NOTICE TO THE BORROWER
Registered Post with A/D /Hand Delivery
Without Prejudice

MR.VICKY ROOPCHAND SHADI
AT- PLOT NO 28 OPP PUSHPA SEWANI HOSPITAL, TIDKE LAYOUT BAPU COLONY, AMRAVATI, PIN-444606

Dear Sir,

07.01.2026

Sub: Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called 'Act ')

At your request, you have been granted by the Bank, through its **Amravati ADB Branch (03327)** from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in Schedule `A' and `B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s)/ document(s).

2.You have also created mortgage by way of deposit of title deeds/ Registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule `B'.

3.The relevant particulars of the secured assets are specifically stated in Schedule `C'.

4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and other documents from time to time. The operation of and conduct of the above said financial assistance/ credit facilities have become irregular and the debt has been classified as non-performing assets on **26.12.2025** in accordance with the directives/guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

5. The said financial assistance is also secured by the third party guarantee of : NA

Despite repeated requests, you have failed and neglected to repay the said dues/ outstanding liabilities.

13/1/26

bank.sbi
sbi.62935@sbi.co.in

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कैम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कैम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

Home Loan Centre Amravati - (62935)
First Floor,
Ram Laxman Sankul
Rampuri Camp Amravati,
Dist. Amravati - 444601
Maharashtra (India)

Scanned with OKEN Scanner

Scanned with OKEN Scanner

6. Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Bank is in the sum of **Rs. 10,09,264.00 (Rs. Ten Lakh Nine Thousand Two Hundred and Sixty-Four Rupees Only) as on 07.01.2026.** You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

7. If you fail to repay to the Bank the aforesaid sum of **Rs. 10,09,264.00 (Rs. Ten Lakh Nine Thousand Two Hundred and Sixty-Four Rupees Only) as on 07.01.2026.** with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.]

8. You are also put on notice that in terms of sub-section 13 of Section 13 you shall not transfer by sale, lease, or otherwise the said secured assets detailed in Schedule `C' of this notice without obtaining written consent of the Bank.

9. **We Invite your attention to the provisions of Sub- Section (8) of Section 13 of the SARFEASI ACT which speaks about the time available to the borrower/ Guarantor to redeem the secured assets**

10. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

11. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of Law.

Yours faithfully,

62935

(AUTHORIZED OFFICER)

SCHEDULE `A'

NAME OF THE BORROWER
MR.VICKY ROOPCHAND SHADI

(Amt. in Rs.)

Sr. No.	Nature of Facility	Outstanding as on date of NPA— 26.12.2025	Total Dues with interest as on 07.01.2026
A)	**Housing Term Loan 41224388016**	**Rs. 9,74,098.52**	Rs. 10,09,264.00 Plus Further Interest And Charges
	TOTAL OUTSTANDING	**Rs. 9,74,098.52**	**Rs. 10,09,264.00 Plus Further Interest And Charges**

Total amount is **Rs. 10,09,264/- (Rs. Ten Lakhs Nine Thousand Two Hundred Sixtyy-Four Rupees only)** plus **future** interest & Legal & other charges.

SBI

of c

भारतीय स्टेट बँक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Mr. Vicky Roopchand Shadi (Borrower)
AT:-PLOT NO.28,OPP PUSHPA SEWANI HOSPITAL,TIDKE LAYOUT BAPU COLONY
AMRAVATI,PIN- 444606

(RULE - 8 (1)
POSSESSION NOTICE
(For immovable property)

Whereas,

The undersigned being the Authorised Officer of the State Bank of India under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 07.01.2026 calling upon the Borrower **Mr. Vicky Roopchand Shadi**, to repay the amount mentioned in the notice being **Rs.10,09,264.00/- (Rupees Ten Lakhs Nine Thousand Two Hundred Sixty-four only)** plus further interest and incidental expenses, costs within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrower/Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the said Act read with Rule 8 of the said rules on this **27th March 2026**.

The Borrower / Guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount **Rs.10,09,264.00/- (Rupees Ten Lakhs Nine Thousand Two Hundred Sixty-four only)** plus further interest and incidental expenses, costs, etc. thereon.

The borrowers attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

Description of the immovable property

All that RCC Superstructure comprising Flat no. B2-302, Third floor, Wing-B2, Building A2-B2 of Project "Vandan Park " On Plot. No.1 to 25, Survey no. 21, 28/1-A, 28/1-B and 28/1-C, Mauje Peth Amravati, Pragane Badnera, At Shrinath wadi, In front of gate of Gadgadeshwar Mandir, Akoli road, At Amravati, Tal & Dist-Amravati- 444605
Covering carpet area 38.18 sq.mt.,built up area 43.58 sq mt. & super built up area 59.72 sq mt. with undivided share of 0.40%

Boundaries as per sale deed as under.

East: By Flat no B2-303

West: By Flat no B2-301

North: By Open Space

South: By Passage & Flat no. B2-305

HOME LOAN CENTER AMRAVATI 62935 STATE BANK OF INDIA

Date: 27.03.2026

(Authorised Officer)

Place: Amravati

State Bank of India

bank.sbi
sbi.62935@sbi.co.in

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कॅम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कॅम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

Home Loan Centre Amravati - (62935)
First Floor,
Ram Laxman Sankul
Rampuri Camp Amravati,
Dist. Amravati - 444601
Maharashtra (India)

Scanned with OKEN Scanner

भारतीय स्टेट बँक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Mr. Vicky Roopchand Shadi
R/o – Plot No. 28, opp Pushpa Sewani Hospital,Tidke Layout, Bapu Colony, Amravati,
Tq & Dist- Amravati.

Dear Sir,

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower(s) and co- Borrower(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the 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 **04.12.2026** for recovery of **Rs.10,09,264/-**as on 07.01.2026 (Demand Notice Dated) plus further interest, charges and cost due to the secured creditor for the loan account of **Mr. Vicky Roopchand Shadi**, The reserve price will be **Rs. 18,49,000/-** and the earnest money deposit will be **Rs 1,84,900/-**

THE DESCRIPTION OF THE IMMOVABLE PROPERTY IS AS FOLLOWS:

THE PROPERTY SITUATED AT FLAT NO. B2-302, 3RD FLOOR, VANDAN PARK, PLOT NO. 1 TO 25, FIELD SURVEY NO. 21, 28/1A, 28/1B, 28/1C, MOUJE PETH, AMRAVATI, AT SHRINATH WADI, IN FRONT OF GATE OF GADGADESHWAR MANDIR, AKOLI ROAD, AMRAVATI. ADMEASURING AREA: 59.72 SQ.MT.

BOUNDARIES:
EAST: - FLAT NO. B2-303,
WEST: - FLAT NO. B2-301,
NORTH: - OPEN SPACE,
SOUTH: -PASSAGE & FLAT NO- B2-305.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses within 30 days from the publication of this notice. The date of e-Auction, failing which the property, Bank shall sell the property as per the provision laid down in the SARFAESI ACT 2002.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the secured Creditor website https://sbi.bank.in & E-Auction site URL https://baanknet.com

HOME LOAN CENTER AMRAVATI 62935 STATE BANK OF INDIA

AUTHORIZED OFFICER
STATE BANK OF INDIA

Place – Amravati
Date – 30.10.2026

bank.sbi
sbi.62935@sbi.co.in

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कॅम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कॅम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

Home Loan Centre Amravati - (62935)
First Floor,
Ram Laxman Sankul
Rampuri Camp Amravati,
Dist. Amravati - 444601
Maharashtra (India)

Scanned with OKEN Scanner

भारतीय स्टेट बँक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction 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 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 mortgaged/charged to the Secured Creditor, the "Physical Possession" of which has been taken by the 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" basis on **04.12.2026.**

The details of Borrower(s), Guarantor(s) and Description of Property and Terms & Conditions of the e-Auction specified as under.

SR. NO	Name of the Borrower	Description of the property	Outstanding dues	Details	Bid Increased
1	**Mr. Vicky Roopchand Shadi**	THE PROPERTY SITUATED AT FLAT NO. B2-302, 3RD FLOOR, VANDAN PARK, PLOT NO. 1 TO 25, FIELD SURVEY NO. 21, 28/1A, 28/1B, 28/1C, MOUJE PETH, AMRAVATI, AT SHRINATH WADI, IN FRONT OF GATE OF GADGADESHWAR MANDIR, AKOLI ROAD, AMRAVATI. ADMEASURING AREA: 59.72 SQ.MT. **BOUNDARIES:** **EAST**: - FLAT NO. B2-303, **WEST**: - FLAT NO. B2-301, **NORTH**: - OPEN SPACE, **SOUTH**: -PASSAGE & FLAT NO- B2-305.	Rs.10,09,264/- as per Demand Notice dated-07.01.2026. Plus further interest, charges and cost.	Reserve Price-18,49,000/- EMD - 1,84,900/-	20,000.00

Note: The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. Successful bidder will required to pay 1% TDS extra on property having Reserve Price more than Rs.50.00 Lakh

Date & Time for submission of Request letter of participation / KYC Documents/Proof please use option provided on: https://baanknet.com. Interested bidder may deposit **Pre-Bid EMD submission from – 03.11.2026 to 03.12.2026.** Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem. **Date & Time of e-Auction: 04.12.2026, Time of E-Auction from 11.00 A.M to 1.00 P.M.** with unlimited extensions of 10 minutes each. Date and Time for Inspection of the properties:- 16.11.2026 to 19.11.2026 - 12.00 PM to 4.00 PM For more details please contact on **Mobile No.** 9395151819, E-mail: sbi.62935@sbi.co.in. The Interested bidder who require assistance in creating log in Id and Password, uploading data, submitting bid documents, training, demonstration, terms and condition on online inter-se Bidding etc., May visit the website https://baanknet.com.

Place – Amravati
Date – 30.10.2026

AUTHORIZED OFFICER
STATE BANK OF INDIA

bank.sbi
sbi.62935@sbi.co.in

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कैम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कैम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

Home Loan Centre Amravati - (62935)
First Floor,
Ram Laxman Sankul
Rampuri Camp Amravati,
Dist. Amravati - 444601
Maharashtra (India)

Scanned with OKEN Scanner

भारतीय स्टेट बँक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

अचल मालमत्तेच्या विक्रीसाठी ईलिलाव- विक्री अधिसूचना (परिशिष्ट IV-A) (नियम ८(६)

आर्थिक मालमतांच्या सिक्युरिटायझेशन आणि पुनर्रचना आणि सुरक्षा व्याज अंबलबजावणी कायदा, २००२ अंतर्गत स्थावर मालमतांच्या विक्रीसाठी ईलिलाव- विक्री सूचना सुरक्षा व्याज (अंलबजावणी) नियम २००२ च्या कलम ८(६) च्या तरतुदीसह वाचल गेली आहे. सर्वसाधारण जनतेला आणि विशेषतः कर्जदार / वारसदार आणि जमानतदारांना याद्वारे सूचना देण्यात येत आहे की, खालील वर्णित अचल मालमता सुरक्षित तारण धनकोकडे गहाण ठेवली / आकारली आहे. ज्याचा प्रत्यक्ष ताबा भारतीय स्टेट बँकेच्या अधिकृत अधिकाऱ्याने घेतला आहे. सुरक्षित तारण ऋनको तर्फे खालील सर्व मालमता "जे आहे जेथे आहे," "जे आहे जसे आहे" जे काही आहे तेथे आहे" या तत्वावर **०४.१२.२०२६** रोजी विकल्या जाईल . कर्जदाराचा, जमानतदार यांचा तपशील आणि मालमतेचे वर्णन आणि ई-लिलावाच्या अटी व शर्ती खाली नमूद केल्याप्रमाणे-

अ क्र	कर्जदाराचे / जामीनदाराचे नाव	विक्रीसाठी असलेल्या मालमत्तेचे वर्णन	थकीत बाकी रक्कम	राखीव किंमत व अनामत रक्कम	Bid वाढीव किंमत
१	श्री. विकी रूपचंद शादी	फ्लॅट नं. बी २-३०२, तिसरा मजला, वंदन पार्क, प्लॉट नं. १ ते २५, फील्ड सर्वे नं. २१, २८/१अ, २८/१ब, २८/१क, मौजे पेठ, अमरावती, श्रीनाथ वाडी येथे, गडगडेश्वर मंदिराच्या गेटसमोर, अकोली रोड, अमरावती येथे स्थित असलेली मिळकत. क्षेत्रफळ: ५९.७२ चौ.मी. **चतु:सीमा –** पूर्वेस - फ्लॅट नं. बी२-३०३ पश्चिमेस - फ्लॅट नं. बी२-३०१ उत्तरेस - मोकळी जागा दक्षिणेस - पॅसेज व फ्लॅट नं. बी२-३०५	रु. १०,०९,२६४/- मागणी नोटिस दि. ०७.०१.२०२६, पासून अधिक पुढील व्याज, चार्जेस व खर्च.	राखीव किंमत- १८,४९,०००/- अनामत रक्कम रु.१,८४,९०० /-	२०,०००/

टीप : सर्व वैधानिक / गैर-वैधानिक देयके, कर, दर, मूल्यमापन, शुल्क, इत्यादी कोणत्याही व्यक्तीला देणे ही यशस्वी बोलीदाराची जबाबदारी असेल. यशस्वी बोलीदाराला मालमत्तेवर १% टीडीएस अतिरिक्त भरावा लागेल ज्याची आरक्षित किंमत ५० लाखापेक्षा जास्त असेल.

सहभागाचे विनंती पत्र/केवायसी दस्तऐवज/पुरावा सादर करण्याची तारीख आणि वेळ : इच्छुक बोलीदार **प्री-बिड EMD – ०३.११.२०२६ ते ०३.१२.२०२६** पर्यंत जमा करू शकतो. ई-लिलाव वेबसाईटच्या बँक खात्यात / ई वॉलेट मध्ये पेमेंट मिळाल्यानंतर आणि ई-लिलाव वेबसाइटवर अशी माहिती अपडेट केल्यानंतरच बोली-पूर्व ईएमडीचे क्रेडिट बोलीदाराला दिले जाईल. बँकिंग प्रक्रियेनुसार यास काही वेळ लागू शकतो आणि म्हणून बोलीदारांना, त्यांच्या स्वतः च्या हितासाठी, शेवटच्या क्षणी कोणतीही अडचण येऊ नये म्हणून प्री-बिड EMD रक्कम आगाऊ जमा करण्याचा सल्ला दिला जातो. **ई-लिलावाची तारीख आणि वेळ : ०४.१२.२०२६. ई-लिलावाची वेळ दुपारी ११: ०० ते दुपारी १: ०० पर्यंत** प्रत्येकी १० मिनिटांच्या अमर्याद विस्तारांसह. मालमत्तेच्या तपासणीची तारीख आणि वेळ:१६.११.२०२६ ते १९.११.२०२६ वेळ १२.०० ते ४.०० पर्यंत राहील. अधिक माहितीसाठी कृपया मोबाईल क्रमांक- 9395151819 ई-मेल: sbi.62935@sbi.co.in वर संपर्क साधावा विक्रीच्या तपशीलवार अटी व शर्तींसाठी, इच्छुक बोलीदार ज्यांना लॉग इन आयडी आणि पासवर्ड तयार करणे, डेटा अपलोड करणे, बोली कागदपत्रे सादर करणे, प्रशिक्षण, प्रात्यक्षिक, ऑनलाइन इंटर-से बोलीवरील अटी आणि शर्ती इत्यादींमध्ये मदत हवी असेल त्यांनी https://baanknet.comया वेबसाइटला भेट द्यावी.

ठिकाण – अमरावती
दिनांक – ३१.१०.२०२६

अधिकृत अधिकारी
भारतीय स्टेट बँक

HOME LOAN CENTER AMRAVATI 62935 STATE BANK OF INDIA

bank.sbi
sbi.62935@sbi.co.in

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कॅम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

गृह ऋण केंद्र अमरावती - (62935)
पहली मं जिल,
राम लक्ष्मण संकुल ,
रामपुरी कॅम्प अमरावती,
जिला अमरावती - 444601
महाराष्ट्र (भारत)

Home Loan Center Amravati - (62935)
First Floor,
Ram Laxman Sankul
Rampuri Camp Amravati,
Dist. Amravati - 444601
Maharashtra (India)

Scanned with OKEN Scanner