SBM bank

BY SPEED POST/REGD./COURIER/E-MAIL

Date:-15.11.2026

To,

1. **M/s. Smitesh C Shah & Co.**
   FB 113, 1st Floor, Moongipa Arcade, Commercial
   Gate No D N Nagar, Mumbai, Andheri West-400053

2. **Smitesh Shah**
   Flat No.703, 7th Floor, Pearl Residency, Opp. Wadia
   School, J P Road, Andheri West, Mumbai-400053

3. **Ishita Shah**
   Flat No.703, 7th Floor, Pearl Residency, Opp. Wadia
   School, J P Road, Andheri West, Mumbai-400053

4. **Premkumari Smitesh Shah**
   Flat No.703, 7th Floor, Pearl Residency, Opp. Wadia
   School, J P Road, Andheri West, Mumbai-400053

SUBJECT: INTIMATION OF SALE OF PROPERTY

REF.: NOTICE UNDER RULE 8(6) READ WITH RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 ISSUED ON 12.10.2026 OF LOAN ACCOUNT NO. 20012315545002 OF M/S. SMITESH C SHAH & CO.

Dear Madam/ Sir,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) read with Rule 9 (1) dated 12.10.2026, under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That Bank has issued Notice dated 12.10.2026 asking you to repay the entire outstanding and close the loan but till date we have not received any response from you all despite multiple reminders.
2. The Notice hereby given to you, that undersigned being Authorized officer of SBM Bank (India) Limited, now proceeds to sell the secured asset by adopting any one of the methods mentioned in Rule 8(5) of above Rules as you all have fail or neglect to pay the entire outstanding loan amount of SBM Bank (India) Limited.

SBM Bank (India) Limited

Place: Andheri West, Mumbai
Date: 15.11.2026

(Authorised Officer)
For SBM Bank (India) Limited

Enclosed: APPENDIX IV-A

SBM bank

APPENDIX IV-A
Under Rule 9(1)
[See proviso to Rule 8(6)]
Sale Notice for sale of Immovable Property

Third 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 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken on **08.07.2026** by the Authorised Officer of SBM Bank (India) Limited. The Secured assets, will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **30.11.2026** for recovery of the outstanding amount of **Rs.1,97,45,748/- (Rupees One Crore Ninety Seven Lakh Forty Five Thousand Seven Hundred Forty Eight Only)** of Loan Account/Agreement No(s) **20012315545002** together with further interest, cost & expenses etc; due to the Secured Creditor from following Merchant, Borrower, Co Borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of **"SBM Bank (India) Limited** having Account No. **26104001182001, IFSC: STCB0000065,** and Branch office at **SBM Bank (India) Ltd. 4th Floor, Fleet House, Andheri-Kurla Road, Marol Naka, Mumbai Maharashtra-400059.**

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Merchant, Borrower, Co Borrower, Guarantor with Address	**1. M/s. Smitesh C Shah & Co.** FB 113, 1st Floor, Moongipa Arcade, Commercial Gate No D N Nagar, Mumbai, Andheri West-400053 **2. Smitesh Shah** Flat No.703, 7th Floor, Pearl Residency, Opp. Wadia School, J P Road, Andheri West, Mumbai-400053 **3. Ishita Shah** Flat No.703, 7th Floor, Pearl Residency, Opp. Wadia School, J P Road, Andheri West, Mumbai-400053 **4. Premkumari Smitesh Shah** Flat No.703, 7th Floor, Pearl Residency, Opp. Wadia School, J P Road, Andheri West, Mumbai-400053

SBM Bank India Limited

Loan Account Number	20012315545002
Reserve Price	Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh Only)
Earnest Money Deposit (EMD)	Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only)
Date & Time of E-auction	30.11.2026 from 11:00 AM to 1:00 PM
Last date of submission of bids along with EMD	28.11.2026 up to 5:00 PM
Minimum bid Increment amount	Rs.1,00,000/- (Rupees One Lakh Only)
Date & Time of Inspection of property	27.11.2026 from 10:00 AM to 2:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com.
Description Of The Immovable Property/ Secured Asset	ALL THAT PIECE AND PARCEL OF FLAT NO.606, ON 6TH FLOOR, BUILDING KNOWN AS PEARL RESIDENCY-A WING, J.P. ROAD, OPP. WADIA SCHOOL, ANDHERI WEST, MUMBAI-400053, ADMEASURING 743.04 SQ.FT. EQUIVALENT TO 69.05 SQ.MTRS. CARPET AREA AND TWO CAR PARKING SPACES, SITUATED ON LAND BEARING C.T.S. NO.808(PT), 817(PT), 818(PT), ADMEASURING 6407 SQUARE MTRS OF VILLAGE, AMBIVALI ANDHERI WEST-400053.

Terms and Conditions:-

1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".

2) The auction will be conducted through SBM Bank (India) Limited approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.

3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at website of service provider i.e. https://www.bankeauctions.com.

4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of SBM Bank (India) Limited.

5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, Sector 44, Gurgaon-122003 Haryana. Support No.: 7291981124,25,26, & Contact Mr. M. Balaji, Mob. +91-7977701080 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Nitin Garg - Mob. +91- 9829720992.

6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.

7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (AS AMENDED UPTO).

Date: 15.11.2026
Place: Andheri West, Mumbai

SBM Bank India Limited

Authorised Officer
SBM Bank (India) Limited