THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITEOF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON 15.07.2026

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

01	Name and Address of the Borrower	**M/s Ayesha Paper Product Prop. Asma Parveen Shakir Sheikh** Ward no.05, Peth Vibhag, VTC, Narkhed Taluka- Narkhed, Dist-Nagpur
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch First Floor, Plot No. 14/E, Bhagwaghar Layout, Dharampeth, Near Children Traffic Park, Nagpur-440010 Email – sbi.10152@sbi.co.in
03	Complete Description of the immovable secured assets to be sold	**Property ID: SBIN200086340436** **Lot 1.** All that piece or parcel of land known as Plot No. B-1/10/1 in the Narkhed Mini Industrial Area, within the village limits of Narkhed and outside the limit of Narkhed Municipal Council, in rural area, Taluka Narkhed and Registration, Sub-District Narkhed and Registration District Nagpur containing by admeasurement 503 Sqm. with constructed of Built-up Area 243.00 Sq. Mtr. (FSI 0.48) or thereabouts and bounded as per Occupancy Certificate issued by Executive Engineer/SPA, MIDC, Division No. II, Nagpur vide its Letter No. C85420 Dated 25-August-2022 and bounded as under: On or towards the North by Plot No. B-1/11, On or towards the South by Plot No. B-1/10, On or towards the East by Plot No. B-1/9, On or towards the West by 25.00 Mtr. R/W. **Property ID: SBIN200094404831** **Lot 2.** Hypothecated Movable Plant and Machinery Detail as below: Excel binding stitching & Folding Machine, Edge Suaring machine, Semi auto paper cutting machine, Ronald V Bottom Paper Bag Making Machine with printing, RISO-CV-3230-Digital Duplicator. **Possession Status: Physical Possession** **Both the lot 1 & 2 will be sold simultaneously. Sale will not be confirmed in the name of two different highest bidders for lot no.1 & 2. Therefore, the interested bidders shall have to bid highest for both the lots 1 and 2 simultaneously to be declare the successful bidder.**

04	Details of the encumbrances known to the secured creditor	The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/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 **under Physical Possession** and being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
05	The secured debt for recovery of which the property is to be sold	**Amount: Rs.59,87,622.00 (Rupees Fifty nine lakhs eighty seven thousand six hundred twenty two only) as on 31.05.2026** plus accrued interest from **01.06.2026 + other charges, less** (-) credit, if any thereafter.
06	Registration of intending Bidders	The intending Bidders/Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders/ purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
07	Deposit of earnest money	**EMD: Lot1 Rs.2,40,000.00 (Rupees Two lakhs fourty thousand only)** **EMD:Lot2 Rs.60,000.00 (Rupees Sixty thousand only)** being the 10% of Reserve price to be remitted/ paid online through NEFT/RTGS mode only (after generation of Challan form https://baanknet.com) in bidders Global EMD Wallet. NEFT/RTGS transfer can be done form any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

08	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	**Lot1: Rs.24,00,000.00 (Rupees Twenty-Four lakhs only)** **Lot2: Rs.6,00,000.00 (Six lakh only)** Global EMD Wallet with Baanknet (PSB Alliance) on its e-auction site https://baanknet.comby means of RTGS/NEFT. Interested bidder may deposit Pre-Bid EMD with baanknet (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet's (PSB Alliance) Bank account and updation of such information in the e-auction website. This may take some time as per baking 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.
09	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. In default of payment of sale / bid price or any part thereof within the periods mentioned hereinabove, the deposit (s) shall be forfeited, and the property shall be resold, and the defaulting bidder shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	**15.07.2026 Time: 10.00 A.M. TO 5.00 P.M.** With unlimited extensions of 10 minutes each.
11	The e-Auction will be conducted through the	The auction will be conducted through our e-Auction service provider M/s PSB alliance Pvt Ltd. having its Registered Office at

	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.	4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near new Marine Lines, Mumbai – 400020 (Helpdesk Numbers: +91 8291220220) at the web portal https://baanknet.com. For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the secured Creditor website https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others
12	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs. 20,000/- (Rupees Twenty thousand Only) (ii) Auto extension with unlimited extension of 10 minutes each. (iii) INR
13	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: 10.07.2026 Time 11.00 AM TO 04.00 PM with prior appointment.** Mr. Avijit Tewari Chief Manager & Authorised Officer) Mobile No.8819915300 Mr. Arvindkumar Anuj Jaiswal (Dy Manager) Mobile No.8055215633

14	Other conditions	1. The Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email-id is necessary for the intending bidder as all the relevant information and allotment of ID and Password by **M/s PSB Alliance Private limited** may be conveyed through email. 2. Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Bhopal Branch to participate in online e-Auction on the portal https://baanknet.comM/s PSB Alliance Private Limited will provide user ID and Password after due verification of PAN of the Eligible Bidders. 3. 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. 4. 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. 5. 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. 6. 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. 7. 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. 8. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 9. 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.

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		23. 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. 24. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, during pendency of execution of Sale Certificate, will be kept in noninterest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
15	Details of pending litigation, if any, in respect of property proposed to be sold	At present no litigation is pending in Bank's knowledge.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidder's own interest. Neither the State Bank of India nor Service Provider will be responsible for any lapses / failure (Internet Failure, power failure etc.) on the part of the bidder, in such cases. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back–up power supply etc. whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date :03.06.2026
Place: Nagpur

Authorised Officer
State Bank of India,
Stressed Asset Recovery Branch,Sai Complex,
3rd Floor, Above Industrial Finance Branch,
Bharat Nagar, Amravati Road, Nagpur-440033