STATE BANK OF INDIA | **Mandi Road, Guna, District Guna (M.P.) 473001**

NOTICE FOR SALE OF IMMOVABLE PROPERTY

DATE OF E- Auction : 20/08/2026 TIME : 11.00 TO 4.00 PM

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(ies)/mortgageded/ charged to State Bank of India as secured creditor, the constructive / physical possession (as detailed below) of which has been taken by the Authorised 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 and without any legal obligation on 20/08/2026 for recovery of below mentioned debts due to the secured credit from respective borrowers and guarantors and the reserve price and EMD amount is as under:

Name & Address of Borrower/Guarantor	Outstanding Properties is/are Being Sold	Description of Mortgaged Property	Reserve Price (Rs.) Earnest Money Deposit Bid Increase Amount
1. **M/s Shivam Co-Op Private Limited** **Guarantors:** 1. Shri Anil Sharma S/o Shri Babulal Sharma 2. Shri Ashok Sharma S/o Shri Babulal Sharma 3. Shri Yash Sharma S/o Shri Anil Sharma 4. Shri Kirti Sharma S/o Shri Anil Sharma 5. Shri Ashwin Sharma S/o Shri Ashok Sharma	**6,31,96,297/-** **+ Interest & Others Charges**	1. Commercial Land, Survey No. 183/1/4/Kha/Min-1/1, Patwari Halka No. 74, Village Piprod Khurd, District Guna (M.P.), Total Area 60,040 Sq. Ft., Owners: Shri Anil Sharma & Shri Ashok Kumar Sharma. **Boundaries:** North A.B. Road Bypass (Present N.H.-46), South Open Land, East -Owner's Land & Building Construction, West - Other Open Land. 2. Commercial Building, Survey No. 183/1/4/Kha/Min-1/2, Patwari Halka No. 74, Village Piprod Khurd, District Guna (M.P.), Total Area 46,806 Sq. Ft., Owners: Shri Anil Sharma & Shri Ashok Kumar Sharma. **Boundaries:** North A.B. Road Bypass, South Open Land, East Approach Road, Constructed Building & Other Open Land, West Open Land and Under Construction Building.	**21,35,00000/-** **2,13,50,000/-** **1,00,000/-**

The properties will be sold on an "as is, where is, and what is available" basis. 2. The description of the properties mentioned above is based on the information available with the Authorized Officer and the Authorized Officer will not be responsible for any error, inaccuracy, or omission in the declaration. For detailed terms and conditions of sale, please visit the website **https://bank.sbi/-in-the-news/auction-notices/bank-e-auctions & https://www.baanknet.com/**

The interested bidders/buyers are required tq contact the Bank's before the proper time of auction. You have to transfer the EMD amount to your Global EMD Wallet usingonline mode by registering in the respective e-auction web portal **www.baanknet.com.** If the EMD amount is not available in the Global EMD Wallet, the system will not allow the bidding. Registration, KYC documents verification and EMD deposit in Wallet should be done in advance before auction. There is no other encumbrance on the properties and as per the information of the authorized officer, however, before submitting their tender, the interested tenderers should obtain information from the concerned office/department regarding any encumbrances related to the properties. The decision regarding the property will be taken at the discretion of the bank. The e-auction will be online and on 'As is "where is basis'. E-Auction Process will be conducted **Web Portal: www.baanknet.com.** 1. Please ensure registration 06 days before and deposit of EMD amount in wallet 2 days prior to auction date. 2. Property Inspection Dated 17/08/2026-Time 11.00 am to 4.00 pm (as per appointment taken). 3. Registration issues 9039791174, E-mail: support.baanknet@psballiance.com

This publication is also 30 days notice to the borrower/guarantors/mortgagors.

Note: The Bank reserves the right to stop all or any of the auctions from the above notice without assigning any reason and the final terms/conditions & decision theron will be with the State Bank of India.

Date: 20.07.2026 Place : Guna **Authorized Officer**

PROPERTY WILL BE SOLD ON 20.08.2026

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

1	Name and address of the Borrower	**M/s Shivam Co-op private limited** **(Business / project name: Hamlinn Resort)** **Guarantors** **1. Shri Anil Kumar Sharma S/o Shri Babulal Sharma** **2. Shri Ashok Sharma S/o Shri Babulal Sharma** **3. Shri Yash Sharma S/o Shri Anil Sharma** **4. Shri Kirti Sharma S/o Shri Anil Sharma** **5. Ahri Ashwin Sharma S/o Shri Ashok Sharma** Address: - Commercial Land and building at Survey no 183/1/4/Kha/min-1/1, Patwari Halka no 74, Gram Piproda Khurd, Tehsil & District Guna 473001
2	Name and address of Branch, the secured creditor	State Bank of India Phone – SME Guna Branch Mahuwale Mills, Golapura, AB road Guna 473001 Email – sbi.61127@sbi.co.in
3	Complete Description of the immovable secured assets to be sold.	**Property ID:** **SBIN77698605705** **1.** Commercial Plot at Survey No 183/1/4/kha/min-1/1, Patwari Halka no 74, gram Piproda khurd, Total Area 60040 sq ft in the name of Shri Anil Sharma and Shri Ashok Sharma. **Bounded by:** North: AB Road by pass (Now it is NH 46) South: Open Land East: Land and building construction of owner West: open land of others 2. Commercial Building situated at survey no 183/1/4/kha/min-1/2 patwari halka no 74 gram piproda khurd, Guna admeasuring total area 46806 sq ft in the name of Anil Sharma and Shri Ashok Kumar Sharma **Bounded by:** North: AB Road by pass (Now it is NH 46) South: Open Land East: Approach Road constructed house and open land of others West: Open land and Building

4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	Rs. 6,31,96,297/- + interest + other charges (Rupees Fifteen Lakh Ninety-Four Thousand Four Hundred Forty-Eight Only + interest + other charges) as on 20-07-2026 plus Interest cost & expenses w.e.f. 20-07-2026 as per Demand Notice.
6	Registration of intending Bidders	The intending Bidders/Purchasers are requested to get themselves registered on portal https://baanknet.com/ **M/s PSB alliance Pvt Ltd** 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.
7	Deposit of earnest money	EMD for the property **Rs. 2,13,50,000/- (Rupees Two crore thirteen lakh fifty 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 cab 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. "*Interested bidder may deposit Pre-Bid EMD with* https://baanknet.com/ **M/s PSB alliance Pvt Ltd** *before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in* https://baanknet.com*, 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.*

8	Reserve Price of the immovable secured asset	**Rs. 21,35,00,000/- (Rupees Twenty)**
9	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 auction purchaser not exceeding three months from the date of auction, failing which the earnest money deposited by the bidder shall be forfeited.
10	Time and place of public auction or time after which sale by any other mode shall be completed.	Date: 20.08.2026 Time - 11.00 A.M. To 4.00 P.M. With unlimited extensions of 10 minutes each.
11	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.	The auction will be conducted through our e-Auction service provider https://baanknet.com/ **M/s PSB alliance Pvt Ltd**. having its Registered Office at 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://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions.
12	a) Bid increment amount: b) Auto extension: c) Bid currency & unit of measurement	a) Rs.100,000/- (Rupees one lac Only) b) Auto extension with unlimited extension of 15 minutes of each. c) Indian Rupees (INR)
13	Date and time during which inspection of the movable and immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	17.08.2026 (as per prior appointment) Shri Abhishek Mitragotri, Mob-9039791174, Manager-Collection and Recovery, SME and ABU, RBO-4 Guna Shri Simant Bhalerao, Mob-9405294600, Chief Manager, SBI, SME – Guna Branch, AB Road, Guna
14	OTHER TERMS AND CONDITIONS	1. The Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email-id is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by

		https://baanknet.com/ **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 to participate in online e-Auction on the portal https://baanknet.com/ **M/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. 10. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 11. 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. 12. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). 13. 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. 14. 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.

		15. TDS/ GST, wherever applicable, will have to be borne by the successful bidder/ buyer, over and above the bid amount. Sale Confirmation will be subject to consent of mortgagor/borrower if action does not fetch more that the reserve price as per provision of SARFAESI rule 9(2). 16. 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. 17. 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. 18. 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 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 authorised officer of the concerned bank branch only. 19. 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. 20. 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 non-interest-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. 21. The bidders are advised to in their own interest to 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 Bidders(s) whose bid is accepted by Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever.

15	Statutory Notice of 30 days to borrower/ guarantors/mortgagors under the Security Interest (Enforcement) Rules, 2002	This publication is also 30 days' notice to Borrower/Guarantors/Mortgagors under the Security Interest (Enforcement) Rules, 2002.

Date 20.07.2026

Place: Bhopal

Authorised Officer,
State Bank of India