Appendix – IV-A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[See Proviso to Rule 8 (6)]

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 property mortgaged / charged to the Secured Creditor (State Bank of India), the **constructive (symbolic) possession** of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, **on 16.12.2021**, will be sold on "***As is Where is***", "***As is What is***" and "***Whatever there is***" basis on **31.08.2026 (Monday)**, for recovery of Rs.41,99,88,003.18 (Rupees Forty One Crore Ninety Nine Lakh Eighty Eight Thousand Three and Paise Eighteen Only) as on 27.08.2021 with future interest and incidental charges (as per Demand Notice u/s 13(2) of SARFAESI Act 2002 dated 28.08.2021), due to the Secured Creditor from **M/s Stan Autos Private Limited (Borrower)** and the Guarantors, **(1) Mr. Anil Kumar Malhotra, (2) Mrs. Seema Malhotra, (3) Mr. Raghav Malhotra, (4) Mr. Prashant Malhotra and (5) M/s Stan Cars Private Limited.**

The description of the immovable property (Secured Asset), its Reserve Price, Earnest Money Deposit (EMD) to be deposited, Bid Increment amount, e-Auction Timings are as follows:

S. No.	Description of the Property	Date & Time of e-Auction	Reserve Price, EMD, Bid Increment Amount
1	Commercial Plot (without building) admeasuring 2363.50 Sq yards comprising Khasra No. 104//12, 13, 18, 19, 22, 23, 213, 105//2/1, 3/2, Khata No. 109/112, 110/113, 111/114, 112/115, 113/116, 114/117, 115/118, 116/119 as per Jamabandi for the year 2005-2006 situated at **Sahnewal Kalan-I**, Tehsil and District **Ludhiana** registered in the name of Sh. Anil Kumar Malhotra S/o Late Sh. Banwari Lal vide Wasika No. 3970 dated 27.06.2001, Gift	**Date**: **31.08.2026 (Monday)** **Time**: From 11:00 AM to 04:00 PM (With unlimited extensions of 10 minutes each)	**Reserve Price:** Rs.4,52,00,000/- (Below which the property will not be sold) **EMD Amount:** 10% of the Reserve Price, i.e., Rs.45,20,000/-. **Bid Increment Amount:** Rs.5,00,000/-.

	deed no. 2720 dated 20.05.2009 and in the name of Smt. Seema Malhotra W/o Sh. Anil Kumar Malhotra vide Wasika No. 10190 dated 11.10.2010.		

Note: The above property, i.e., the Land in the names of Personal Guarantors, viz. Mr. Anil Kumar Malhotra and Mrs. Seema Malhotra is being put for e-auction by State Bank of India ("the Bank") under SARFAESI provisions. The building (which was earlier used as "True Value Showroom" and since closed) constructed thereon belongs to the Borrower, i.e., M/s Stan Autos Private Limited, which is undergoing Liquidation under Insolvency and Bankruptcy Code 2016 (IBC) provisions and is under the physical possession of the Liquidator. The **Liquidator has also issued separate E-Auction Notice (see adjacent notice)** in respect of this building in the Newspapers **for e-auction to be conducted on 31.08.2026** through Baanknet portal (i.e., on the same date, when the e-auction of the Land will be conducted by the Bank). For the sale to be confirmed by the Bank, an interested Bidder must bid for both the assets, i.e., Land in the names of Personal Guarantors (as described hereinabove), being auctioned by the Bank under SARFAESI provisions and the Building constructed thereon, being auctioned by the Liquidator under IBC provisions and be declared as Successful Bidder in both the e-auctions, simultaneously (i.e., by submitting H1 Bids in both the e-auctions).

For detailed terms and conditions of the sale, please refer to the websites https://sbi.bank.in and/or https://baanknet.com.

Date: **28.07.2026**
Place: **Chandigarh**

(Nitya Nand Mishra)
Chief Manager & Authorised Officer
under SARFAESI Act 2002