

SARB/10059/2025-26/O.C.

November 29, 2025

To

Mrs. Jagrutiben Jayeshbhai Mavani 34, 2nd Floor, Hiranagar Gate 1, Near G.G. Zadafia School, Varachha, Dist- Surat - 395006	Mr. Jayeshkumar Hamanbhai Mavani 34, 2nd Floor, Hiranagar Gate 1, Near G.G. Zadafia School, Varachha, Dist- Surat - 395006
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**APPENDIX-IV-A**

**{See Provision to rule 8(6)}**

**Revised 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 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/Guarantor(s) that the below described Immovable property mortgaged/charged to the Bank (Secured Creditor), the Physical possession of which has been taken by the Authorized Officer of State Bank of India, SARB, Vadodara (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20-12-2025 between 12.00 noon to 03:00 p.m., for recovery of **Rs 59,53,074.28 (Rupees fifty-nine lakh fifty-three thousand seventy-four and paise twenty-eight only) as on 31-03-2023** + future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc (less repayment made on or after 31-03-2023, if any), due to the Secured Creditor from **Mrs. Jagrutiben Jayeshbhai Mavani & Mr. Jayeshkumar Hamanbhai Mavani**

For further details, please refer to the e-auction sale notice published in the Gujarati and English newspapers on or after 29-11-2025

(Rs. in lakh)			
S No.	Details of property	Reserve Price	Earnest Money deposit
1	Immovable Property – Residential Flat No 1002, having built-up area 82.89 square meters, situated on the 10 <sup>th</sup> floor of Building A/2, in the project known as “Yogi Heights” constructed on Final Plot No. 82/A of T.P. Scheme No. 60 (Puna) forming part of Revenue Block No. 210 and Revenue Survey No. 187 of Village/Mouje Puna within Taluka Puna, Registration District Surat Owner: Mrs. Jagrutiben Jayeshbhai Mavani & Mr. Jayeshkumar Hamanbhai Mavani	48.00	4.80

Encumbrance, if any: None known

For detailed terms & conditions of the sale, please refer to the link provided in secured creditor's website <https://sbi.bank.in/web/sbi-in-the-news/auction-notices> & also at <https://banknet.com/eauction-psb>

For, State Bank of India



Date: 29-11-2025  
Place: Vadodara

Authorized Officer & Chief Manager  
Vikas Kumar Singh  
Mb: 7600041017



State Bank of India  
Stressed Assets Recovery Branch (SARB) (10059)  
2nd Floor, Samyak Status, Opp. D R Amin School,  
Diwalipura Main Road, Vadodara-390007

Phone No. 0265-2225292

E-mail: [sbi.10059@sbi.co.in](mailto:sbi.10059@sbi.co.in)

Date: 29-11-2025

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis

1	Name of the Borrower	<b>Mrs. Jagrutiben Jayeshbhai Mavani &amp; Mr. Jayeshkumar Hamabhai Mavani</b>
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch (SARB), 2nd Floor, Samyak Status, Opp. D R Amin School, Diwalipura Main Road, Vadodara-390007
3	Description of the Immovable secured assets to be sold.	Immovable Property – Residential Flat No 1002, having built-up area 82.89 square meters, situated on the 10th floor of Building A/2, in the project known as "Yogi Heights" constructed on Final Plot No. 82/A of T.P. Scheme No. 60 (Puna) forming part of Revenue Block No. 210 and Revenue Survey No. 187 of Village/Mouje Puna within Taluka Puna, Registration District Surat. [Property ID- SBIN200029508646]
	Name of Title Holder	Mrs. Jagrutiben Jayeshbhai Mavani & Mr. Jayeshkumar Hamabhai Mavani
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorized 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 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	<b>Rs 59,53,074.28 (Rupees fifty-nine lakh fifty-three thousand seventy-four and paisa twenty-eight only) as on 31-03-2023 + future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc (less repayment made on or after 31-03-2023, if any)</b>
6	Deposit of earnest money	Rs. 4.80 lakh being the 10% of Reserve price to be remitted by RTGS / NEFT to the BAANKNET e-wallet account of the bidder opened with BAANKNET by the bidder himself.
7	Reserve price of the Immovable secured assets	Rs 48.00 lakh
8	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, 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall	Auction will be held online on the web portal BAANKNET portal via <a href="https://baanknet.com/eauction-psb">https://baanknet.com/eauction-psb</a> on 20-12-2025 from 12.00 noon to 03.00 p.m. with unlimited extensions of 10 Minutes each.





	be completed.	
10	The e-Auction will be conducted through the Bank's approved service provider	BAANKNET portal via <a href="https://baanknet.com/eauction-psb">https://baanknet.com/eauction-psb</a>
11	(i) Bid increment amount (ii) Auto extension (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 10,000.00 10 Minutes times (Unlimited extensions)  Rupees
12	Date and Time during which inspection of the Immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	19-12-2025 03:00 p.m. to 04:00 p.m.  Name: Rajan Chawla. Mob: 9974582065
13	Other conditions	<ol style="list-style-type: none"> <li>1. Bidders should hold valid Email ID &amp; Mobile number (e-mail ID &amp; Mobile Number are necessary for the intending bidder) as all the relevant information and allotment of ID and Password is conveyed by BAANKNET portal on Email and Mobile number.</li> <li>2. 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.</li> <li>3. 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.</li> <li>4. The bidders are required to submit online acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</li> <li>5. 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.</li> <li>6. Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</li> <li>7. The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</li> <li>8. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</li> <li>9. 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.</li> <li>10. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</li> <li>11. The Authorized Officer is not bound to accept the highest offer and the Authorized 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.</li> <li>12. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for</li> </ol>



	<p>which may it be subsequently sold.</p> <p>13. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>14. 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.</p> <p>15. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the concerned bank branch only.</p> <p>16. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.</p> <p>17. E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through BAANKNET Portal viz. <a href="https://baanknet.com/eauction-psb">https://baanknet.com/eauction-psb</a>. E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on <a href="https://ibapi.in">https://ibapi.in</a>.</p> <p>18. The intending purchasers / bidders are required to register themselves on the auction portal <a href="https://baanknet.com/eauction-psb">https://baanknet.com/eauction-psb</a></p> <p>19. The Bidders have to register themselves well before the auction date as registration of bidders take minimum of three working days. The bidder has to ensure and confirm for himself/herself that the EMD amount is transferred from his bank account to his own wallet with BAANKNET by means of NEFT/RTGS transfer from his bank account. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he/she will not be accepted as bidder by system and he/she will be not able to participate in auction.</p> <p>20. In the event of failure of auction, the bidder has to place refund request from wallet to bank account through his account maintained by BAANKNET which will refund the same back to bidder's bank account. For further information, kindly contact Bank's Authorized Officer.</p> <p>21. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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 Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms &amp; conditions of the e-Auction are published in the following websites: <a href="https://sbi.bank.in/web/sbi-in-the-news/auction-notices">https://sbi.bank.in/web/sbi-in-the-news/auction-notices</a> &amp; <a href="https://baanknet.com/eauction-psb">https://baanknet.com/eauction-psb</a>.</p>
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Date: 29-11-2025  
Place: Vadodara



*Vikas Kumar Singh*  
Authorized Officer & Chief Manager  
Vikas Kumar Singh

