any.
Name of owner /Title Deed Holders	Flat No.408 Mrs. Sujata Lalikumar Sharda Flat No.801 Mrs. Sujata Lalikumar Sharda
Description of Property	Lot 1 : Flat No. 408 on 4th Floor, Carpet Area 330.00 Sq. fts. (as per RERA) in the building known as "PLATINUM TOWER-31", Manas CHSL, D N Nagar, off J.P. Road Andheri (West), Mumbai 400053 constructed on CTS No. 195 (pt) & survey No. 106 (A) lying being situated at Village- Andheri, Taluka- Andheri Dist. Mumbai Suburban Lot 2 : Flat No. 801 on 8th Floor, "B" Wing, Carpet Area 665.00 Sq. fts. (as per RERA) in the building known as "PLATINUM LIFE", Samudra Darshan CHSL, D N Nagar, off J.P. Road



	Andheri (West), Mumbai 400053 Constructed on CTS No. 195 (pt) & Survey No. 106 (A) lying being situated at Village- Andheri, Taluka- Andheri Dist. Mumbai Suburban
Reserve Price (R. P.)	Lot 1 : Rs.1,15,00,000/- (Rs. One Crore Fifteen Lacs only) Lot 2 : Rs.2,32,00,000/- (Rs. Two Crore Thirty Two Lacs only)
Earnest Money Deposit (EMD)	Lot 1 : Rs.11,50,000/- (Rs. Eleven Lacs Fifty Thousand only) Lot 2 : Rs.23,20,000/- (Rs. Twenty Three Lacs Twenty Thousand only)
Bid Increment Amount in multiple of	Bid increase amount Rs.1,00,000/-
Date & Times of Inspection	Lot 1 : Inspection on 12.03.2026 from 12:00 PM to 1:00 PM Lot 2 : Inspection on 12.03.2026 from 2:00 PM to 3:00 PM
Date & Time of E-auction	E-auction on 18.03.2026 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 web portal (<https://www.baanknet.com>)

For Property related queries please contact Mr Abhay Walinjkar, Manager, Mobile no 8291722268.

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 : 27.02.2026
Place: Mumbai


Authorized Officer,
State Bank of India

