STATE BANK OF INDIA **STRESSED ASSETS MANAGEMENT BRANCH – I,** Address of the Branch: The Arcade, 2nd Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai-400 005, E-mail ID of Branch:- sbi.04107@sbi.co.in	Authorized Officer's Details :- Name : Rajesh Kandharkar E-mail: team4.04107@sbi.co.in Mobile No. : 9049757700 Landline No. (O) : 022-22177670

Annexure-A

E-AUCTION SALE NOTICE

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. AS WELL AS NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES.

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following property u/s 13 (4) of the SARFAESI Act.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS BASIS".**

Name of Borrower(s)	M/s Renex Industries Pvt Ltd, Office No. 112, Arun Bazar S.V. Road, Malad (West) Mumbai Maharashtra India 400064
Name of Guarantor(s)	1. Ravi Banarasilal Kapoor, T/06, Haridwar Tower CHS Ltd. Evershine Nagar, Near SBI Malad (West) Mumbai Maharashtra India 400064. 2. Pahelaj Satyapal Badlani, Pahlaj Satyapal Badlani, Villa No. Q-16, Golf Links, Kanadiya Road, Village Kanadiya & Tigariya Rao, Indore 452016. 3. Ashish Bipinkumar Soni, 8B, Farm Manor Adarsh Dugdhlay Lane Malad West Mumbal, Maharashtra India 400064. 4. Prem Pamadhi Chalava Raj, 843/A Indranagar 100 Ft Road Banglore, Karnataka 560038 5. Mr. Samir Shabbir Kapadia. 501, link Avenue, off Link Road, Malad (W), Mumbai- 400 064
Outstanding Dues for Recovery Property/ies is/are Being Sold	Rs. 22,82,27,983 (Rupees Twenty-Two Crore Eighty-Two Lac Twenty Seven Thousand Nine Hundred Eighty-three only) as on 09.08.2023 + further interest & costs less subsequent recoveries if any. Demand Notice U/s 13 (2) of the SARFAESI Act. 2002 Dated 09.08.2023.
Name of owner /Title Deed Holders	Owned by M/s Renex Industries Pvt Ltd (formerly known as M/s Swathi Sunsource Power Private Ltd.), Office No. 110/112, Arun Bazar S.V. Road, Malad (West} Mumbai 400064.
Description of Property	All that piece and parcel of Industrial land bearing Survey Numbers:- 85-1, 85-2, 87, 86-1, 72-2, 72-3 and 85-4 together with building thereon situated at Industrial Park Penukonda,

	Village-Penukonda, District-Anantapuramu, Pin-515110, Andhra Pradesh, Owned by M/s Renex Industries Pvt Ltd (formerly known as M/s Swathi Sunsource Power Private Ltd.)
Reserve Price (R. P.)	Rs. 41,40,00,000/- (Rupees Forty One Crore Ninety Forty Lacs Only)
Earnest Money Deposit (EMD)	Rs. 4,14,00,000/- (Rupees Four Crore Fourteen Lacs Only)
Bid Increment Amount in multiple of	Bid increase amount Rs.2,00,000/-.
Date & Times of Inspection	Inspection on 15.09.2026 from 2:00 PM to 4:00 PM
Date & Time of E-auction	E-auction on 19.09.2026 from 11:00 AM to 3:00 PM
For Submission of Request Letter of Participation / KYC Documents / Proof of EMD Etc.	Online submission on E-auction site. https://www.baanknet.com

E-Auction is being held on **"AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS".** and will be conducted "On Line". The auction will be conducted at the PSB Alliance webportal (https://www.baanknet.com)

For Property related queries please contact Mr Rajesh Kandharkar, Chief Manager & Authorised Officer, Mobile no 9049757700. Arvind Kaushik 6201316071.

E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms & Conditions of online auction sale are available in websites:- (https://www.baanknet.com)

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.

1.https://www.baanknet.com

2.https://bank.sbi

Date : 29.08.2026
Place: Mumbai

Authorized Officer,
State Bank of India