



STATE BANK OF INDIA

STRESSED ASSETS RECOVERY BRANCH, SCO NO. 70, SECTOR 5, PANCHKULA,
PH.: 0172-2573570, E-MAIL: sbi.51519@sbi.co.in

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Secured Creditor, **Constructive / Physical Possession** of which has been taken by the Authorized Officer of STATE BANK OF INDIA (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" on 22.09.2026 for recovery of dues (mentioned below) to the STATE BANK OF INDIA, SARB PANCHKULA from the Borrower(s) and Guarantor(s) (Mentioned below). The Reserve Price and the Earnest Money Deposit is mentioned against each property. For details terms & conditions of the sale please refer to the link provided in (<https://baanknet.com>).

LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS (ONLINE) ON/BEFORE

**22.09.2026 UPTO 04:00 P.M. BY BIDDERS OWN WALLET REGISTERED WITH M/S PSB ALLIANCE
ON ITS E-AUCTION SITE <https://baanknet.com> BY MEANS OF RTGS/NEFT**

Sr. No.	Name of the Branch	Name of the Borrower(s) / Guarantor(s)	Details of Property(ies)	Amount of Demand Notice	Reserve Price	Date & Time of Inspection of Property	Contact Person
				Date of Demand Notice	EMD		
				Date of Symbolic / Physical Possession	Bid Increase Amount		
1.	SARB PANCHKULA (51519)	Borrower(s): M/s Manisha	House bearing PPID No. 3 5 6 C 4 5 9 U 1 5 4 constructed on Plot No. 26 measuring 226 Sq. Yard i.e. 00K-07M being 7/80 share out of land measuring 04K-00M comprising in Khewat No. 150/148, Khatauni No. 162, Khasra No. 13/18 situated at Mauja Pansara, H.B. No 127, Yamuna Nagar, within the limits of Municipal Corporation, Yamuna Nagar, transferred vide sale deed No 4511 dated 11.08.2016 in the name of Sh. Rohit Sharma.	Rs. 36,36,242/- 15.04.2024 04.02.2025 / PHYSICAL POSSESSION	Rs. 16,16,000/- Rs. 1,61,600/- Rs. 20,000/-	----- 11:00 am to 01:00 pm 22.09.2026 11:00 am to 4:00 pm	Sh. Varun Sood M.: 9988955388 Sh. Chanchal Singh M.: 9557170170
2.	SARB PANCHKULA (51519)	Borrower(s): (1) M/s Ravi	Property on Gher measuring 128 Sq. Yards situated within the Abadi Deh (Lal Dora) of Village Majra (D), Tehsil Beri, Distt. Jhajjar, in the name of Sh. Ravi Kumar S/o Sh. Mahender Kumar vide Transfer Deed No. 2613 Dated 27.01.2015.	Rs. 28,10,197/- 16.11.2023 05.11.2024 / PHYSICAL POSSESSION	Rs. 7,03,000/- Rs. 70,300/- Rs. 20,000/-	----- 11:00 am to 01:00 pm 22.09.2026 11:00 am to 4:00 pm	Sh. Varun Sood M.: 9988955388 Sh. Chanchal Singh M.: 9557170170
3.	SARB PANCHKULA (51519)	Borrower(s): (1) M/s Shailja	Equitable mortgage of Immovable Residential Faltno. M-1213, 12 Floor, Block B-2, Ashiana Surbhi, Bhiwadi, Village Rampura, Tehsil Tijara, District Alwar, Rajasthan - 301019 measuring 78.50 Sq. Mtr. (Super built area 845 Sq. Ft.) and built-up area of about 693.00 Sq. Feet (64.38 Sq. Mtrs.) in the name of Sh. Shailja Aggarwal (Prop.), Address-I:- R/o B-605, NPSC Apartment, Plot No. 5, Sector 2, Agarwal W/o Sh. Sanjay Kumar Aggarwal and Sh. Sanjay Kumar Aggarwal S/o Sh. Om Kumar Aggarwal, vide Registered Sub Lease Deed (Sale Deed) No. 201803111100574 Dated 09.02.2018.	Rs. 24,90,813.82 ----- ----- / ----- POSSESSION	Rs. 15,08,325/- Rs. 1,50,833/- Rs. -----/-	----- 11:00 am to 01:00 pm 22.09.2026 11:00 am to 4:00 pm	Sh. Varun Sood M.: 9988955388 Sh. Chanchal Singh M.: 9557170170

Terms and Conditions of the E-Auction are as under:- (a) The Bidders should get themselves registered on <https://baanknet.com> by providing requisite KYC Documents and Registration Fee as per the practice followed by **BAANKNET.COM** well before the auction date (b) Property ID No. mentioned above the intended bidder should verify the ID before bidding in Revenue record / relevant Revenue portal to avoid any difficulty at the time of registration of property (c) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with <https://baanknet.com> by means of NEFT/ RTGS transfer from his bank account (d) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with <https://baanknet.com> is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction (e) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank (f) 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 (g) 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 (h) 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 (i) 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 (j) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders (k) 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 (l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price (m) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained (n) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with <https://baanknet.com>. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any) (o) 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 (p) 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 (q) 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 (r) 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 (s) 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 of 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 (t) The bidders are advised to check the relevant property documents by visiting **SARB Branch - SCO 70, Sector 5, Panchkula** in case they desire so, before bidding (u) 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 bidder(s) whose bid is accepted by authorised officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (v) In case 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 authorized 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 bank branch only (w) 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. Contact no (mobile/landline) of the bidder etc to be submitted, to the Authorised officer of State Bank of India, SARB Branch, SCO-70, Panchkula, scanned copies of the original of these documents can be submitted to **E-mail ID - sbi.51519@sbi.co.in** of the Authorised Officer - Tel: 0172-2585707.

Date: 31.08.2026

Place: Panchkula

AUTHORIZED OFFICER