

**Annexure-2**

**STATE BANK OF INDIA**  
Stressed Asset Resolution Group, Commercial III Branch **Mumbai**

Address of the Branch : Office No. 112 to 115, 1st floor, Tulsiani Chambers,  
Free Press Journal Marg, Nariman Point, Mumbai  
400021

Authorised Officer's Details :

Name : Mr Tapan Kumar Satapathy (Assistant General Manager)  
Phone No of Branch : 022-35107732  
Email ID of branch : [team7.61341@sbi.co.in](mailto:team7.61341@sbi.co.in)  
Mobile No : 9674771832

**NOTICE OF SALE THROUGH PRIVATE TREATY**

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE  
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS  
AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" , "AS IS WHAT IS BASIS" AND " WHATEVER THERE IS BASIS "

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "**AS IS WHERE IS BASIS**" , "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS** "
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.



6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

### SCHEDULE

Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
<p><b><u>Land and Building</u></b></p> <p>Two Storied building forming part of Cadastral S. No.235, F. P. No.12, TPS III Mahim Subdivision, G No. 3729, H. No. 3729 (3), "Swati Manor C" N. C. Kelkar Marg, Dadar (West), Mumbai admeasuring 254.25 Sq. Mtrs owned by M/s Manvi Holdings Pvt Ltd</p>	Rs . 17,50,00,000.00
<b><u>TOTAL</u></b>	Rs . 17,50,00,000.00 ( Rupees Seventeen crores fifty lakhs only )

Date : 06.09.2023

Place: Mumbai

For STATE BANK OF INDIA

AUTHORISED OFFICER

