

Annexure-A

 STATE BANK OF INDIA STRESSED ASSETS MANAGEMENT BRANCH – I Address of the Branch: The Arcade, 2 nd Floor, World Trade Centre, Cuffe Parade, Mumbai - 400 005 E-mail ID of Branch: sbi.04107@sbi.co.in	Authorized Officer's Details: Name: Robin Sadwal E-mail: team7.04107@sbi.co.in Mobile No. : 9833656505 Landline (O) : 022-22177670
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E-AUCTION SALE NOTICE

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) & RULE 9(1) 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/ies in the below mentioned cases for realisation of Bank's dues will be held on

“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS”.

Name of Borrower(s)	Mr. Haresh Gurbux Doulatani & Mrs. Priya Haresh Doulatani 1. C-1301, Eternity CHSL, Kanakia Spaces LBS Marg, Teen Haath Naka, Thane (West) – 400 604 2. Flat No.1101 & 1102, Tower-2A, Sidhachal CHS Phase-VI, Pokhran Road No.2, Thane (West) – 400 610
Name of Guarantor(s)	Mr. Vinod Gurbux Doulatani C-1301, Eternity CHSL, Kanakia Spaces LBS Marg, Teen Haath Naka, Thane (West) – 400 604
Outstanding Dues for Recovery of which Property/ies is/are Being Sold	Rs 15,42,07,211/- (Rupees Fifteen Crores Forty-Two Lacs Seven Thousand Two Hundred Eleven Only) as on 17.11.2023 plus + further interest & costs less subsequent recoveries, if any. Demand Notice u/s 13(2) of SARFAESI Act issued on 17.11.2023.
Name of owner /Title Deed Holders	Mr. Haresh Gurbux Doulatani & Mrs. Priya Haresh Doulatani

Description of Property	Duplex Flat/ Pent House bearing No.1501, having area 5170 sq. ft. with an open terrace adm. Area 3700 sq. ft. comprising of carpet area 3655 sq. ft. on the 15 th Floor, carpet area 1515 sq. ft. on the 16 th Floor, with an attached terrace adm. Area about 1910 sq. ft. and full terrace adm. Area 1790 sq. ft. on the 17 th Floor in the building known as “ELEGANCE” of “Elegance CHS Ltd.”, situated at Village-Naupada, Near Forest Office, L.B.S. Marg, Teen Hath Naka, Naupada, Thane (West), District Thane-400602 (<i>Immovable Property in the name of in the name of Shri Haresh Gurbux Doulatani & Smt. Priya Haresh Doulatani</i>)
Reserve Price (R. P.)	Rs. 13,50,00,000/-
Earnest Money Deposit (EMD)	Rs. 1,35,00,000/-
Bid Increment Amount in multiple of	Bid increase amount Rs. 1,00,000/-.
Date & Times of Inspection	Inspection on 20.06.2026 from 12:00 AM to 03:00 PM
Date & Time of E-auction	E-auction on 29.06.2026 from 11:00 AM to 02:00 PM
Date & Time for Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc.	Online submission on E-auction site. https://baanknet.com

***To the best of the knowledge, there are pending society dues of approximately Rs 25.30 lacs (till June 2025). However, we suggest the intending bidders to do their own due diligence/ independent inquiry before submitting their bid**

E-Auction is being held on “**AS IS WHERE IS**”, “**AS IS WHAT IS BASIS**” and “**WHATEVER THERE IS BASIS**” and will be conducted “Online”. The auction will be conducted through the at the PSB Alliance web portal (<https://baanknet.com>).

For property related queries please contact:
Shri Robin Sadwal, CM & Authorised Officer, Mobile No.: 9833656505

E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites: (<https://baanknet.com>)

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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://baanknet.com>
2. <https://www.sbi.co.in>

Date: 08.06.2026
Place: Mumbai

Authorized Officer
State Bank of India

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, WHAT IS AND WHATEVER THERE IS' Basis

1	Name and address of the Borrower	Mr. Haresh Gurbux Doulatani & Mrs. Priya Haresh Doulatani 1. C-1301, Eternity CHSL, Kanakia Spaces LBS Marg, Teen Haath Naka, Thane (West) – 400 604 2. Flat No.1101 & 1102, Tower-2A, Sidhachal CHS Phase-VI, Pokhran Road No.2, Thane (West) – 400 610
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch – I, Mumbai The Arcade, 2 nd Floor, World Trade Center, Cuffe parade, Mumbai – 400 005
3	Description of the immovable secured assets to be sold.	Duplex Flat/ Pent House bearing No.1501, having area 5170 sq. ft. with an open terrace adm. Area 3700 sq. ft. comprising of carpet area 3655 sq. ft. on the 15 th Floor, carpet area 1515 sq. ft. on the 16 th Floor, with an attached terrace adm. Area about 1910 sq. ft. and full terrace adm. Area 1790 sq. ft. on the 17 th Floor in the building known as “ELEGANCE” of “Elegance CHS Ltd.”, situated at Village-Naupada, Near Forest Office, L.B.S. Marg, Teen Hath Naka, Naupada, Thane (West), District Thane-400602 (<i>Immovable Property in the name of in the name of Shri Haresh Gurbux Doulatani & Smt. Priya Haresh Doulatani</i>)
4	Details of the encumbrances known to the secured creditor.	<u>As per Annexure - A</u>
5	The secured debt for recovery of which the property is to be sold	Rs 15,42,07,211/- (Rupees Fifteen Crores Forty-Two Lacs Seven Thousand Two Hundred Eleven Only) as on 17.11.2023 plus + further interest & costs less subsequent recoveries, if any. Demand Notice u/s 13(2) of SARFAESI Act issued on 17.11.2023.
6	Deposit of earnest money	<u>As per Annexure - A</u> Being the 10% of Reserve price to be transferred / deposited by bidders in his/her/their own wallet provided by Baanknet on its e-auction site by means of NEFT/RTGS
7	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted	<u>As per Annexure - A</u> Being the 10% of Reserve price to be transferred / deposited by bidders in his/her/their own wallet provided by Baanknet on its e-auction site by means of NEFT/RTGS
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 Authorised 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	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<u>As per Annexure - A</u>
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	https://baanknet.com (PSB Alliance web portal)
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<u>As per Annexure - A</u>
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<u>As per Annexure - A</u>
13	Other conditions	(a) The Bidders should get themselves registered on Buyer Registration at https://www.baanknet.com by providing requisite KYC documents and registration fee as per the practice followed Baanknet well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with Baanknet at PSB Alliance by means of NEFT/ RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with Baanknet is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

		(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 and the remaining amount i.e. 25 % of sale price to be paid 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. (h) 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. (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l) 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. (m) The EMD of the unsuccessful bidder will be refunded to their respective account numbers shared with the bank. The Bidder has to place a request with Baanknet for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (n) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (o) 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. (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges,
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		Registration expenses, fees etc. for transfer of the property in his/her name. (q) 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. (r) 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 of 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. (s) 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 auction will be entertained. (t) 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. (u) 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. (v) 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. (w) 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.
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Date: 08.06.2026
Place: Mumbai

Authorized Officer,
State Bank of India