

STATE BANK OF INDIA Stressed Assets Recovery Branch
2ND FLOOR, AJEET COMPLEX, SAHARANPUR ROAD, DEHRADUN-248001

"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 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 State Bank of India (Secured Creditor), 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", As is What is" and Whatever there is" basis on below mentioned dates, for recovery of amount as mentioned below, due to the secured creditor from Borrowers, Guarantors and Mortgagers. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

Last Date of deposit of EMD 28.04.2026

Name & Address of the Borrower (B) / Guarantors (G)	Address of Security Charged covered under Auction (Symbolic/Physical Possession)	Reserve Price (R.P.)	Outstanding dues for recovery of which properties are being sold	Name & Number of Contact Person	Date of E-Auction with unlimited extension of 10 Minutes each	Date /Time of On-site Inspection of property
		EMD Amount 10% of the Reserve Price				
		Incremental Amount				
To, Pawar Enterprises Through Proprietor, Sh.Dushyant Kumar Khasra no. 113, village Asaf Nagar, Near Durga Mandir, Ganga Canal Roorkee, Distt. Haridwar, Uttarakhand-247667 Borrower/Guarantor: 1) Sh. Dushyant Kumar, (Proprietor & Guarantor) S/o Sh.Isam Pal Singh, R/o Village Choundaheri, Tehsil Deoband Distt. Saharanpur U.P.- 247665 2) Smt. Rekha w/o Sh. Dushyant Kumar R/o Village Choundaheri, Tehsil Deoband Distt. Saharanpur U.P. 3) Smt Saresho Wife and legal heir of Late Sh. Kushal Pal Singh (Legal heir of Guarantor Sh. Kushal Pal Singh), R/o 172/1	All that Part and parcel of the land and building registered in name of Smt. Rekha W/o Sh. Dushyant Kumar and Late Sh. Kushal Pal S/o Sh. Bal Ram vide below mentioned sale deed: Sale Deed 1: All that property bearing Chak no. 142 Gata no.113, admeasuring 478.10 square meter at Village Asaf Nagar, Pargana and Tehsil Roorkee Distt Haridwar Uttarakhand, in the name of Mr. Kushal Pal S/o Sh. Bal Ram through Sale Deed duly registered at Sub registrar office Roorkee at Bahi No. 1, Zild No. 1528, page no. 333 to 362 Serial No. 1635 on 15.02.2011. Sale Deed 2: All that property bearing Chak no. 142 Gata no.113, admeasuring 250.00 square meter at Village Asaf Nagar, Pargana	Rs.59.00 lac Rs.5.90 lac Rs.0.50 lac	Rs.34,61,344 /- as per 13 (2) dated 30.10.2017 and future interest + legal charges+ cost & other expenses etc w.e.f 30.10.2017, less recovery if any.	Sh. Suraj Rawat M-7589303809 Mr Anurag Jhujhel ia M-9987636661	29.04.2026 (11.00 AM to 4.00 PM.)	15.04.2026 between 2.00 PM TO 5.00 PM.

Saket, Roorkee Distt. Haridwar, Uttarakhand-247667 4) Sh. Deepak Son and legal heir of Late Sh. Kushal Pal singh (Legal heir of Guarantor Sh. Kushal Pal Singh), R/O 172/1 Saket, Roorkee Distt. Haridwar, Uttarakhand-247667 5) Sh. Robin Son and legal heir of Late Sh. Kushal Pal singh (Legal heir of Guarantor Sh. Kushal Pal Singh), R/O 172/1 Saket, Roorkee Distt. Haridwar, Uttarakhand-247667.	and Tehsil Roorkee Distt Haridwar Uttarakhand in the name of Mrs. Rekha W/o Sh. Dushyant Kumar through Sale Deed duly registered at Sub registrar office Roorkee at Bahi No. 1, Zild No. 2255, Page no. 101 to 120 Serial No. 3577 on 02.05.2014 Sale Deed 3: All that property bearing Chak no. 142 Gata no.113, admeasuring 228.10 square meter at Village Asaf Nagar, Pargana and Tehsil Roorkee Distt Haridwar Uttarakhand in the name of Mrs. Rekha W/o Sh. Dushyant Kumar through Sale Deed duly registered at Sub registrar office Roorkee at Bahi No. 1, Zild No. 2255, Page no. 121 to 134 Serial No. 3578 on 02.05.2014.					
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TERMS AND CONDITION OF THE E-AUCTION ARE AS UNDER:

1- E-Auction is being held on **“As is Where is”, “As is what is” and “Whatever there is”** Basis and will be conducted **“On Line”** The Auction will be conducted through the Bank’s E-Auction Tender Document containing online E-Auction Bid form. Declaration, General Terms and Condition of online auction sale are available in e-Auction platform on PSB Alliance ebkay portal **<https://baanknet.com/eauction.psb/x-login>**.

2- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims/ right/dues/ affecting the property, prior to submitting their bid. 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/right/ dues.

3- Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkay portal. Last date of deposit of EMD is 28.04.2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance ebkay portal 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.

4- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

5-The other Terms and conditions of the e-Auction are published in the following websites **<https://baanknet.com/eauction.psb/x-login>**. & **<https://bank.sbi/web/sbi-in-the-news/auction-notices/>**

Date: 02.04.2026
Place: DEHRADUN

Authorised Officer