

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED AT THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on '**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**' basis

1	Name and address of the borrower	Govind Sharma Vill. Ajrouli, PO Koti Bounch, Distt.-Sirmour, HP-173027
2	Name and address of the Branch, and secured creditor	State Bank of India, SARB, SCO-70, Sector-5, Panchkula-134109.
3	Description of the immovable secured assets to be sold	All that part and parcel of Residential Flat no. 11, block No. B, covered area measuring 41.50 sq. meter situated on 2 nd Floor of Madhuban Colony, Solan, Himachal Pradesh constructed on land comprised in Khewat/Khatauni No. 84min/131, Khasra No. 1801/1476/676 measuring 391 sq. meter situated at Mauza Ser Solan, Teh & Distt. Solan, Himachal Pradesh.
4	Details of the encumbrances known to the secured creditor	Not known
5	The secured debt for recovery of which the property is to be sold	Rs.43,15,940/- (Rupees Forty three lakh fifteen thousand nine hundred forty only) as on 17.08.2024 along with further interest from 17.08.2024, costs, etc. thereon plus charges and expenses.
6	Deposit of earnest money	EMD: Rs.2,31,300/- (Rupees Two Lakh Thirty One Thousand Three Hundred Only) being the 10% of Reserve price to be transferred / deposited to bidders own Wallet provided by M/S BAANKNET.COM on its E auction site (https://baanknet.com) by means of RTGS/NEFT.
7	Reserve price of the immovable secured assets Wallet details in which EMD to be Remitted Last date and time within which EMD to be remitted	Rs.23,13,000/- Rupees Twenty Three Lakh Thirteen Thousand Only) Wallet registered with https://baanknet.com by means of RTGS/NEFT. Time : 16.00 : Date : 29.04.2026 (for online payment)
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 e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	Place : Online Date : 29.04.2026 Time : 11:00 to 16.00
10	The e-Auction will be conducted through the Bank's approved service provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider	https://baanknet.com

	as mentioned above	
11	i) Bid increment amount: ii) Auto extension: _____ times (limited/unlimited) iii) Bid currency & unit of measurement	i) Rs.20000/- ii) Unlimited extension of 10 minutes each iii) 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	Date: 24.04.2026 Time: 11.00 to 13.00 Name : Sh. Prem Kumar Arora Mobile No. 7088007755
13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET.COM well before the auction date. (b) Himachal Pradesh State property ID (PID) is not available with the Bank. (c) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with https://baanknet.com by means of NEFT/ RTGS transfer from his bank account. (d) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with https://baanknet.com is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (e) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank. (f) 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. (g) 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. (h) 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. (i) 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.

	(j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (k) 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. (l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (m) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. (n) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with https://baanknet.com. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (o) 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. (p) 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. (q) 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. (r) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (s) 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 of 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. (t) 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. (u) The bidders are advised to in their own interest to
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		satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the bidder(s) whose bid is accepted by Authorised officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (v) In case 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 authorized 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 bank branch only. (w) 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 e auction will be entertained. Contact no (mobile/landline) of the bidder etc to be submitted, to the Authorised officer of State Bank of India, SAR Branch, SCO-70, Panchkula, scanned copies of the original of these documents can be submitted to e mail ID of the Authorised Officer.
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Date: 10.02.2026
Place: Panchkula

AUTHORISED OFFICER
STATE BANK OF INDIA