

**STATE BANK OF INDIA**

Branch - Stressed Assets Management Branch –II ,
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Authorised Officer's Details: -
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Mobile No: -9985592115
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Appendix – IV – A

[See Proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF MOVABLE/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"** and on the terms and conditions specified hereunder.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
M/s Thermo Puf Manufacturing LLP	1.Mr.Mayur Sakpal 2.Ms Priya Sakpal	Rs. 12.49Crores + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) (Outstanding as per 13(2) notice dated 04.08.2022)

Name of The Unit	Description of property/ies	a. Reserve Price b. Earnest Money Deposit (EMD)	Date & Time of e-Auction:	Date and time for submission of EMD and request letter of participation / KYC Documents/ Proof of EMD	Date & Time of Inspection property
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M/s Thermo Puf Manufacturing LLP	Lot No 1: Flat No 10, Third Floor Sagar Apartment, S No 11/1-A/3, Erandwane Area, Behind Abhishek Hotel, Kothrud Pune 411004 admeasuring 53.88 square meters built up area owned by Mr Mayur Deepak Sakpal. Property ID: SBIN77804222464	a) Rs. 89,32,000.00 b) Rs. 8,93,200.00 (10% of the Reserve Price)	Date: - 16.07.2026 Time: - 11.00 a.m. to 4.00 p.m. with unlimited extensions of 15 Minutes each	On or before 16.07.2026 before 10.00 a.m.	Lot No 1: 08.07.2026 from 11.00 a.m. to 2.30 p.m. Contact Person – Arati Ule Mobile-9833437948
	Lot No 2: Flat No 22, Fourth Floor, Vishal Complex, S No 7 + 8, Mz. Bavdhan(Kh), Ramnagar, Pune 411038 admeasuring 79.46 square meters built up area owned by Mr Mayur Deepak Sakpal. Property ID: SBIN77804228239	a) Rs. 93,55,500.00 b) Rs. 9,35,550.00 (10% of the Reserve Price)			Lot No 2: 09.07.2026 from 11.00 a.m. to 2.00 p.m. Contact Person – Arati Ule Mobile-9833437948
	Lot No 3: All that piece and parcel of property situated at bearing plot No W-2 and W-3, admeasuring 1600 square meters along with Factory Shed and Machinery located at Wai MIDC Industrial area, Village Wai, Tal - Wai, Dist - Satara owned by Mr. Mayur Deepak Sakpal. Property ID: SBINWAIMIDCW2W3	a) Rs. 1,32,00,000.00 b) Rs. 13,20,000.00 (10% of the Reserve Price)			Lot No 3: 09.07.2026 from 11.00 a.m. to 2.00 p.m. Contact Person – Arati Ule Mobile-9833437948
	Lot No 4: Factory Land & Buildings along with Factory shed and Machinery situated at bearing Survey Number(s): GAT no 31 and 32/1, Village Jategaon Khurd, Taluka Shirur, Pune 412208 admeasuring 7600 square meters owned by M/s Thermo Puf Manufacturing LLP. Property ID: SBIN77804188170	a) Rs. 6,73,20,000.00 b) Rs. 67,32,000.00 (10% of the Reserve Price)			Lot No 4: 09.07.2026 from 11.00 a.m. to 2.00 p.m. Contact Person – Arati Ule Mobile-9833437948

***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>

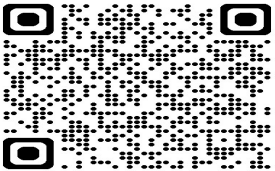
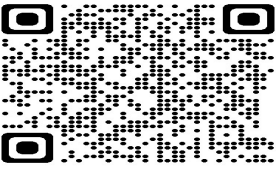
The property is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised officer / secured creditor shall not be responsible in any way for any third-party claim /rights /dues.

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 websites:

www.sbi.co.in and <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 the above-mentioned date.

Bank website www.sbi.co.in	E-auction website
	

Property ID No	Property Location:	Video / Photos of Property
Lot No 1: SBIN77804222464		

Lot No 2: SBIN77804228239		
Lot No 3: SBINWAIMIDCW2W 3		
Lot No 4: SBIN77804188170		

Date: 09.06.2026
Place: Mumbai

Authorized Officer
State Bank of India