

"APPENDIX-IV-A" (See proviso to rule 8 (6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 properties mortgaged/charged to the State Bank of India (Secured Creditor), the physical possession of which has been taken by the Authorized 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 below mentioned dates, for recovery of amount as mentioned below, due to the secured creditor from Borrowers, Guarantors and Mortgagers. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

Last Date of deposit of EMD 11.10.2026

Name & Address of the Borrower (B) / Guarantors (G)	Address of Security Charged covered under Auction (Symbolic/Physical Possession)	Reserve Price (R.P.)	Outstanding dues for recovery of which properties are being sold	Name & Number of Contact Person	Date of E-Auction with unlimited extension of 10 Minutes each	Date / Time of On-site Inspection of property
		EMD Amount 10% of the Reserve Price				
		Incremental Amount				
To, M/S Shri Sidhballi Sales (Through Partners Smt. Sarita Chauhan & Sh. Kunwar Singh Negi) Address at Friends Club Resort, Dharasu Marg, Chamba, Distt. Tehri Garhwal, Uttarakhand 249145 Borrower/Guarantor: 1. Smt. Sarita Chauhan (Partner)W/O Sh. Bijendra Singh Chauhan, R/O S-77, Model House, Kulna, Market, New Tehri, Distt Tehri Garhwal, Uttarakhand 249001 2. Sh. Kunwar Singh Negi (Partner) S/O Pratap Singh Negi R/O Dharasu Marg, Araili, PO Chamba, Distt Tehri Garhwal, Uttarakhand 249145 3. Sh. Bijendra Singh Chauhan (Guarantor) S/O Sh. Hoshiyar Singh Chauhan, R/O	Commercial land and building bearing three Sale Deeds having total area 840.00 Sqm, (however 50 Sq. Mtr comes under the road widening project. Actual area onsite is 790 Sq. Mtr.) situated at Chamba, Distt Tehri Garhwal, Standing in the name of one of the partners Smt. Sarita Chauhan w/o Sh. Bijendra Singh Chauhan. a) Khata no 8 Khet no 2 m, village Guldi, Patti Maniyar, Chamba, Distt Tehri Garhwal having area of 50 Sqm regd. in Bahi 1, Jild 662, Pages 313-322 at S.no 1759 dated 28.10.2015 b) Khata no 23 Khet no 1335, village Dandasli Dakshini, Patti Maniyar, Chamba, Distt Tehri Garhwal having area of 240 Sqm regd. in Bahi 1, Jild 662, Pages 323-332 at S.no 1760 dated 28.10.2015 c) Khata no 55 Khet no 1320, 1322, village Dandasli Dakshini, Patti	Rs.397.00 Lakhs	Rs.7,10,27,387.42/- as per13(2) dated 26.12.2024 with interest applied upto 25.12.2024 and further interest w.e.f 26.12.2024 + charges+ cost & other expenses etc., less recovery if any.	Sh. Suraj Rawat M-7589303809 Sh. Anurag Jhujhelia M-9987636661	12.10.2026(11.00 AM to 04.00 PM.)	03.10.2026 between 2.00 PM TO 5.00 PM.
		Rs.39.70 lakhs				
		Rs.1.00 lakh				



S-77, Model House, Kulna, Market, New Tehri, Distt Tehri Garhwal, Uttarakhand 249001	Maniyar, Chamba, Distt Tehri Garhwal having area of 550 Sqm regd. in Bahi 1, Jild 662, Pages 333-342 at S.no 1761 dated 28.10.2015 Bounded and butted as per Title Deed: East: Chamba Dharasu Motor Marg, West: PWD Store, North: Chamba Dharasu Motor Marg, South: Land of Shri Ramesh Kothari					
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TERMS AND CONDITION OF THE E-AUCTION ARE AS UNDER:

1-E-Auction is being held on “As is Where is”, “As is What is” and “Whatever there is” Basis and will be conducted “Online” The Auction will be conducted through the Bank’s E-Auction Tender Document containing online E-Auction Bid form. Declaration, General Terms and Condition of online auction sale are available in e-Auction platform on PSB Alliance ebkay portal <https://baanknet.com/eauction.psb/x-login>.

2- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims/ right/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 being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/right/dues.

3-Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkay portal. Last date of deposit of EMD is 11.10.2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance ebkay portal account and updation of such information in the e-auction website. This may take some time as per banking 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.

4- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

5-The other Terms and conditions of the e-Auction are published in the following websites <https://baanknet.com/eauction.psb/x-login> & <https://bank.sbi/web/sbi-in-the-news/auction-notices/>

Date: 19.09.2026

Place: DEHRADUN


Authorised Officer