

**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 proviso to Rule 8(6) of 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 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” and “Without Recourse” basis on **20.03.2026** for recovery of Rs. 10,74,40,031.47 as on 29.08.2019 + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) w.e.f. 29.08.2019 due to the secured creditor from **M/s 21 Auto India Pvt Ltd.**



The property wise reserve price will be as under:

<b>Names of Title Deed Holders</b>	<b>Description of property/ies</b>	<b>Reserve price</b>	<b>Earnest Money Deposit (EMD)</b>
Mr. Ajit Govind Kharkar (Director/ Personal Guarantor to M/s 21 Auto India Pvt Ltd)	Flat No A 1 admeasuring 680 Sq Ft. Built Up, OM CHS LTD, Ground Floor, 339, Kasar Ali, Bhiwandi, Thane, Maharashtra, Pin 421302.  Property ID: SBIN200026842537	<b>Rs. 24,24,000/-</b>	<b>Rs. 2,42,400/-</b>
Mr. Ajit Govind Kharkar (Director/ Personal Guarantor to M/s 21 Auto India Pvt Ltd)	Commercial Building comprising of Ground of 2 upper floors having built up area of about 4185 square feet situated on land bearing Plot no. 3, Survey no. 317, Hissa No.1 part of Village Temghar, Taluka Bhiwandi, District Thane 421301, (Under Physical possession) In the name of Mr. Ajit Kharkar and Sugandha Kharkar (Director/ Personal Guarantor to M/s 21 Auto India Pvt Ltd).  Property ID: SBIN200026842689	<b>Rs. 2,20,47,000/-</b>	<b>Rs. 22,04,700/-</b>
M/s 21 Auto India Pvt Ltd	Scrap Material – Paper Scrap, Metal Scrap, Wooden scrap, Broken Bike parts, bike spare parts, etc. at the commercial building on land bearing Plot no. 3, Survey no. 317, Hissa No.1 part of Village	<b>Rs. 2,63,000/-</b>	<b>Rs. 26,300/-</b>







	Temghar, Taluka Bhiwandi, District Thane 421301  Property ID: SBINSCRAP21AUTO	
<b>Date &amp; Time of e-Auction.</b>	<b>Date: 20.03.2026, Time: 300 Minutes</b> From 11.00 a.m. to 04.00 p.m. with unlimited extensions of 10 minutes each	
<b>Bid Increment Amount</b>	For SBIN200026842537 (FLAT) Rs. 50,000/- and in multiple of Rs. 50,000/- each  For SBIN200026842689 (Commercial) Rs. 1,00,000/- and in multiple of Rs. 1,00,000/- each  For SBINSCRAP21AUTO (Scrap) Rs. 5,000/- and in multiple of Rs. 5,000/- each	
<b>Date and time for submission of EMD and request letter of participation/ KYC Documents/ Proof</b>	On 20.03.2026, before 11.00 a.m.	
<b>Date &amp; Time of Inspection property</b>	13.03.2026, From 11.00 am. to 4.00 pm.	
<b>Contact person/ Contact Number</b>	Mr. Praveenkumar Nayak – 8143602091	

<b>Bank website</b> <a href="https://bank.sbi">https://bank.sbi</a>	<b>E-auction website</b> <a href="https://baanknet.com/">https://baanknet.com/</a>
	

Property ID No	Property Location:	Video / Photos of Property
SBIN200026842537		



SBIN200026842689		
SBINSCRAP21AUTO		

**This publication also serves as 15 days prior notice for e-auction to all concerned parties.**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites:

**[www.sbi.co.in](http://www.sbi.co.in) and <https://baanknet.com/eauction>**

Date: 27.02.2026

Place: Mumbai

Authorized Office  
State Bank of India

