

No.: SBI/SAMB-II/CL-III/2026-27/119

Dated: 18.06.2026

M/s. Eximious Hospitality Pvt. Ltd (Formerly Known as M/s. SPS Hospitality & Entertainment Private Limited)
Borrower, Guarantor & Mortgager
B-4, 304, Sahara Grace, M G Road, Sector, Sector-28, Gurgaon, Haryana 122002 Also at: BB Mall A 95 A Phase I 3rd floor, Industrial Area, Neelam Chowk Bhiwadi, Distt Alwar Rajasthan 301019

Late Mrs. Sheela Rani W/o Lt Sh Basant Lal Guarantor (Through legal heirs)

i) Smt Satya W/o Tarsem Lal Chaudhary

ii) Smt Neelam W/o Shammi Paul Khullar

iii) Smt Veena W/o Rakesh Kumar Chadha

iv) Sh Sanjeev Kumar S/o Sh Late Basant Lal B-4, 304, Sahara Grace, MG Road, Sector-28, Gurgaon, Haryana

Also at A 23 4th floor KIBITHU Homes, Sector 47 Gurugram Haryana 122018

Through its Directors / Guarantors

Mrs. Savita Nandrajog W/o Sh Sanjeev Kumar Director and Guarantor
B-4, 304, Sahara Grace, MG Road, Sector-28, Gurgaon, Haryana 122002

Also at A 23 4th floor KIBITHU Homes Sector 47 Gurugram Haryana 122018

Mr. Sanjeev Kumar S/o Lt Sh Basant Lal Director & Guarantor,

B-4, 304, Sahara Grace, MG Road, Sector-28, Gurgaon, Haryana 122002

Also at A 23 4th floor KIBITHU Homes Sector 47 Gurugram Haryana 122018

APPENDIX IV A & II A

[See Proviso to rule 8 (6) & 6(2)]

SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets and movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 6(2) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property/(ies) and movable Assets mortgaged/hypothecated /charged to the Secured Creditor, the **(Physical)** possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on **"As is Where is", "As is What is" and "Whatever there is"** on **24.07.2026**, for recovery **Rs 52,21,58,019.10 (Rupees Fifty Two Crore Twenty One Lakh Fity Eight Thousand Nineteen Rupees and Ten Paise Only)** as on **31/05/2026** plus further interest, cost thereon as due to the Secured creditor from **1) M/s. Eximious Hospitality Pvt. Ltd** (Formerly Known as M/s. SPS Hospitality & Entertainment Private Limited) Borrower, Mortgager and the Guarantor **2) Mr. Sanjeev Kumar**, Director & Guarantor, **3) Mrs. Savita Nandrajog**, Director & Guarantor **4) Mrs. Sheela Rani** Guarantor (through her legal heirs i) Smt Satya W/o Tarsem Lal Chaudhary ii) Smt Neelam W/o Shammi Paul Khullar, iii) Smt Veena W/o Rakesh Kumar Chadha, iv) Sh Sanjeev Kumar S/o Sh Late Basant Lal).

The Reserve price will be **14,02,00,000/- (Rs. Fourteen Crore Two Lakhs only)** and Earnest Money deposit will be **Rs 1,40,20,000/- (Rs One Crore Forty Lakhs Twenty thousand only)**

Sr. No.	Description of properties on auction	Reserve Price	Earnest Money Deposit
1.	Sale of Assets of M/s. Eximious Hospitality Pvt Ltd. (formerly known SPS Hospitality & Entertainment Pvt Ltd at BB mall, A-95 (A), Neelam chowk industrial area, Bhiwadi, Distt Alwar, Rajasthan A part of the Property consisting of commercial hotel space	14,02,00,000/- (Rs. Fourteen Crore Two Lakhs only)	Rs 1,40,20,000/- (Rs One Crore Forty lakhs Twenty thousand only)
i)	Reception at Ground Floor with super area 480 Sq Feet		
ii)	Banquet Hall at Third Floor with super area 9200 Sq Feet		
iii)	Hotel area consisting of Restaurant, Kitchen, Gym Back Office etc Fourth Floor with super area 10802.58 Sq Feet		
iv)	Hotel Rooms at Fifth Floor with super area 10200.00 Sq Feet		
v)	All Furniture Fixture lying at Ground,3rd,4th,5th Floors at BB Mall A-95(A) Neelam Chowk Industrial Area Bhiwadi Rajasthan		

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in or <https://baanknet.com>

Date: 18.06.2026

Place: Bhiwadi Rajasthan

Authorised Officer
SBI SAMB II New Delhi

