



State Bank of India

Branch - Stressed Assets Management Branch -II

Authorised Officer's Details: -

Name- Mr. Dheeraj Kumar

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Branch - Stressed Assets Management Branch –II,

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Appendix – IV – A [See Proviso to Rule 8(6)] **SALE NOTICE FOR SALE OF 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"** on **25.05.2026 12:00 AM to 25.05.2026 04:00 PM** and on the terms and conditions specified hereunder.

Name of Borrower(s)		Name of Guarantor(s)	
M/s. Pandhe Infracons Pvt. Ltd. 157/C, Railway Lines, Sushila Apartments, Near Maruti Mandir, Solapur, Maharashtra Pin 413001		1. Mr. Ankur Anil Pandhe (Director & Guarantor) 2. Mrs. Rohini Anil Pandhe (Director & Guarantor) 3. Mrs. Pooja Ankur Pandhe (Director & Guarantor) 4. M/s. Pandhe Construction Pvt. Ltd. (Corporate Guarantor)	
Outstanding Dues for Recovery of which Property/ies is/are Being Sold			
Rs. 58,48,68,860.00 (Rs. Fifty Eight Crore Forty Eight Lac Sixty Eight Thousand Eight Hundred and Sixty only) as inclusive of interest up to 29.06.2017+ interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) (Outstanding as per 13(2) notice)			
Name of The Unit	Description of property/ies	Reserve Price and EMD Details :	
M/s. Pandhe Infracons Pvt. Ltd.	1. Land at Gat No. 349, Plot Nos. 2,4,7,9,14,15,24,31 admeasuring 12918.43 Square Meter at Godutai Paruadekar Mahila Bidi Kamgar SahakariGruh Nirman Samiti Maryadit at MaujeKumbhari, South Solapur. In the name of Pandhe Construction Pvt. Ltd. (Corporate Guarantor)	Reserve Price : Rs. 3,46,00,000/- Below which the property will not be sold. Earnest Money Deposit (EMD) 10% of the Reserve Price : Rs. 34,60,000/- Bid Increment Amount : Rs. 1,00,000/-	
	2. Land at Gat No. 351/1 Plot Nos. 3,6,7,8,9,10,5,10,11,12 admeasuring 21632.21 Square Meter at Godutai Paruadekar Mahila Bidi Kamgar SahakariGruh Nirman Samiti, Maryadit at MaujeKumbhari, South Solapur. In the name of Pandhe Construction Pvt. Ltd. (Corporate Guarantor)	Reserve Price : Rs. 4,81,00,000/- Below which the property will not be sold. Earnest Money Deposit (EMD) 10% of the Reserve Price Rs. 48,10,000/- Bid Increment Amount : Rs. 1,00,000/-	
	3. Plot No.1, A-3 and amenity space No.1 in Gat no 385/1/2, Kumbhari , South Solapur admeasuring 1840.05 Square Meter, 543.89 Square Meter & 581.86 Square Meter respectively in the name of Smt. Rohini Anil Pandhe and Mr. Ankur Anil Pandhe.	Reserve Price : Rs. 82,00,000/- Below which the property will not be sold. Earnest Money Deposit (EMD) 10% of the Reserve Price : Rs. 8,20,000/- Bid Increment Amount : Rs.50,000/-	
Date & Time of e-Auction:Date:- 25.05.2026 Time:- 12.00 .m. to 4.00 p.m. with unlimited extensions of 10 Minutes each.			
Date and time for submission of EMD and request letter of participation / KYC Documents/ Proof of EMD etc. On or before 25.05.2026 before 10.00 a.m.			
Date & Time of Inspection property:- 15.05.2026 from 12.00 a.m. to 3.00 p.m.			

***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 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 website <https://www.sbi.co.in> and website <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 above mentioned date.

Property ID No:- SBIN200008172889 (Lot-I)

Property / Location

Video / Photos of Property

USP of Property

Property ID No:- SBIN200008174035 (Lot – II)

Property / Location

Video / Photos of Property

USP of Property

Property ID No:- SBIN200028137801 (Lot – III)

Property / Location

Video / Photos of Property

USP of Property

Bank website
www.sbi.co.in

E-auction website

Date : 08.05.2026

Place : Mumbai

Sd/-
Authorized Officer
State Bank of India