



STRESSED ASSETS MANAGEMENT BRANCH II, KOLKATA
 'Jeevandee Building', 10th Floor, 1, Middleton Street, Kolkata - 700071
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E-AUCTION NOTICE

**Authorised Officer's Details : Name: Suresh Chandra Panda, e-mail ID: clo1.samb2kol@sbi.co.in, Mobile: 9810562803
 C.O. - Susmita Paik, Mobile: 9123854320**

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 the Security Interest (Enforcement) Rules, 2002.

DATE & TIME OF E-AUCTION : DATE : 07.08.2026

TIME : 11.00 AM TO 4.00 P.M. WITH UNLIMITED EXTENSIONS OF 10 MINUTES.

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 mortgaged/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 **07.08.2026** for recovery of **Rs. 58,55,81,27,40** as on demand notice dated **27.03.2023** with further interest, cost, charges etc due to the secured creditor from **M/S POOJA TILES AND SANITARY PVT. LTD. (Borrower)** and **Manoj Kumar Goyal, Pooja Goyal (Guarantors)**.

Sl. No.	Short description of properties	Details of E-auction
1.	All that piece and parcel of a Commercial Space/ unit being Unit No. 1C, 1st Floor, Balajee Point, Althgaon, Guwahati, 781001, (Urban), having super Built Up Area measuring 775 sq.ft. (more or less), along with One Car Parking Space together with undivided proportionate area in land measuring 0.27 ares over the land measuring 2 (Two) kathas 10 (Ten) lechas covered by Dag No.555 of K.P. Patta No. 145 of Village-Sahar Guwahati, Part-I, Althgaon, under Mouza – Guwahati in the district of Kamrup (Metro), Assam, Sale Deed No. 645/ 2014 in the name of Sri Manoj Kumar Goyal.	1. Reserve Price: Rs. 69,00,000/- 2. EMD : Rs. 6,90,000/- 3. Increment amount: Rs. 1,00,000/- 4. Encumbrance details: Society dues, Electricity, Holding Tax etc. 5. PROPERTY ID : SBIN20395003 6. Inspection Date and Time: 01.08.2026 and 11.00 A.M to 3.00 P.M. Possession Type: Physical Possession
2.	All that piece and parcel of Residential Flat No. 1 D2 and 1F situated on the 1st Floor of The Kohinor Residency, Bhagaduttapur, Kahilipara, Guwahati, 781019, (Urban), Admeasuring Super Built- Up Area : 1586.65 sq.ft (more or less) along with proportionate area of land measuring 4.5 lechas more or less over the land measuring 17.26 ARE (Equivalent to 1 Bigha 1 katha 9 Lechas covered by Dag No 475/ (Old) 2590 (New) of K.P Patta no 711/(Old) 139 (New) of Village Udabakra, Mauza - Beltola in the district of Kamrup(Metro), Assam, Sale Deed No. 502/2010 in the name of Sri Manoj Kumar Goyal.	1. Reserve Price: Rs. 60,00,000/- 2. EMD : Rs. 6,00,000/- 3. Increment amount: Rs. 1,00,000/- 4. Encumbrance details: Society dues, Electricity, Holding Tax etc. 5. PROPERTY ID : SBIN203950014 6. Inspection Date and Time: 01.08.2026 and 11.00 A.M to 3.00 P.M. Possession Type: Physical Possession
3.	All that piece and parcel of a Commercial Space/ unit being Unit No. 1D,1st Floor, Balajee Point, Althgaon, Guwahati, 781001, (Urban), having Super Built-Up Area : 741 sq.ft (more or less) along with 1 (One) Car Parking Space and undivided proportionate area in land measuring 0.27 Ares over the land measuring 2(Two) kathas 10(Ten) lechas covered by Dag No. 555 of K.P. Patta No. 145 of Village- Sahar Guwahati ,Part-I, Althgaon, under Mouza – Guwahati, in the district of Kamrup (Metro), Assam, Sale Deed No. 644/ 2014 in the name of Sri Manoj Kumar Goyal.	1. Reserve Price: Rs. 65,00,000/- 2. EMD : Rs. 6,50,000/- 3. Increment amount: Rs. 1,00,000/- 4. Encumbrance details: Society dues, Electricity, Holding Tax etc. 5. PROPERTY ID : SBIN203950005 6. Inspection Date and Time: 01.08.2026 and 11.00 A.M to 3.00 P.M. Possession Type: Physical Possession
4.	All that piece and parcel of Residential Flat No. B 3N, Block B, 3rd Floor, South, Lake View apartments, Dharapur, Guwahati, 781133, (Semi Urban), Admeasuring Super Built- Up Area: 1386 sq.ft (more or less and Built up area 1,260 sq ft (more or less) along with a Car Parking Space provided in the Ground Floor of Block D together with undivided proportionate share of land out of total land measuring 2 Bighas, 2 Kathas and 1 Lecha covered under Dag No. 839 of K.P Patta no 188 under Vill– Dharapur, Mouza – Ramcharani in the district of Kamrup(Metro), Assam, Sale Deed No. 7545/ 2011 in the name of Sri Manoj Kumar Goyal	1. Reserve Price: Rs. 35,00,000/- 2. EMD : Rs. 3,50,000/- 3. Increment amount: Rs. 50,000/- 4. Encumbrance details: Society dues, Electricity, Holding Tax etc. 5. PROPERTY ID : SBIN203950006 6. Inspection Date and Time: 01.08.2026 and 11.00 A.M to 3.00 P.M. Possession Type: Physical Possession
5.	All that piece and parcel of Residential Flat No B- 3S,3rd Floor, Block B, Lake View apartments, Dharapur, Guwahati, 781133, (Semi Urban), Admeasuring Super Built- Up Area : 1386 sq. ft (more or less) and Built up area 1,260 sq ft (more or less) along with One Car parking Space provided in the Ground Floor of Block D together with undivided proportionate share of land over the land measuring 2 Bighas, 2 Kathas and 1 Lecha covered under Dag No. 839 of K.P Patta no 188 under Vill – Dharapur, Mouza – Ramcharani in the district of Kamrup(Metro), Assam, Sale Deed No. 7547/2011 in the name of Sri Manoj Kumar Goyal.	1. Reserve Price: Rs. 35,00,000/- 2. EMD : Rs. 3,50,000/- 3. Increment amount: Rs. 50,000/- 4. Encumbrance details: Society dues, Electricity, Holding Tax etc. 5. PROPERTY ID : SBIN203950011 6. Inspection Date and Time: 01.08.2026 and 11.00 A.M to 3.00 P.M. Possession Type: Physical Possession
6.	Part I : All that piece and parcel of Plot covered by Dag No 808 (2 katha 5 lechas), 809 (2 katha 8 lechas) both of KP Patta No. 67, situated at Brahmputra Industrial Park, Gaupur of Revenue Village- Sila, Mouza- Sila Senduri Ghopa, in the district of Kamrup (Rural), Guwahati, 781031, Assam, admeasuring Total Area : 4 Kathas 13 Lechas, Sale Deed No. 1449/ 2014 belonging to Sri Manoj Kumar Goyal. Part II: All that piece and parcel of a Commercial Plot covered by Dag No. 815, KP Patta No. 98, situated at Brahmputra Industrial Park, Gaupur of Revenue Village- Sila, Mouza - Sila Senduri Ghopa, Dist Kamrup(Rural), Guwahati, 781031, Assam, admeasuring Total Area : 1 Katha 14 Lechas, Sale Deed No 1450/ 2014 belonging to Sri Manoj Kumar Goyal. Part III : All that piece and parcel of a Commercial Plot with office building bearing Dag No. 807 (3 kathas 13 lechas), 811 (3 kathas 10 lechas) both of KP patta No. 187, situated at Brahmputra Industrial Park, Gaupur of Revenue Village – Sila, Mouza- Sila Senduri Ghopa, District- Kamrup (Rural), Guwahati, 781031, Assam, admeasuring Total Area : 1 bigha 2 Kathas 3 Lechas, Sale Deed No 1448/ 2014 belonging to Sri Manoj Kumar Goyal.	1. Reserve Price: Rs. 32,85,00,000/- 2. EMD : Rs. 3,28,50,000/- 3. Increment amount: Rs. 2,00,000/- 4. Encumbrance details: Society dues, Electricity, Holding Tax etc. 5. PROPERTY ID : SBIN203950027 6. Inspection Date and Time: 01.08.2026 and 11.00 A.M to 3.00 P.M. Possession Type: Physical Possession

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 and e-auction visit: <https://baanknet.com/auaction-psbix-login>.

DATE : 22.07.2026
PLACE : KOLKATA

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**AUTHORISED OFFICER
 STATE BANK OF INDIA**

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