

June 1, 2026

SARB/10059/2025-26/O.C.

To	
Mr. Siddharth Dineshbhai Bhojak 141, Ajit Nagar Society, Akota Road, Near D Mart, Akota, Vadodara - 390007	Mr. Siddharth Dineshbhai Bhojak C-7, Saujanya Society, Near Billabong High International School, Susen - Tarsali Ring Road, Vadsar, Vadodara - 390012

APPENDIX-IV-A
{See Proviso to Rule 8(6)}

E-Auction Sale Notice for sale of Immovable property

(Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002)

Notice is hereby given to the general public and, in particular, to the Borrower, that the Immovable property described herein below, mortgaged/charged in favour of State Bank of India, the Secured Creditor, and of which **physical** possession has been taken by the Authorized Officer under the provisions of the SARFAESI Act, 2002 shall be sold by way of E-Auction on an "As is where is", "As is what is", and "Whatever there is" basis for Recovery of the Bank's dues.

The auction shall be conducted on 23/06/2026 between 11.00 a.m. to 04:00 p.m.

The outstanding dues recoverable from Mr. Siddharth Dineshbhai Bhojak amount to Rs. 50,47,797.00 (Rupees fifty lakh forty-seven thousand seven hundred ninety-seven only) as on 20/10/2023 together with further interest at the contractual rate and all incidental expenses, cost, charges, and other recoverable amounts from 20/10/2023 onwards, after giving credits for any payments received.

Further details of the E-Auction are available in the sale notice published in the English and Gujarati newspapers on or after 06/06/2026

(Rs. in lakh)

Description of property	Reserve Price	Earnest Money deposit
Tenement/Plot No. 63 situated in the residential row house scheme known as "The Sun Villas", having a plot area admeasuring 105.22 square meters together with proportionate undivided share in the internal roads and common amenities admeasuring 43.43 square meters, aggregating to a total area of 148.65 square meters, along with the construction standing thereon having a built-up area of 84.39 square meters and super built-up area of 144.45 square meters, standing on non-agricultural land bearing Block No. 503, Block No 505 and Block No. 506, situated at Mouje Bill, Registration Sub District Vadodara & District Vadodara, State of Gujarat. Owner - Siddharth Dineshbhai Bhojak	54.90	5.49

Encumbrance, if any: None known

For complete terms & conditions of sale, prospective bidders may refer to the detailed E-Auction notice available on secured creditor's website <https://sbi.bank.in/web/sbi-in-the-news/auction-notices> & the E-Auction service provider portal <https://baanknet.com/eauction-psb>

For, State Bank of India



Authorized Officer & Chief Manager
Vikas Kumar Singh
Mb: 7600041017

Date: 01/06/2026
Place: Vadodara

 **bank.sbi**

☎ 0265 - 2225292

✉ sbi.10059@sbi.co.in

એસ.એ.આર.બી. વડોદરા (કોડ-10059)
બીજો માળ, સમ્યક સ્ટેટસ,
ડી.આર. અમીન શાળાની સામે,
દિવાળીપુરા મેઈન રોડ,
વડોદરા - 390 007.

एस.ए.आर.बी. वडोदरा (कू.सं.-10059)
दूसरा तल, सम्यक स्टेटस,
डी.आर.अमीन स्कूल के सामने,
दिवालीपुरा मुख्य रोड,
वडोदरा - 390 007.

SARB Vadodara (Code-10059)
2nd Floor, Samyak Status,
Opp. D.R. Amin School,
Diwalipura Main Road,
Vadodara - 390 007.

	State Bank of India Stressed Assets Recovery Branch (SARB) (10059) 2nd Floor, Samyak Status, Opp. D R Amin School, Diwalipura Main Road, Vadodara-390007
Phone No. 0265-2225292	E-mail: sbi.10059@sbi.co.in

Date: 01/06/2026

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis

1	Name of the Borrower	Mr. Siddharth Dineshbhai Bhojak
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch (SARB), 2nd Floor, Samyak Status, Opp. D R Amin School, Diwalipura Main Road, Vadodara-390007
3	Description of the Immovable secured assets to be sold.	Tenement/Plot No. 63 situated in the residential row house scheme known as "The Sun Villas", having a plot area admeasuring 105.22 square meters together with proportionate undivided share in the internal roads and common amenities admeasuring 43.43 square meters, aggregating to a total area of 148.65 square meters, along with the construction standing thereon having a built-up area of 84.39 square meters and super built-up area of 144.45 square meters, standing on non-agricultural land bearing Block No. 503, Block No 505 and Block No. 506, situated at Mouje Bill, Registration Sub District Vadodara & District Vadodara, State of Gujarat. [Property ID- SBIN200059846379]
	Name of Title Holder	Mr. Siddharth Dineshbhai Bhojak
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorized Officer, there are no encumbrances advised to the Bank. However, 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. 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. 50,47,797.00 (Rupees fifty lakh forty-seven thousand seven hundred ninety-seven only) as on 20/10/2023 together with further interest at the contractual rate and all incidental expenses, cost, charges, and other recoverable amounts from 20/10/2023 onwards, after giving credits for any payments received.
6	Deposit of earnest money	Rs. 54.90 lakh being the 10% of Reserve price to be remitted by RTGS / NEFT to the BAANKNET e-wallet account of the bidder opened with BAANKNET by the bidder himself.
7	Reserve price of the Immovable secured assets	Rs 5.49 lakh
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Date and Time of public e-Auction	Auction will be held online on 23/06/2026 from 11.00 a.m. to 04.00 p.m.



10	Bank's approved service provider through which the e-Auction shall be conducted & the URL	PSB Alliance e-auction to be held ONLINE on BAANKNET portal i.e. https://baanknet.com/eauction-psb
11	(i) Bid increment amount (ii) Auto extension (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 25,000.00 10 Minutes (Unlimited extensions) Rupees
12	Date and Time during which inspection of the Immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	16/06/2026 05:30 p.m. to 06:30 p.m. Name: Rajan Chawla. Mob: 9974582065
13	Other conditions	1. Intending bidders/purchasers are requested to register themselves well in advance of the auction date. Registration is required to be completed on the portal https://baanknet.com/eauction-psb using the bidder's mobile number and email id. Further, the intending bidders/purchasers shall upload the requisite KYC documents, which are to be verified by the e-auction service provider. The KYC verification process may take up to three working days. After successful registration and KYC verification, the intending bidders/purchasers are required to transfer the earnest money deposit (EMD) amount from their own bank account to their own wallet with BAANKNET through NEFT/RTGS only. 2. 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. 3. 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. 4. The bidders are required to submit online acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 5. 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 e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. 6. Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 7. The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. 8. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 9. 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. 10. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).



	11. The Authorized Officer is not bound to accept the highest offer and the Authorized 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. 12. 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 may it be subsequently sold. 13. 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. 14. 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. 15. 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 Authorized 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 authorized officer of the concerned bank branch only. 16. 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. 17. E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through BAANKNET Portal viz. https://baanknet.com/eauction-psb. 18. The intending purchasers / bidders are required to register themselves on the auction portal https://baanknet.com/eauction-psb 19. The bidder has to ensure and confirm for himself/herself that the EMD amount is transferred from his bank account to his own wallet with BAANKNET by means of NEFT/RTGS transfer. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he/she will not be accepted as bidder by system and he/she will be not able to participate in auction. 20. In the event of failure of auction, the bidder has to place refund request from wallet to bank account through his account maintained by BAANKNET which will refund the same back to bidder's bank account. For further information, kindly contact Bank's Authorized Officer. 21. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, 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. 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 Authorized 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms & conditions of the e-Auction are published
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in the following websites: <https://sbi.bank.in/web/sbi-in-the-news/auction-notices> & <https://baanknet.com/eauction-psb>.

22. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price immediately on acceptance of bid price by the Authorized Officer and the balance of sale price on or before 15th day of confirmation of sale. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the property/amount.

23. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

24. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

25. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a Sale Certificate as per format prescribed under SARFAESI Act & Rules 2002. The purchaser shall bear the expenses on Stamp duty and Registration charges, if any, on the Sale Certificate.

26. The bidder must ensure Internet Connectivity, Power Back-up, etc. during the auction. The Bank will not be responsible for difficulties like Internet Connection Failure, Power cut or any other issues that could affect the e-auction.

27. TCS / TDS / GST, wherever applicable, shall be borne by the successful bidder and the same shall be payable over and above the sale price.

28. Where factory land & building and plant & machinery both are put on auction for any borrower, Sale of factory land & building will be confirmed only if the plant & machinery is sold out. Otherwise, EMD for factory land & building will not be considered / confirmed.

29. In case of Sale of Immovable property, it is hereby clarified that the auction shall pertain strictly and exclusively to the immovable property only. All movable assets, fixtures, fittings, chattels, and any other detachable belongings, whether visible or otherwise found at the site, are expressly excluded from the scope of sale. Such movable items shall be removed by the secured creditor and/or the borrower after receipt of the full sale consideration amount. Prospective bidders are hereby informed that no right, title, or interest in any such movable items shall pass to the auction purchaser, and the same shall not be handed over as part of the auctioned property.

Date: 01/06/2026
Place: Vadodara



Vikas Kumar Singh
Authorized Officer & Chief Manager
Vikas Kumar Singh