



**State Bank of India**  
Stressed Asset Recovery  
Branch, Nagpur (SARB)

SARB : Nagpur Address :5, Sai Complex, 3rd Floor, Above Industrial  
Finance Branch, Bharat Nagar, Amravati Road, Nagpur 440033 (M S)  
Authorized Officer's Details: - Name: - Mr. Ruddhshil Chandan  
Meshram, E-mail: sbi.10152@sbi.co.in Mobile No. 7391816901

**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 properties mortgaged/charged to the Secured Creditor, the "Physical Possession" of which has been 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 04.09.2025 for the recovery of respective amount, due to the State Bank of India (Secured Creditor) from the respective Borrower(s) and the Guarantor(s) as specified here under.

The details of Borrower(s), Guarantor(s) and Description of Property and Terms & Conditions of the e-Auction specified as under.

Sr. No.	Name of Borrower(s) and Guarantor (s)	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Description of the Property/ies	Details
1.	<p>M/s. Tara Cotgin Pvt. Ltd.</p> <p>Factory: Sy. No.33, Mouza Takalkheda, Tah. Maregaon, Dist. Yavatmal</p> <p>Regd. Office: Shreeram Bhawan, At Po. Wadner, Tah. Hinganghat, Dist. Wardha 442301</p> <p>2) Shri. Bhushan Shyam Khatri (Director and Borrower)</p> <p>3) Smt. Archana Jawahar Khatri (Director and Borrower)</p> <p>4) Shri. Jawahar Bahadarchandra Khatri (Guarantor)</p> <p>All residing at: Shreeram Bhawan, At Po. Wadner, Tah. Hinganghat, Dist. Wardha 442301</p>	<p>Rs.5,26,79,131 (Rupees Five crore twenty six lakhs seventy nine thousand one hundred thirty one only) as on 07.05.2016 plus accrued interest from 27.04.2016 + other charges, less (-) credit, if any thereafter less: recoveries thereafter.</p>	<p>Property ID: SBIN200050902604</p> <p>Property No.1 : As factory Land &amp; Building Industrial Plot (Factory Land) &amp; Building situated on Sr.No.33/1, P.H. No 46 on Maregaon Ghonsa Road, Mouza Takalkheda Tah. Maregaon, Dist. Yavatmal in the name of company admeasuring 7238.65 Sq. Mtrs. approx.</p> <p>Bounded as under: On the East by - Ghonsa Road, On the West by - Land of Shri Bawane, On the North by - Land of Shi Salim Bhiwani, On the South by - Remaining part of Sy. No. 33/1</p> <p>Property No.2 : Plant and Machinery P &amp; M situated at Sy. No. 33/1, P.H. No. 46 on Maregaon-Ghonsa Road, Mouza Takalkheda, Tah. Maregaon Dist. Yavatmal, Double Roller Gins, Cotton Suction &amp; Movement, Seed Dispensing System, Seed Conveyor, Fire Direction System &amp; John Deer Tractor, Cotton Seed Shed Fabricator.</p> <p>Note : Property 1 &amp; 2 will be sold jointly i.e. factory Land &amp; Shed along with Plant &amp; Machinery.</p> <p>Possession: Physical</p>	<p>Property No.1 &amp; 2: As factory Land and Building &amp; Plant and Machinery Reserve Price: Rs.1,41,00,000.00 (below which property will not be sold)</p> <p>Earnest Money Deposit (EMD) 10% of the Reserve Price : Rs.14,10,000.00</p> <p>Bid Increment Amount: Rs.1,00,000/-</p>

Note: 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 required to pay 1% TDS on property having Reserve Price of Rs.50.00 Lakhs and above.

The e-auction will be conducted through Bank's approved service provider M/s SISL Infotech Pvt. Ltd. at their web portal <https://baanknet.com>. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://baanknet.com>.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.co.in/> and website <https://baanknet.com>

Date & Time of e-Auction: 04.09.2025, Time of e-Auction from 11:00 am to 4:00 pm with unlimited extensions of 10 minutes each.

Date and Time for Inspection of the properties: 02.09.2025 from 11:00 am to 4:00 pm.

Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.

Enquiry: Ruddhshil Chandan Meshram, Chief Manager, Mobile No. 7391816901, Arvindkumar Anuj Jaiswal, Mobile No. 8055215633

Date: 16.08.2025  
Place: Takalkheda, Yavatmal

Sd/- (Authorised Officer)  
State Bank of India  
Stressed Asset Recovery Branch, Nagpur