Appendix - IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[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 on 15.05.2018, will be sold on " As is Where is", As is What is" and Whatever there is" on 09.04.2026, for recovery of **Rs. 37,83,14,335.31 /-(Thirty Seven crore Eighty Three Lakhs Forteen Thousand Three Hundred Thirty Five and thirty-one paise only) as on 31.03.2014** with future interest and incidental charges w.e.f.01.04.2014 till date due to the secured creditors from M/s Auto Décor Private Limited (Borrower), Mr Vivek Sachdeva and Mrs Anuradha Schdeva (Guarantors/Directors) and M/s Auto Décor (Partnership Firms) as Corporate Guarantor.

The description of immovable property (Secured Asset), Reserve Price, Earnest Money Deposit (EMD) to be deposited, Bid increment amount, e-Auction Timings are as follows:

Description of property	**Date & Time of e-Auction:**	**Reserve Price, EMD and Increment Value and other Details**
Industrial land and building 16-21, Mini Industrial Estate, Kichha, Village Kishanpur Dist Udham Singh Nagar, Uttrakhand admeasuring 1122 sq mtr in name of M/s Auto Décor (Partnership Firm).	**Date:- 09.04.2026 (Thursday)** From **11:00 am** to **01:00 pm** with unlimited extensions of 10 minutes each.	**Reserve Price: Rs. 4,60,00,000/-** (below which the properties will not be sold)

Landmark- behind Nalanda Sr. Secondary School, **On the East by :** Plot No. 20 **On the West by :** Plot No, 17 **On the North by :** Agricultural Land **On the South by :** 9 mtrs. wide road.		**Earnest Money Deposit (EMD)** 10% of the Reserve Price i. e. **Rs. 46,00,000/-** **Bid Increment Amount** **Rs.5,00,000/-**

Terms & Conditions:

i. The e-Auction will be conducted on "***As is Where is***", "***As is What is***" and "***Whatever there is***" basis through e-Auction Service Provider, M/s PSB Alliance (BAANKNET), on its online portal https://baanknet.com.

ii. **EMD Remittance:** The intending bidders have to get themselves registered on the website https://baanknet.com well before the e-auction date and deposit the EMD amount in their wallet maintained on portal https://baanknet.com through their bank account. The intending bidders are advised to deposit the EMD amount well in advance to avoid any last minute technical issues.

iii. **Pre-Auction Inspection:** On 06.04.2026 from 11.30 a.m to 1.30 p.m.

iv. The successful bidder has to bear all the statutory dues, if any, and also applicable tax liabilities related to the auction purchase.

v. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Income Tax/GST regulations, wherever applicable.

vi. In addition to the above, the terms of service of e-Auction Service Provider, M/s PSB Alliance (BAANKNET), will have to be complied with by the Bidders.

For detailed terms and conditions of the sale, please refer to the website https://baanknet.com.

Date: 16.03.2026

Place: New Delhi

(Preeti Shukla)

Chief Manager & Authorized Officer under SARFAESI Act 2002

TERMS AND CONDITIONS OF SALE

PROPERTIES WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower & Guarantors	1.M/s Auto Décor Private Limited Flat No. 226 C-7, Naveen Niketan New Delhi New Delhi Delhi India 110016 2.Shri Vivek Sachdev (Director/Guarantor) E-2368 Palam Vihar Gurgaon–122017 (Haryana) 3. Smt. Anuradha Sachdeva (Director/Guarantor) E-2368 Palam Vihar Gurgaon–122017 (Haryana) 4. M/s Auto Décor (Partnership Firm) – Corporate Guarantor E-2368 Palam Vihar Gurgaon-122017 (Haryana)
2	Name and address of Branch the secured creditor	**State Bank of India**, Stressed Assets Management Branch-I, 12th Floor, Jawahar Vyapar Bhawan, 1 Tolstoy Marg, Janpath, New Delhi 110001.
3	Description of the immovable secured assets to be sold	Industrial land and building 16-21, Mini Industrial Estate, Kichha, Village Kishanpur Dist Udham Singh Nagar, Uttrakhand admeasuring 1122 sq mtrin name of M/s Auto Décor (Partnership Firm) Landmark- behind Nalanda Sr. Secondary School, **On the East by :** Plot No. 20

		On the West by : Plot No, 17 **On the North by :** Agricultural Land **On the South by :** 9 mtrs. wide road
4	Details of the encumbrances known to the secured creditor	**No other** encumbrances known to Bank.
5	The secured debt for recovery of which the property is to be sold	**Rs 37,83,14,335.31 /-(Thirty Seven Crore Eighty Three Lakhs Forteen Thousand Three Hundred Thirty Five and Thirty -one paise only) as on 31.03.2014** with future interest and incidental charges w.e.f.01.04.2026 due to the secured creditors from M/s Auto Decor Private Limited (Borrower), Mr Vivek Sachdeva and Mrs Anuradha Sachdeva (guarantors/directors) and M/s Auto Décor (Partnership Firm) as Corporate Guarantor.
6	Deposit of earnest money	Through wallet to be maintained by Bidders on https://Baanknet.com (EMD Rs 46,00,000/- being 10% of Reserve price)
7	Reserve price of the movable and immovable secured assets: Bank account in which Earnest Money Deposit (EMD) is to be remitted: **Last Date and Time** within which EMD to be remitted:	Rs. 4,60,00,000/- (Four Crore Sixty Lakhs Only) Through wallet to be maintained by Bidders on https://Baanknet.com Latest by 11.59 p.m on 08.04.2026.
8	Time and manner of payment	The **successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid**, immediately, i.e. **on the same day or not later than next working day**, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder **shall be forfeited**. The **Balance 75%** of the sale price is payable **on or before the 15th day of confirmation of sale of the secured asset** or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser **not exceeding three months** from the date of auction.
9	Time and place of public auction	**Date:- 09.04.2026** From **11:00 am to 01:00 pm** with unlimited extensions of **10 minutes each**. e-Auction Portal: https://Baanknet.com
10	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form,	M/s PSB Alliance (BAANKNET) at the portal https://Baanknet.com

	declaration etc., are available in the website of the service provider as mentioned above	
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency	Rs.5,00,000/- **Unlimited extension of 10 minutes each.** INR
12	**Date and Time** during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	**Inspection** of property for E-Auction 06.04.2026 between 11.30 a.m to 01:30 p.m **Sh. Preeti Shukla (Authorised Officer), CHIEF MANAGER, State Bank of India**, Mobile-**9990942247**
13	Other conditions	(a) The intending bidder should abide by the rules of https://Baanknet.com vis-à-vis the auction in respect of KYC, **Balance in their Wallet for covering the EMD Amount** etc. (b) Participation in e-auction will be allowed by https://Baanknet.com Limited to those who comply with the terms of auction and fulfill the eligibility criteria therefor. Interested bidder may deposit Pre-Bid EMD to their Bidder Global EMD Wallet with https://Baanknet.com before the close of e-Auction through Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in https://Baanknet.com account and updation of such information in the e-Auction website. This may take some time as per Banking process and hence bidders are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem. (c) The successful bidder will be communicated suitably by https://Baanknet.com, subject to further confirmation by Bank after validation of each of the eligibility criteria/KYC details/EMD amount deposit etc. (d) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-auction process/ proceed with conventional mode of tendering. (e) **The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes**.

		(f) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (h) **The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason**. (i) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (j) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (k) The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be refunded by https://Baanknet.com. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (l) **The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor**. (m) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (n) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. (o) **The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing**

भारतीय स्टेट बैंक State Bank of India SAM B-1 04109

		to anybody shall be the sole responsibility of successful bidder only. (p) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (q) **The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained**.

Date: **16.03.2026**

Place: New Delhi

Shukla

Preeti Shukla

Authorised Officer, State Bank of India