

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR IN THE ACCOUNT OF SHRI ASHOK KUMAR BACHHANI PROPERTY WILL BE SOLD ON 'AS IS WHERE IS', 'AS IS WHAT IS', 'WHATEVER THEIR IS' AND 'WITHOUT RECOURSE' BASIS.

1.	Name and address of the Borrower	1. Shri Ashok Kumar Bachhani S/o Shri Jhamak Lal Bachhani 4-D-18 Purana Banu Nagar Bhilwara Tehsil & Distt-Bhilwara (Raj.) 2. Shri Ashok Kumar Bachhani S/o Shri Jhamak Lal Bachhani House No.H-27(Narmada Vihar-1)Village Pur Bhilwara Tehsil & Distt-Bhilwara (Raj.) 3. Shri Deepak Tikyani S/o Shri Narayan das Tikyani 244/22,Sindhu Nagar Bhilwara (Raj.)311001 4. M/s Baba Store Prop. Shri Ashok Kumar Bachhani S/o Shri Jhamak Lal Bachhani , Shop No.06,Behind Beharwani Sindhu Nagar Bhilwara Tehsil & Distt- Bhilwara (Raj.) 311001		
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 Ph. No. 0141-2657811, 2657921, 2657926,2657989 E-mail : sbi.18184@sbi.co.in		
3.	Description of the movable and immovable secured assets to be sold.	<u>Description of the Immovable Property with Known encumbrances</u>	<u>1.Reserve Price</u> <u>2.EMD Amount</u> <u>3.BID Incremental Amount</u>	
		Residential land and building situated at Arajai No.7357 (Narmada Vihar-1)Village Pur Bhilwara Tehsil & Distt-Bhilwara admeasuring area 1250 Sq.ft.(25*50sq.ft)standing in the name of Shri Ashok Kumar Bachani S/o Shri Jamak Lal Bachhani CERSAI ID- 200026055858 Bounded as under: - East: - Road 30 feet North: -Plot no.H-28 West: - Plot No.H-15,16 South: -Plot No.H-26	<u>1.Rs.31,50,000.00</u> <u>2.Rs.3,15,000.00</u> <u>3.Rs. 20,000.00</u>	
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	<u>Rs. 52,99,938.00 (Rupees Fifty-Two Lakhs Ninety-Nine Thousand Nine Hundred Thirty-Eight Only) inclusive of interest up to 22.12.2025</u> plus, further interest, cost, charges& other expenses		
6.	Deposit of earnest money	(1) EMD Rs. 3.15 Lakhs (Rupees Three Lakhs Fifteen thousand only) being the 10% of Reserve price to be remitted. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance.		
7.	Reserve price of the immovable secured assets : (1) Rs. 31.50 Lakhs	(1) Reserve price: Rs.31.50 Lakhs (Rupee Thirteen one lakhs fifty thousand only)		
	Bank account in which EMD to be remitted.	Bidder Global EMD wallet maintained with BAANKNET portal. (Bidder / Purchaser to register on e- auction portal https://baanknet.com/eauction-psb/bidder-registration using his mobile number and email Id. Interested bidder may deposit Pre-Bid EMD with BAANKNET before 08:00 PM as on 28.04.2026 . Credit of Pre-bid EMD shall be given to the bidder only after		

	Last Date within which EMD to be remitted: EMD	receipt of payment in BAANKNET 's Bank 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.
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 Authorized 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. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited by the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to: A/c 34677123883 IFSC: SBIN0011394 Address of Branch: State Bank of India, SARB Jaipur The account is in the name of: SBI, SARB COLLECTION ACCOUNT Address: Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	From 11.00 AM to 03:00 PM on 29.04.2026 (With unlimited extensions of 10 min. each) – On Line e-Auction Platform (https://baanknet.com/eauction-psb/bidder-registration)
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 as mentioned above.	Platform (https://baanknet.com/eauction-psb/bidder-registration) for e-Auction will be provided by Bank's e-Auction service provider at baanknet portal. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com/eauction-psb/bidder-registration. This Service Provider will also provide online demonstration/training for the intending bidders/purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://baanknet.com/eauction-psb/bidder-registration and (https://baanknet.com/eauction-psb/bidder-registration). The intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from baanknet portal (https://baanknet.com/eauction-psb/bidder-registration)
11	Bid increment amount: Autoextension: unlimited times. (limited /unlimited) Bid currency & unit of measurement	(i) Rs. 20,000.00 (ii) 10 Minutes (iii) Indian Rupees (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 :21.04.2026 Time : 11.00 AM to 04.00 PM (1) Ashish Gupta (Mob. No.7357044666) (2) Manohar Meena (Mob. No.8959902080) Email : sbi.18184@sbi.co.in.

13	Other conditions	(a) Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password from e-bkay Portal may be conveyed through e mail. (b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in website: https://baanknet.com/eauction-psb/bidder-registration > Bidder Registration (c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider at the Website https://baanknet.com/eauction-psb/bidder-registration on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal https://baanknet.com/eauction-psb/bidder-registration (direct link https://baanknet.com/eauction-psb/bidder-registration) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However, in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance ($\geq$ EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property. (d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from https://baanknet.com/eauction-psb/bidder-registration in bidders Global EMD Wallet NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://baanknet.com/eauction-psb/bidder-registration and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest. (e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote
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	successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. (f) Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the Bank/authorized officer will not be held responsible for that. (g) In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://baanknet.com/eauction-psb/bidder-registration (direct link https://baanknet.com/eauction-psb/bidder-registration) contact details of which are available on the e-Auction portal. (h) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (i) 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. (j) 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. (k) 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. (l) 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. (m) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (n) The Authorized Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason. (o) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (p) 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. (q) The Authorized Officer is not bound to accept the highest offer and the Authorized 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. (r) 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. (s) Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount. (t) 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. (u) 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. (v) 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
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		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 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 Authorized officer of 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 auction will be entertained. (x) The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions. (y) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the authorized officer will not be held responsible for that. (z) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, actual area of the property, title of property & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date. (aa) The property is being sold on <u>"As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis</u> and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/dues/ charges of any authority such as Sales Tax, Excise/GST/ Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid. (bb) The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under, and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel.: 0141-2657811, 2657921, 2657926, 2657989.
14.	Details of pending litigation, if any, in respect of property proposed to be sold.	Not Known Electricity ,Maintenance any other charges if any, borne by successful bidder

Date:01.04.2026
Place: JAIPUR

AUTHORISED OFFICER

SARB/2025-26/

Date: 06.12.2025

Registered A.D.

To,
M/s Balu Ram Kana Ram **Borrower/Firm**
Shop No. C-8, Gaun Mandi Prangan, Anaj Mandi
Bassi – 303 301, District Jaipur, Rajasthan

Smt. Panchi Devi W/o Shri Ram Kunwar Meena **Proprietor**
20, Khadi Kothi, Village Ratanpura, Post- Falyawas
Teshil- Bassi – 303 301, District Jaipur, Rajasthan

Smt. Panchi Devi W/o Shri Ram Kunwar Meena
Village- Ratanpura, Post- Falyawas
Teshil- Bassi – 303 301, District Jaipur, Rajasthan

Sub.: Fifteen Days' notice of the Sale of Immovable Secured Assets under Rules 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Dear Sir(s),

This has reference to possession notice in respect of the immovable property (details of which are set-out hereunder) served on you on 07.03.2022 and publication thereof in Rajasthan Patrika & Economics Times on dated 11.03.2022 for the purpose of realizing secured assets for recovery of outstanding dues of the bank/FI in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made there under. You have failed to make payment towards the discharge of your liabilities to the bank/FI, it is proposed to sell the above immovable secured assets.

This notice of 15 days is given to you in respect of the proposed sale of secured property by **e-auction on 30.12.2025 from 11:00 AM to 03:00 PM** of the immovable assets by the undersigned. You are also requested to give your positive co-operation and support for the success of e-auction and bring suitable buyer to purchase the Property. A copy of e-auction notice giving particulars as prescribed under rule 8(6) of the Security Interest Enforcement Rules, 2002 is enclosed herewith for your information.

Description of the Immovable Property (as per records available with the bank):

All that part and parcel of Equitable Mortgage of Commercial Property situated at Shop No. C-8, Block-S, Krishi Upaj Mandi Premises, Bassi, District Jaipur, Rajasthan Size 20.6' x 61' admeasuring total area 138.94 Sq. Yds. in the name of Smt. Panchi Devi W/o Shri Ram Kunwar Meena

Bounded by: North: Shop No. C-9, South: Shop No. C-7, East: Platform & Road 60', West: Road 80'

CERSAI ID NO.: 200056850684

 bank.sbi

☎ +91-141 265811, 2657989

☎ +91-141 2657926, 2657921

✉ Sbi.18184@sbi.co.in

Stressed Assets Recovery Branch
3rd Floor, Matrix Mall, Sector-4
Jawahar Nagar, Jaipur- 302004

तनावग्रस्त अस्ति वसूली शाखा
तीसरी मंज़िल, मैट्रिक्स मॉल, सेक्टर-4
जवाहर नगर, जयपुर- 302004

Date: 08.12.2025
Place: Jaipur

(Authorized Officer)
State Bank of India

Enclosed:- E-Auction Notice

Appendix – IV-A [See Proviso to rule 8(6)]

Sale Notice for Sale of Immovable Property {Under SARFAESI Act Read with Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules}

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of **State Bank of India** the **Secured Creditor will be e-auctioned on “As is Where is”, “As is What is”, “Whatever there is” and “Without Recourse” basis on 30.12.2025** for recovery of **Rs.1,24,66,274.49 (Rupees One crore twenty four Lakhs sixty six thousand two hundred SEVENTY Four & forty nine paise only)** as on **08.12.2025** plus further interest, cost, charges & other expenses etc. due to the secured creditor from Borrower- **M/s Balu Ram Kana Ram, Proprietor Smt. Panchi Devi W/o Shri Ram Kunwar Meena**. The reserve price and earnest money will be as per below mentioned, the latter amount to be deposited as per procedure detailed in Terms and Conditions of the Auction at the Bank's / BAANKNET website before the close of e-auction.

Description of the Immovable property with known encumbrances	Reserve Price & Earnest Money Deposit	Time
All that part and parcel of Equitable Mortgage of Commercial Property situated at Shop No. C-8, Block-S, Krishi Upaj Mandi Premises, Bassi, District Jaipur, Rajasthan Size 20.6' x 61' admeasuring total area 138.94 Sq. Yds. in the name of Smt. Panchi Devi W/o Shri Ram Kunwar Meena Bounded by: North: Shop No. C-9, South: Shop No. C-7, East: Platform & Road 60', West: Road 80' CERSAI ID NO.: 200056850684	Rs. 32,00,000.00 (Rs. Thirty-Two Lakhs Only)	11:00 AM to 03:00 PM
	Rs. 3,20,000.00 (Rs. Three Lakhs Twenty Thousand Only)	

Interested bidder may deposit Pre-Bid EMD with BAANKNET before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank 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.

Encumbrances: Not known

For detailed Terms and Conditions of the sale, please refer to the link provided in **State Bank of India, Stressed Assets Recovery Branch (SARB), Jaipur (Raj.)** Secured Creditor's **https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others** and **https://ibapi.in/Sale Info Home.aspx**

Date: 08.12.2025
Place: Jaipur

Authorized Officer
State Bank of India

“परिशिष्ट-IV-क”
{नियम 8(6) का परन्तुक देखें}
अचल सम्पत्ति के विक्रय हेतु ई-नीलामी विक्रय नोटिस

प्रतिभूत हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के परन्तुक के साथ पठित वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम 2002 के अधीन अचल आस्तियों के विक्रय हेतु ई-नीलामी विक्रय नोटिस।

आम लोगों को तथा विशेष रूप से ऋणी मैसर्स बालू राम काना राम, प्रोपराईटर श्रीमती पांची देवी पत्नी श्री राम कुंवर मीणा को यह नोटिस दिया जाता है कि नीचे वर्णित अचल सम्पत्ति जो प्रतिभूत लेनदार के पास गिरवी/प्रभारित/बन्धक है, का वास्तविक कब्जा प्रतिभूत लेनदार भारतीय स्टेट बैंक, तनावग्रस्त आस्ति वसूली शाखा, जयपुर (राजस्थान) के प्राधिकृत अधिकारी द्वारा लिया गया है, प्रतिभूत लेनदार द्वारा “जैसी है जहां है”, “जो है जैसी है”, “जितनी भी उपलब्ध है” और “दायित्व रहित” के आधार पर दिनांक **30.12.2025** को बेचा जायेगा। भारतीय स्टेट बैंक, तनावग्रस्त आस्ति वसूली शाखा, जयपुर (राजस्थान), प्रतिभूत लेनदार के बकाया राशि **रु. 1,24,66,274.49** (रुपये एक करोड़ चौबीस लाख छियासठ हजार दोसो चोहतरा पैसे उनचास मात्र) दिनांक **08.12.2025** को बकाया एवं इससे आगे का ब्याज व अन्य खर्चे इत्यादि अतिरिक्त जो कि मैसर्स बालू राम काना राम, प्रोपराईटर श्रीमती पांची देवी पत्नी श्री राम कुंवर मीणा से संबंधित है। आरक्षित मूल्य और धरोहर राशि निम्न तालिका अनुसार होगी। अग्रिम राशि बैंक/एमएसटीसी की वेब साइट पर दी गई प्रक्रिया अनुसार ई-नीलामी बंद होने से पूर्व जमा कराई जा सकती है।

अचल सम्पत्ति का ब्यौरा	आरक्षित मूल्य व धरोहर राशि	समय	
श्रीमती पांची देवी पत्नी श्री राम कुंवर मीणा के नाम साम्यिक बंधक व्यावसायिक सम्पत्ति जो दुकान नं. सी-8, ब्लॉक-एस, कृषि उपज मंडी परिसर, बस्सी, जिला जयपुर, राजस्थान पर स्थित है, जिसकी साईज 20.6' X 61', कुल क्षेत्रफल 138.94 वर्ग गज है। सीमाएं- पूर्व: प्लेटफार्म एवं रोड़ 60', पश्चिम: रोड़ 80', उत्तर: दुकान नं. सी-9, दक्षिण: दुकान नं. सी-7 सरसाई आईडी नं.: 200056850684	Rs. 32,00,000.00 (रुपये बत्तीस लाख मात्र)	सुबह 11:00 से दोपहर 03:00	
	Rs. 3,20,000.00 (रुपये तीन लाख बीस हजार मात्र)		

इच्छुक बोलीदाता BAANKNET के पास प्री-बिड ईएमडी की राशि ई-नीलामी बंद होने से पूर्व जमा कर सकते हैं। BAANKNET के बैंक खाते में भुगतान की प्राप्ति और ई-नीलामी वेबसाइट में ऐसी जानकारी को अपडेट करने के बाद ही बोलीदाता को प्री-बिड ईएमडी का क्रेडिट दिया जाएगा। इन कार्यवाहियों को अद्यतन/अपडेट होने में बैंकिंग प्रक्रिया के अनुसार कुछ समय लग सकता है और इसलिए बोलीदाताओं को उनके स्वयं के हित में सलाह दी जाती है कि अंतिम समय की किसी भी समस्या से बचने के लिए बोली पूर्व ईएमडी राशि पर्याप्त समय रहते जमा करें।

अन्य ऋण भार: ज्ञात नहीं

विक्रय के निबंधन और शर्तों के ब्यौरे के लिए कृपया नीचे दिए गए भारतीय स्टेट बैंक, प्रतिभूत लेनदार की वेबसाइट <https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others> एवं <https://ibapi.in/Sale Info Home.aspx> पर देखें।

दिनांक: 08.12.2025

स्थान: जयपुर

प्राधिकृत अधिकारी

भारतीय स्टेट बैंक

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED
ON THE WEBSITE OF THE SECURED CREDITOR A/c- M/S BALU RAM KANA RAM**

**PROPERTY WILL BE SOLD ON
“AS IS WHERE IS”, AS IS WHAT IS”, WHATEVER THERE IS” AND “WITHOUT
RECOURSE” Basis**

1	Name and address of the Borrower	M/s Balu Ram Kana Ram Shop No. C-8, Gaun Mandi Prangan, Anaj Mandi Bassi – 303 301, District Jaipur, Rajasthan Proprietor- Smt. Panchi Devi W/o Shri Ram Kunwar Meena 20, Khadi Kothi, Village Ratanpura, Post- Falyawas Teshil- Bassi – 303 301, District Jaipur, Rajasthan Smt. Panchi Devi W/o Shri Ram Kunwar Meena Village- Ratanpura, Post- Falyawas Teshil- Bassi – 303 301, District Jaipur, Rajasthan		
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch (SARB) 3rd Floor, Matrix Mall, Sector-4 Jawahar Nagar, Jaipur (Rajasthan)- 302004 Phone No. 0141-2657811, 2657921, 2657926, 2657989 E-mail: sbi.18184@sbi.co.in		
3	Description of the immovable secured assets to be sold.	Description of the Immovable property with known encumbrances All that part and parcel of Equitable Mortgage of Commercial Property situated at Shop No. C-8, Block-S, Krishi Upaj Mandi Premises, Bassi, District Jaipur, Rajasthan Size 20.6’ x 61’ admeasuring total area 138.94 Sq. Yds. in the name of Smt. Panchi Devi W/o Shri Ram Kunwar Meena Bounded by: North: Shop No. C-9, South: Shop No. C-7, East: Platform & Road 60’, West: Road 80’ CERSAI ID NO.: 200056850684	1. Reserve Price 2. EMD Amount 3. BID Increment Amount	Rs. 32,00,000.00 Rs. 3,20,000.00 Rs. 20,000/-
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.1,24,66,274.49 (Rupees One crore twenty four Lakhs sixty six thousand two hundred SEVENTY Four & forty nine paise only) as on 08.12.2025 plus, further interest, cost, charges& other expenses
6.	Deposit of earnest money	(2) EMD Rs. 3.20 Lakhs (Rupees Three Lakhs twenty thousand only) being the 10% of Reserve price to be remitted. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance.
7.	Reserve price of the immovable secured assets : (2) Rs. 32,10,000.00	(2) Reserve price: Rs.32.00 Lakhs (Rupee Thirty-Two Lakhs only)
	Bank account in which EMD to be remitted.	Bidder Global EMD wallet maintained with BAANKNET portal. (Bidder / Purchaser to register on e- auction portal https://baanknet.com/eauction-psb/bidder-registration using his mobile number and email Id. Interested bidder may deposit Pre-Bid EMD with baanknet portal before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Bank 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.
	Last Date within which EMD to be remitted: EMD	
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 Authorized 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. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited by the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to: A/c 34677123883 IFSC: SBIN0011394 Address of Branch: State Bank of India, SARB Jaipur The account is in the name of: SBI, SARB COLLECTION ACCOUNT Address: Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	From 11.00 AM to 03:00 PM on 30.12.2025. (With unlimited extensions of 10 min. each) – On Line e-Auction Platform (https://baanknet.com/eauction-psb/bidder-registration)
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 providers mentioned above.	Platform (https://baanknet.com/eauction-psb/bidder-registration) for e-Auction will be provided by Bank's e Auction service provider at baanknet portal . The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com/eauction-psb/bidder-registration . This Service Provider will also provide online demonstration/training for the intending bidders/purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://baanknet.com/eauction-psb/bidder-registration and https://baanknet.com/eauction-psb/bidder-registration . The intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from baanknet portal (https://baanknet.com/eauction-psb/bidder-registration)
11	Bid increment amount: Autoextension: unlimited times. (limited /unlimited)	(i)Rs. 20,000.00 (ii) 10 Minutes

	Bid currency & unit of measurement	(iii) Indian Rupees (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 : 23.12.2025 Time : 11.00 AM to 03.00 PM (1) Ashish Gupta (Mob. No.7357044666) (2) Manohar Meena (Mob. No.8959902080) Email : sbi.18184@sbi.co.in.
13	Other conditions	(a) Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password from baanknet Portal may be conveyed through e mail. (b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in website: https://baanknet.com/eauction-psb/bidder-registration > Bidder Registration (c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider at the Website https://baanknet.com/eauction-psb/bidder-registration on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal https://baanknet.com/eauction-psb/bidder-registration (direct link https://baanknet.com/eauction-psb/bidder-registration) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However, in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance ($\geq$ EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property. (d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from https://baanknet.com/eauction-psb/bidder-registration in bidders Global EMD Wallet NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://baanknet.com/eauction-psb/bidder-registration and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

	e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. (f) Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the Bank/authorized officer will not be held responsible for that. (g) In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://baanknet.com/eauction-psb/bidder-registration, (direct link https://baanknet.com/eauction-psb/bidder-registration) contact details of which are available on the e-Auction portal. (h) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (i) 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. (j) 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. (k) 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. (l) 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. (m) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (n) The Authorized Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason. (o) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (p) 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. (q) The Authorized Officer is not bound to accept the highest offer and the Authorized 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. (r) 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. (s) Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of
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		the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount. (t) 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. (u) 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. (v) 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 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 Authorized officer of 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 auction will be entertained. (x) The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions. (y) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ, and the authorized officer will not be held responsible for that. (z) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, actual area of the property, title of property & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date. (aa) The property is being sold on <u>"As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis</u> and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/dues/ charges of any authority such as Sales Tax, Excise/GST/ Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid. (bb) The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under, and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel.: 0141-2657811, 2657921, 2657926, 2657989.
14.	Details of pending litigation, if any, in respect of property proposed to be sold.	Not Known to the bank The Pending society maintenance/electricity /charges/etc. should be borne by the successful bidder

Date: 29.01.2026

Place: JAIPUR

AUTHORISED OFFICER

 bank.sbi

+91-141 265811, 2657989

+91-141 2657926, 2657921

 Sbi.18184@sbi.co.in

Stressed Assets Recovery Branch
3rd Floor, Matrix Mall, Sector-4
Jawahar Nagar, Jaipur- 302004

तनावग्रस्त अस्ति वसूली शाखा
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