SPEED POST A.D. **WITHOUT PREJUDICE**

To, Duplex Industries Limited (DIL) (Borrower), Plot No. 20, Flat no. 202, Shree Apartments, Right Busari Colony, Opp. JanasevaSahakari Bank, Kothrud, Pune 411 038 *Alternate address:* Duplex Industries Limited (DIL) (Borrower), Registered office at CTS No. 712/A, S. No. 140 , Flat No. 2, Prachi Residency, Bhelke Nagar, Kothrud, Pune -411038.	To, Shri Anil Anand Satpute (Guarantor), Flat N0 903, B Building , Satellite Sun City, Pune Sinhagad Road, Pune 411 039 *Alternate Address:* Flat No. 202, Tara Towers, Kothrud, Pune, 411029.
To, Shri Anand Vishnu Satpute (Guarantor), Flat N0 903, B Building , Satellite Sun City, Pune Sinhagad Road, Pune 411 039 *Alternate Address:* Flat No. 202, Tara Towers, Kothrud, Pune, 411029.	To, Smt. Kanchan Anil Satpute (Guarantor), Plot No. 20, Flat no. 202, Shree Apartments, Right Busari Colony, Opp. JanasevaSahakari Bank, Kothrud, Pune 411 038 *Alternate Address:* Flat No. 202, Tara Towers, Kothrud, Pune, 411029.

SBI/SAMB-II/MUM/Team 2/2026-27/821 **Date: 02.11.2026**

Dear Sir,

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E- Auction Sale Notice for Sale of Immovable Assets under the Securitization 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.

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 to the Secured Creditors (consortium of Banks led by State Bank of India comprising of Dhanalaxmi

Bank Ltd, ICICI Bank Ltd. and J C Flowers ARC hereinafter referred to as "Consortium Banks"), the physical possession of which has been taken by Authorized 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 **25.11.2026** for recovery of Rs.255,32,04,971.00 as on 08.02.2013+ interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) due to the secured creditors from M/s Duplex Industries Limited(Borrower) and (1) Shri Anil Anand Satpute (2) Shri Anand Vishnu Satpute (3) Smt. Kanchan Anil Satpute(personal guarantors to M/s Duplex Industries Limited).

The Reserve Price and earnest money deposit details for each properties are given below:

(Details of the properties):

(Amount in Rupees)

Sl. No.	Property Description	Reserve Price	EMD amount	Bid Increase Amount
1	**Flat No. 2**, adm.98.94 sq. mtrs. on stilt floor and reserved car parking space adm.9.29 sq. mtrs in building Prachi Residency, Plot No. 2, S. No. 140, CTS no 712, Kothrud, Pune 411038 in the names of Smt Kanchan Anil Satpute and Smt Usha Anand Satpute (since deceased and represented by legal heirs Shri Anil Anand Satpute and Shri Anand Vishnu Satpute).	88,00,000.00	8,80,000.00	2,00,000.00
2	**Flat no.3**, adm. 71.56 sq.mtrs (in the name of Shri Anand Vishnu Satpute) & **Flat no. 4**, adm 78 sq mtrs in the name of **i)** Smt. Usha Anand Satpute (since deceased) and represented by legal heirs Shri Anil Anand Satpute and Shri Anand Vishnu Satpute and **ii)** Shri Anil Anand Satpute situated on first floor in Bldg no D/17, Giridhar Nagar), S.no 117, Warje Malwadi, Tal. Haveli, Dist. Pune 411058 (Both units are amalgamated as a single unit)	1,06,00,000.00	10,60,000.00	2,00,000.00



Please take notice that the secured assets mortgaged/charged to the Bank more fully described in the schedule hereunder shall be sold by public e-auction to be held on **25.11.2026** through https://baanknet.com/eauction-psb between 11:00 am and 4:00 pm.

For further details, please refer to the notice to be published shortly in newspapers and the link provided in State Bank of India, the secured Creditor's website www.sbi.co.in and https://baanknet.com/eauction-psb.

Yours faithfully,

Authorized Officer