

# SBI State Bank of India

## Authorized Officer's Details

Name: Arunjay Sharma

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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 02.12.2025 (e-auction date) for recovery of Rs. 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**

**Description of property :** (i) Hypothecation of Plant & Machineries located at K- 34/1, Five Star Area, MIDC, Butibori, Nagpur And (ii) EM of land & building located at K-34/1, Five Star Area, MIDC, Butibori, Nagpur, admeasuring area of 8084 sq mtr.

**Reserve price :** Rs. 5,79,00,000/-below which the property will not be sold.

**Earnest Money Deposit (EMD) :** 10% of the Reserve Price i. e. Rs. 57,90,000/-

**Date & Time of e-Auction :** Date: 02.12.2025 From 11:00 am to 03:00 pm with unlimited extensions of 10 minutes each.

**Bid Increment Amount :** Rs. 5,00,000/-

**Submission of request letter of participation/ KYC Documents/ Proof of EMD etc :** Online submission on website of e-auction service provider " BAANKNET"

**Date & Time of Inspection of property** 28.11.2025, From 10:00 a.m. to 1.00 p.m.

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS". intending bidders/purchasers has to transfer the EMD amount through registration in our service provider "BAANKNET" e-auction web portal <https://baanknet.com/eauction-psb/eauction/> through online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance. Before auction. Interested bidder may deposit Pre-Bid EMD with BAANKNET before the close of e-Auction. Credit to Pre-Bid EMD shall be given to the bidder only after receipt of payment in BAANKNET 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 amount well in advance to avoid any last-minute problem.

For Property related queries please contact Mr. Arunjay Sharma, CM & CO-Mobile No-7033857792, Mr. Rajendra Dahat, AGM & CLO-Mobile No-9833908550

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](http://www.sbi.co.in), <https://bank.sbi>, <https://baanknet.com/eauction-psb/eauction/>

Date: 11.11.2025

Place: Mumbai

sd/-  
Authorized Officer  
State Bank of India