

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 is 28.05.2026

S . N o.	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 Inspecti on of propert y
			EMD Amount 10% of the Reserve Price				
			Incremental Amount				
1	M/s. Astha Beej Company Pvt. Ltd. Plot No. B-1, Industrial Estate, Bazpur Road, Kashipur, Udham Singh Nagar, Uttarakhand-244713 & Flat No. 3043, Gali No. 2, Chuna Mandi, Paharganj, Delhi-110091 Director/Guarantor: 1.) Smt. Ruchin Goel W/o Sh Sandeep Goel H.K. Agriculture Farm, Po- Kundeshwari, Jaitpur Ghosi, Kashipur, Udham Singh Nagar, Uttarakhand-244713 & Village- Jaitpur Ghosi, Kashipur, Udham Singh Nagar, Uttarakhand-244713 2.) Sh Sandeep Goel S/o Late Sh Devendra Kumar Goel H.K. Agriculture Farm, Po- Kundeshwari, Jaitpur Ghosi, Kashipur, Udham Singh Nagar, Uttarakhand-244713 & Village- Jaitpur Ghosi, Kashipur, Udham Singh Nagar, Uttarakhand-	Property No 1 Factory land and building situated at Plot No. B-1, Industrial estate, Bazpur road Kashipur, Total area of 1322 sq yards owned by Company M/s Astha Beej Co. Pvt Ltd. Boundaries as per Title Deed : On the North- Plot No. B-2, On the South- Ceiling Land, On the East- Canal, On the West- 40 ft wide road.	Rs.67.00 lacs	Rs.5,26,40,864/- as per 13 (2) dated 02.07.2022 with interest applied up to 02.07.2022 and further interest from 03.07.2022 + legal charges+ cost & other expenses etc. (Less recovery if any)	Chander kala Bhoj M-7840007980 Anjoo Chaudhary M-9456547691	29.05.2026 (11.00 am to 4.00 PM.)	22.05.2026 (between 2.00 PM TO 5.00 PM.
			Rs.6.70 lac-				
			Rs.1.00 lac				
		Property 2 Land and Building situated at Khasra No. 2/2/2 min, Village- Jaitpur Ghosi, Kashipur, Area of 0.300 Hectare owned by Smt. Ruchin Goel W/o Sh. Sandeep Goel. Boundaries as per Title Deed : North: Property of Sh. Sandeep Goel, South: Property of Sh. Ekamjot Singh, East: Orchard of Sh. Lashkar Singh,	Rs.192.50 lac				
			Rs.19.25 lac				
			Rs.1.00 lac				

244713 3.) Smt. Ranjana Goel W/o Late Sh Devendra Kumar Goel, H.K. Agriculture Farm, Po- Kundeshwari, Jaitpur Ghosi, Kashipur, Udham Singh Nagar, Uttarakhand- 244713 & Village- Jaitpur Ghosi, Kashipur, Udham Singh Nagar, Uttarakhand- 244713	West: 15' wide road.					
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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 before the close of e-Auction. Last date of deposit of EMD is 28.05.2026. 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: 02.05.2026

Place: DEHRADUN

Authorised Officer