



**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 : Rajesh Kandharkar
E-mail: team4.04107@sbi.co.in
Mobile No. : 9049757700
Landline No. (O) : 022-22177670

Annexure-A

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES

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, 2002.

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)	Max Flex & Imaging Systems Ltd. (Under Liquidation by Order dated 23.09.2022 National Company Law Tribunal ("NCLT"), Mumbai Bench CP(IB)No. 4302(MB)/2018 and title Bank of Baroda (Erstwhile Dena Bank) Financial Creditor V/s Max Flex & Imaging Systems Limited Corporate Debtor, Liquidator Sh. Fanendra Munot), A-503, Lodha Signet, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
Name of Guarantor(s)/ Mortgagers	Sh. Amish Pravin Gandhi.
Outstanding Dues for Recovery of which Property/ies is/are Being Sold	122,51,80,659.73 (Rupees One Hundred Twenty Two Crore Fifty One Lac Eighty Thousand Six Hundred Fifty Nine and Seventy Three Paise Only) as on 31.03.2016+ further interest & costs less subsequent recoveries if any. Demand Notice U/s 13 (2) of the SARFAESI Act. 2002 Dated 31.03.2016.
Name of owner /Title Deed Holders	Sh. Amish Pravin Gandhi.

Description of Property	All that residential premises bearing Flat No. 2 admeasuring about 870 Sq Ft. (carpet area), 1st Floor of the building named and known as Himgiri Co-operative Housing Society Ltd., situated at 755/6, Pedder Road, Mumbai-400026 in the name of Sh. Amish P. Gandhi.
Reserve Price (R. P.)	Rs. 5,93,00,000/- (Rupees Five Crore Ninety Three Lacs Only)
Earnest Money Deposit (EMD)	Rs.59,30,000/- (Rupees Fifty Nine Lacs Thirty Thousand Only)
Bid Increment Amount in multiple of	Bid increase amount Rs.2,00,000/-.
Date & Times of Inspection	Inspection on 10.03.2026 from 1:00 PM to 3:00 PM
Date & Time of E-auction	E-auction on 16.03.2026 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 webportal (<https://www.baanknet.com>)

For Property related queries please contact Mr Rajesh Kandharkar, Chief Manager & Authorised Officer, Mobile no 9049757700.

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. **However, the Mortgager filed application at DRT-II, Mumbai vide TSA/100/2022 next date of hearing 26.02.2026**

- 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>

2.<https://bank.sbi>

Date : 13.02.2026
Place: Mumbai

Authorized Officer,
State Bank of India