



STATE BANK OF INDIA,
Stressed Assets Recovery Branch,
40, SDA Commercial Complex,
Zonal office Building, Kasumpti, Shimla.
H.P. Pin Code-171009
Email: sbi.18185@sbi.co.in

SARB/2026-27/160

Sh. Vinay Kumar Ojha S/o Sh. Keshav
Chand Ojha
R/o House No. 108-C, Apna Ghar Apartment
Village Kunjhal, PO Bharotiwal
Tehsil Baddi, Distt Solan-174103
Mob: 98577-77730

Smt. Meenu Ojha W/o Sh. Vinay Kumar Ojha
R/o House No. 108-C, Apna Ghar Apartment
Village Kunjhal, PO Bharotiwal
Tehsil Baddi, Distt Solan-174103
Mob: 86799-99961

Appendix – IV-A

[See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Dear Sir/Madam,

30 DAYS NOTICE OF SALE OF IMMOVABLE ASSETS UNDER RULE 8 OF THE SARFAESI ACT 2002

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 Securitisation and Enforcement of Security Interest 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, the physical possession 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" basis on 20.08.2026, for recovery of Rs. 28,25,698.00 (Rs. Twenty-Eight lakhs Twenty-Five thousand six hundred Ninety-Eight Only) as on 26.09.2024 plus interest & expenses and other charges thereupon minus recoveries if any due to the secured creditors for credit facilities to **Sh. Vinay Kumar Ojha and Smt. Meenu Ojha (Home Loan & Top up Loan)**.

The reserve price for land & Building will be Rs.42.00 lacs and the earnest money deposit will be Rs.4,20,000.00 (Rupees Four Lakhs Twenty Thousand Only) by Bidders in their own wallet registered with PSB Alliance on its e-Auction site <https://baanknet.com/> by means of NEFT/RTGS only.

Description of the immovable property

Residential property measuring 2 Biswa 1 Biswasi, situated at Mouja Bitna, H.B.No.153, Tehsil Kalka Distt. Panchkula in the name of Sh. Vinay Kumar Ojha and Smt. Meenu Ojha Registered vide sale deed No. 4031/1 dated 28.03.2016 comprised as under:
-10 Biswasi comprised in Khata-286/415 Khasra No. 254(1-11) as per Jamabandi for the year 2011-12
- 1 Biswa 11 Biswasi comprised in Khata No. 287/416 Khasra No. 253(6-6) as per Jamabandi for the year 2011-12.

Any charges, if any, including electricity, water, municipality tax etc are to be borne by successful bidder.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.sbi.co.in *

<https://baanknet.com/> specific link created for the particular e-Auction

Date: 07.07.2026

sd/-

Place: Shimla

AUTHORISED OFFICER

Copy to: Sh. Sukhinder Pal Singh (Gtr), Village Jharmajri, PO Bharotiwal, Tehsil Baddi, Distt Solan-174103

[Signature]

AUTHORISED OFFICER



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