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, AS IS WHAT IS AND WHATEVER THERE IS" Basis

1	Name and address of the Borrower	**Mr. Faizan Farooque Shaikh & Mrs. Sabiha Faizan Shaikh** Flat No. 208, 2nd floor, B Wing, Madhukar galaxy, Survey No. 121, Hissa No. 1D, Kalyan Shil road, Dombivali (E), Village Dawadi, Tal. Kalyan, Dist. Thane, Pin 421 201 Ramu Chaurasia Chawl, Room No. 2, Saki Vihar Road, Sundar Nagar Tunga Village, Powai, Mumbai – 400 072
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai 400 020 Phone: 022 – 22053163 / 64 / 65 Email – sbi.05168@sbi.co.in
3	Description of the immovable secured assets to be sold	**Property ID: SBIN77737763758** All the part and parcel immovable property i.e. Flat No. 208, 2nd floor, B Wing, Madhukar galaxy, Survey No. 121, Hissa No. 1D, Kalyan Shil road, Dombivali (E), Village Dawadi, Tal. Kalyan, Dist. Thane, Pin 421 201 (adm. 433 sq.ft. carpet area) **Physical Possession**
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. 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. 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.
5	The secured debt for recovery of which the property is to be sold	Rs 20,96,277.00 (Rupees Twenty Lakh Ninety-Six Thousand Two Hundred Seventy Seven Only) as on 16.03.2022 with further interest incidental expenses, and costs etc. thereon
6	Deposit of earnest money	**EMD: Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)** being the 10% of Reserve price to be remitted/ paid online through NEFT/ RTGS mode only (After generation of Challan from https://baanknet.com/) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payme of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participat in the e-auction. The Earnest Money Deposited shall not bear any interest. Interested bidder may deposit Pre-Bid EMD with Baanknet (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall b given to the bidder only after receipt of payment in Baanknet (PSB Alliance) Bank account and updating of such information in the e-auction website. This may take some time as per banking process a hence bidders, in their own interest, are advised to submit the pre-b EMD amount well in advance to avoid any last minute problem.
7	Reserve price of the immovable secured assets	**Rs 24,00,000/- (Rupees Twenty-Four Lakhs Only)**

8	Registration of intending Bidders	The intending Bidders/ Purchasers are requested to get themselves registered on portal (**https://baanknet.com/)** using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
9	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 Authorized Officer, by **NEFT/ RTGS to Bank Account No. 31046784774 (Name of the Account- "SBI SARB Mumbai Payment A/c") of State Bank of India, Churchgate Branch, IFSC: SBIN0001821**, 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.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 27.11.2026** Time: From 11.00 am to 04.00 pm with unlimited extensions of 10 minutes each.
11	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	The auction will be conducted through our e- Auction service provider **M/s PSB Alliance Private Limited** having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal **https://baanknet.com/ .**For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website **https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e- auctions.**
12	I) Bid increment amount: ii)Auto extension: iii)Bid currency & unit of measurement	i) Rs. 25,000.00 (Rupees Twenty-five Thousand Only) ii) Extension of 10 minutes each, Unlimited times iii) Indian Rupees (INR)
13	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.	**Date: 13.11.2026** Time: From 11.00 am to 01.00 pm Name: Mr. Rambhau Taktewale (Mob.9561064635) Name: Mr. Dattaraj Rane (Mob. 9607379383)

14	Other Conditions	a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by **M/s PSB Alliance Private Limited** may be conveyed through email). (b) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Mumbai Branch to participate in online e-Auction on the portal **https://baanknet.com/** M/s PSB Alliance Private Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders (c) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. (d) 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. (e) 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 (f) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 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. (g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (h) 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. (i) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (j) 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. (k) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any). a) (l) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

Date: 11.11.2026
Place: Mumbai

(RAMBHAU TAKTEWALE)
AUTHORISED OFFICER
STATE BANK OF INDIA