



STATE BANK OF INDIA

Branch - Stressed Assets Management Branch –II ,
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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 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 (State Bank of India) as secured creditor in the **Physical Possession** of which has been taken by the Authorized Officer of State Bank of India, the secured creditor will be sold on **“AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and “WHATEVER THERE IS” on 15.03.2025**. The e-auction of the charged property/ies (under SARFAESI Act, 2002) for realisation of Bank's dues will be held on and on the terms and conditions specified here under.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are Being Sold
M/s. Monalisa Ceramics India Pvt. Ltd. Plot No. 213, Ground Floor, R.C Church Compound, Dr. B. A. Road, Opp. Premier Theatre, Hindmata, Dadar, Mumbai-400014.	Personal Guarantors 1. Ms Shaikh Noorsaba Mashooq Safi, wife & Legal heir of Late Shaikh Mashooq Safi 2. Ms Shaikh Noorsaba Mashooq Safi 3. Other Legal heirs of Late Shaikh Mashooq Safi 4. Mr Suraj Bhartkumar Parekh	Rs. 19,05,78,862/37 (Rupees Nineteen Crore Five Lac Seventy Eight Thousand Eight Hundred Sixty Two and Thirty Seven Paise only) as on 28.11.2016 + interest there on + expenses & costs w.e.f. 15.03.2019 Demand Notice Date:- 18.03.2019

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Names of Title Deed Holders	Description of property/ ies	Date & Time of e-Auction:	Reserve Price and EMD Details :	Date & Time of Inspection property
Mr Shaikh Mashooq Safi and Ms Noorsaba Mashooq Safi (Personal Guarantor to M/s. Monalisa Ceramics India Pvt. Ltd)	Amalgated Residential Flat No-1201 & 1202, (Built up area 844 sq ft & 1126 sq ft respectively) situated on 12th floor, Building known as Crystal Tower , Survey no-20/26 of Dadar naigaum division, Dr. Ambedkar Road, Near HP Petrol Pump, Parel (East), Mumbai-400 012	Date:- 15.03.2025 Time: - from 11:00 a.m. to 4:00 p.m. with unlimited extensions of 10 Minutes each	Reserve Price Rs. 6.03 Cr Below which the property will not be sold	11.03.2025 from 11.00 a.m. to 4.00 p.m.
			Earnest Money Deposit (EMD) 10% of the Reserve Price i. e. Rs. 60,30,000/-	
			Bid Increment Amount Rs.5,00,000/-	


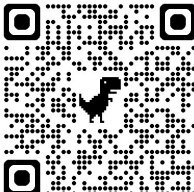
***CARE: It may be noted that, this e-auction is being held on “AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and “WHATEVER THERE IS”.**

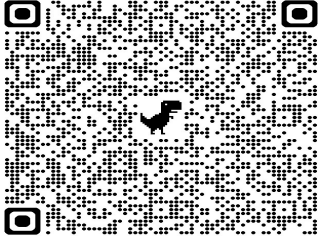
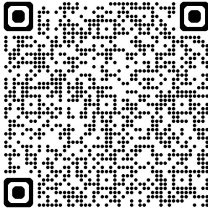
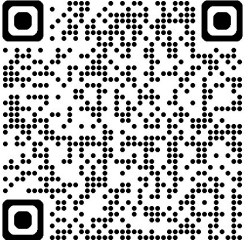
Intending Bidders / purchasers has to transfer the EMD amount through registration in our service provider BAANKNET. e-auction web portal <https://baanknet.com/eauction-psb/eauction/> through online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available 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 EBKRAY before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in EBKRAY’s 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.

There is no encumbrance known to authorised officer. However, the intending bidder should make their own enquiry and due diligences regarding the encumbrance upon the property from respective offices / department. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only.

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 and <https://baanknet.com/eauction-psb/eauction/>

Bank website www.sbi.co.in	e-auction website- https://baanknet.com/eauction-psb/eauction/
	

Property id No	Property Location	Video/Photos of property	USP of Property
SBIN2028206847			

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Guarantors have been given notice dated 20.02.2025 as required under proviso of rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Date: 28.02.2025
Place: Mumbai

Authorized Officer
State Bank of India