

SBI State Bank of India STRESSED ASSETS MANAGEMENT BRANCH - III MUMBAI

Authorized Officer's Details

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Stressed Assets Management Branch- III Mumbai SAMB-III Branch, 112-115, First Floor, Plot no.212, West Wing, Tulsjani Chambers, Free Press Journal Marg, Nariman Point, Mumbai-400021.E-mail ID: sbi.61341@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 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" basis on 21.04.2026(e-auction date) for recovery of Rs. 53,51,62,045.72 (Rupees Fifty Three Crore Fifty One Lac Sixty Two Thousand Forty Five and Paise Seventy Two Only) as on 20/06/2018 plus interest there on w.e.f. 21.06.2018 and expenses and cost etc. less recoveries (if any) due to the secured creditor from Borrower M/s Perfect Vitamins Pvt Ltd and Guarantor(s) Mr Brijkishore Rambilas Maniyar ,Mr. Rajkishore Balkishan Maniyar ,Mr. Balkishan Badrinarayan Maniyar ,Smt Sapna Maniyar and M/s Perfect Industries Pvt Ltd(Resolved under CIRP).

The reserve price, the earnest money deposit and description of immovable properties are as under:

Names of Title Deed Holders:- M/s Perfect Vitamins Pvt Ltd

Lot	Description of property:-	Reserve price	Earnest Money Deposit (EMD)
1	Plant & Machineries located at K- 34/1, Five Star Area, MIDC, Butibori, Nagpur	Rs. 1,45,00,000.00/-below which the property will not be sold.	10% of the Reserve Price i. e. Rs. 14,50,000.00
2	Land & building located at K-34/1, Five Star Area, MIDC, Butibori, Nagpur, admeasuring area of 8084 sq mtr.	Rs. 3,15,00,000.00/ below which the property will not be sold.	10% of the Reserve Price i. e. Rs. 31,50,000.00

Bid for sale of assets under Lot 2 will be accepted only if bid under Lot 1 is received

Date & Time of e-Auction:-Date: 21.04.2026, From 11:00 am to 03:00 pm with unlimited extensions of 5 minutes each.

Bid Increment Amount:- Rs. 5,00,000/- Date & Time of Inspection of property:- 15.04.2026, From 10:00 a.m. to 1.00 p.m.

Last date & Time for submission of EMD and KYC documents On or before:- 20.04.2026 before 4:00 p.m.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

- E-Auction is being held on "As is Where is", "As is What is" and "Whatever there is" basis through Online Electronic Bidding. The auction will be conducted through website of M/s. C-1 India Pvt. Ltd. <https://www.bankeauctions.com> contact persons Mr. Bhavik Pandya having his Mobile No. 8866682937., at Plot No.68, 3rd Floor, Sector - 44, Gurugram, Haryana, Pin: 122003. Phone numbers: +91- 7291981124 / 1125 / 1126, +91-124-4302020 / 21 / 22 / 23 and e-mail ID: support@bankeauctions.com. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in <https://www.bankeauctions.com>.
- The intending purchasers/bidders are required to deposit Earnest Money Deposit (EMD) amount through NEFT/RTGS directly in to the Account No. 38607470171 the name of SARG Commercial-III having IFSC Code No. SBIN0061341, of State Bank of India.
- The interested bidders who require assistance in creating Login ID & Password, uploading data, training on e-bidding process etc., may contact M/s C1 India Pvt. Ltd contact persons Mr. Bhavik Pandya having his Mobile No. 8866682937, at Plot No.68, 3rd Floor, Sector - 44, Gurugram, Haryana, Pin: 122003. Phone numbers: +91- 7291981124 / 1125 / 1126, +91-124-4302020 / 21 / 22 / 23 and e-mail ID: support@bankeauctions.com. and for any property related query may State Bank of India, SAMB-III Mumbai Branch, Plot No 112-115, First Floor, Plot no.212, West Wing, Tulsiani Chambers, Free Press Journal Marg, Nariman Point , Mumbai-400021 E-mail ID : team4.61341@sbi.co.in in office hours during the working days with officials Mr. Arunjay Sharma, CM & CO-Mobile No-7033857792 ,Mr. Rajendra Dahat, AGM & CLO-Mobile No-9833908550.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s C1 India Pvt., Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, there may be some pending dues/ charges/ taxes which may have to be assessed/ paid by the successful bidder. 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. It shall be the sole responsibility of the intending bidders to inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on auction on and claims/rights/dues affecting the secured assets, including the statutory dues and specifications before submitting the bid.
- The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned Authorised Officer; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, society dues, any unpaid dues towards the secured asset etc. that is required to be paid in order to get the property conveyed/delivered in his/her/ its favour as per the applicable law. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of the successful bidder only. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the co-operative society/authority in order to get the property conveyed in his/her favour as per the applicable law
- 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. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the e-auction are published in the following websites www.sbi.co.in, our service provider C1 India Pvt. Ltd e-auction web portal <https://www.bankeauctions.com>

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Date : 25.03.2026 Place : Mumbai

Authorized Officer, State Bank of India