

No.: SBI/SAMB-II/CL-III/2026-27/223

Dated: 19.08.2026

M/s. Eximious Hospitality Pvt. Ltd (Formerly Known as M/s. SPS Hospitality & Entertainment Private Limited) Borrower, Guarantor & Mortgager B-4, 304, Sahara Grace, M G Road, Sector, Sector-28, Gurgaon, Haryana 122002 Also at: BB Mall A 95 A Phase I 3rd floor, Industrial Area, Neelam Chowk Bhiwadi, Distt Alwar Rajasthan 301019 Through its Directors / Guarantors	i)Smt Satya W/o Tarsem Lal Chaudhary ii)Smt Neelam W/o Shammi Paul Khullar iii)Smt Veena W/o Rakesh Kumar Chadha iv) Sh Sanjeev Kumar S/o Sh Late Basant Lal (Legal heirs of Late Mrs. Sheela Rani W/o Lt Sh Basant Lal) Guarantor B-4, 304, Sahara Grace, MG Road, Sector-28, Gurgaon, Haryana Also at A 23 4th floor KIBITHU Homes, Sector 47 Gurugram Haryana 122018
Mrs. Savita Nandrajog W/o Sh Sanjeev Kumar Director and Guarantor B-4, 304, Sahara Grace, MG Road, Sector-28, Gurgaon, Haryana 122002 Also at A 23 4th floor KIBITHU Homes Sector 47 Gurugram Haryana 122018	Mr. Sanjeev Kumar S/o Lt Sh Basant Lal Director & Guarantor, B-4, 304, Sahara Grace, MG Road, Sector-28, Gurgaon, Haryana 122002 Also at A 23 4th floor KIBITHU Homes Sector 47 Gurugram Haryana 122018

APPENDIX IV A & II A

[See Proviso to rule 8 (6) & 6(2)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES AND MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets and movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 6(2) 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/(ies) and movable Assets mortgaged/hypothecated /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"** on **29.09.2026**, for recovery **Rs 53,28,85,560 (Rupees Fifty Three Crore Twenty Eight Lakh Eighty Five Thousand Five Hundred Sixty Rupees Only)** as on **31/07/2026** plus further interest, cost thereon as due to the Secured creditor from **1) M/s. Eximious Hospitality Pvt. Ltd** (Formerly Known as M/s. SPS Hospitality & Entertainment Private Limited) Borrower, Mortgager and the Guarantor **2) Mr. Sanjeev Kumar**, Director & Guarantor, **3) Mrs. Savita Nandrajog**, Director & Guarantor **4) i) Smt Satya W/o Tarsem Lal Chaudhary ii) Smt Neelam W/o Shammi Paul Khullar, iii) Smt Veena W/o Rakesh Kumar Chadha, iv) Sh Sanjeev Kumar S/o Sh Late Basant Lal** legal heirs of **Mrs. Sheela Rani**

The Reserve price will be **14,02,00,000/- (Rs. Fourteen Crore Two Lakhs only)** and Earnest Money deposit will be **Rs 1,40,20,000/- (Rs One Crore Forty Lakhs Twenty thousand only)**

Sr. No.	Description of properties on auction	Reserve Price	Earnest Money Deposit
1.	Sale of Assets of M/s. Eximious Hospitality Pvt Ltd. (formerly known SPS Hospitality & Entertainment Pvt Ltd at BB mall, A-95 (A), Neelam chowk industrial area, Bhiwadi, Distt Alwar, Rajasthan A part of the Property consisting of commercial hotel space i) Reception at Ground Floor with super area 480 Sq Feet, ii) Banquet Hall at Third Floor with super area 9200 Sq Feet iii) Hotel area consisting of Restaurant, Kitchen, Gym Back Office etc Fourth Floor with super area 10802.58 Sq Feet iv) Hotel Rooms at Fifth Floor with super area 10200.00 Sq Feet v) All Furniture Fixture lying at Ground,3rd,4th,5th Floors at BB Mall A-95(A) Neelam Chowk Industrial Area Bhiwadi Rajasthan	14,02,00,000/- (Rs. Fourteen Crore Two Lakhs only)	Rs 1,40,20,000/- (Rs One Crore Forty lakhs Twenty thousand only)

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 or <https://baanknet.com>

Date: 19.08.2026

Place: Bhiwadi Rajasthan


 Authorised Officer
 SBI SAMB II New Delhi