



State Bank of India

SARB Thane : 11697

Address : Stressed Assets Recovery Branch, 1st Floor, Plot No A-112, Circle Road No 22, Wagle Industrial Estate, Thane (west) 400604

E-mail: sbi.11697@sbi.co.in

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

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" basis on **10.02.2026**, for recovery of **Rs. 49,84,113.00 (Rupees Forty Nine Lakh Eighty Four Thousand One Hundred Thirteen only) as on 31.07.2024**, plus future interest at the contractual rate on the aforesaid amount together with further incidental expenses, Cost and charges due to the secured creditor from **Mrs. Seema Shivprakash Varma**. The reserve price will be **Rs. 60,45,000/- (Rs. Sixty Lakh Forty Five Thousand only)** and the earnest money deposit will be **Rs. 6,04,500/- (Rs. Six Lakh Four Thousand Five Hundred Only)**.

The intending bidders should make their own independent inquiries regarding encumbrances, title of property put on auction and claims / rights / society / builder's dues affecting the property prior to submitting their bid. In this regards, e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.

The Bidders should get themselves registered on <https://baanknet.com> by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Private Limited well before the auction date.

Date & Time of public E-Auction 10.02.2026 from 12.00 Noon to 4.00 PM with unlimited extensions clause of 10 minutes each.

Property ID No	Detail of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN200065547837	Flat No. 702, 7 th Floor, Admeasuring 737.00 Sq ft carpet area, in building No. 2 known as Avenue M, in society Rustomjee Evershine Global City Avenue Bldg No. 1 to Bldg No. 6 Co-Op Housing Society Ltd. at Rustomjee Evershine Global City, constructed on N.A. land bearing Survey No. 5, 5B, 5D, 5F & 5G, Village – Dongare (Dongar Pada), also known as Village – Naringi, Tal – Vasai, Distt – Palghar - 401303.	60,45,000/-	6,04,500/-	25,000/-	30.01.2026 12.00 Noon to 4.00 PM

	(Registered in the name of Mrs. Seema Shivprakash Varma). Status of Possession : Physical				
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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,<https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://baanknet.com>, or contact to
MR. PRANESH THAKUR, CLO Mob. No. 7087438999 &
MRS. Kanchan Ghuge, CCO Mob.No.8828228844

Date : 03.01.2026

Place : Thane

Pranesh Thakur
Chief Manager
Authorised Officer