

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix IV-A [See Proviso to Rule 8(6)]

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** 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 **28.01.2026**, for recovery of **Rs.45.18 lakhs as on 18.09.2025** with further plus cost and expenses thereon due to the secured creditor from **Mr. Sayyad Shahrukh Sayyad Haider & Mr. Shakir Haider Sayyad**. The reserve price will be **Rs.24,00,000/- (Rs. Twenty-four lakhs only)** and the earnest money deposit will be **Rs.2,40,000/-**

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. Successful bidder will be required to pay 1% TDS extra on property having Reserve Price more than Rs.50.00 Lakhs.

Date & Time for submission of Request letter of participation / KYC Documents/Proof please use option provided on: Interested bidder may deposit Pre-Bid EMD with <https://baanknet.com> before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in <https://baanknet.com> Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

Date & Time of public E-Auction 28.01.2026 from 11.00 noon to 4.00 pm with unlimited extensions clause of 10 minutes each.

Property ID No.	Detail of Property	Reserve Price:	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN200017705463	<p>All that Residential Flat No. A- 1 having a built up area of 57.674 Sq. Mtrs. Within proportionate 13.9341% undivided share in the common areas, facilities and land on the First Floor of the building known as "AZHAAN HEIGHTS" constructed on piece and parcel of a plot within the the limits of NIT & NMC bearing Plot No. 119 - A , where building known and styled as "AZHAAN HEIGHTS" is erected, total admeasuring 234 Sq. Mtrs. out of Khasara no. 277, 278, 279 & 280, P. H. No. 11, bearing City survey No. 1297, Sheet No. 533/93 of Mouza - Zingabai Takli, Nagpur, Tahsil and District Nagpur.</p> <p>Bounded as under.</p> <p>East: Plot No. 119/B North: Plot No. 94,</p> <p>West: Open Space South: Road</p>	24,00,000/-	2,40,000/-	50,000.00	21.01.2026 11 am to 4 pm

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>, or contact to **Mr. Anil Kumar CLO Mob. No.9648083303 & Prakash Katrapawar CCO Mob. No. 7350244924.**

Date : 12.01.2026
Place : Nagpur

Seal

(Authorized Officer)
State Bank of India