

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE
SECURED CREDITOR**

PROPERTY WILL BE SOLD ON 30.11.2026

“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1	Name and address of the Borrower	Borrower- Mr Subhash Bhagwan Mahajan At post Kingaon Kh , Tal YawalDist Jalgon-425301						
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Recovery Branch, Plot No.1, Town Centre, Opp. CIDCO Bus Stand, Chh. Sambhajinagar - 431003						
3	Description of the Movable & immovable secured assets to be sold	Property ID No	Details of Property					
		SBIN0012953104	Property Details: All piece and parcel of residential house property known as House no 94,(Old House no 88) Survey no 192 at post Kingaon Khurd , Near Gram Panchayat Office, Tal Yawal and Dist Jalgaon admeasuring Plot area 40.2 Sq mts approx and construction there of standing in the name of Subhash Bhagwan Mahajan Bounded as <table><tr><td>East – Road</td><td>South – GP house no 93</td></tr><tr><td>West – GP house no 78</td><td>North- GP house no 100</td></tr></table> Possession : Physical possession of the Bank.		East – Road	South – GP house no 93	West – GP house no 78	North- GP house no 100
East – Road	South – GP house no 93							
West – GP house no 78	North- GP house no 100							
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no other encumbrances advised to the Bank. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ 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 properties are 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/ rights/ dues.						
5	The secured debt for recovery of which the properties are to be sold	Rs 82,94,682.00 (Rupee Eighty Two Lacs Ninety Four Thousand Six Hundred Eighty Two Only) as on 14.10.2026 + interest thereon + expenses & costs.						
6	Registration of intending Bidders	The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com/eauction-psb/) 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	Property ID No SBIN0012953104	EMD (Rs.) Rs. 1,50,000.00
8	Reserve price of the movable & immovable secured assets Payment of Earnest Money Deposit (EMD) amount Last Date and Time within which EMD to be remitted	Property ID No SBIN0012953104	Reserve Price (Rs.) Rs15,00,000.00 EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https://baanknet.com/eauction-psb/) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payment of 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 Baanknet portal (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Baanknet portal (PSB Alliance) Bank 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.
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 Authorized Officer, by NEFT/ RTGS to Bank Account No. 31003295478 (Name of the Account- "SARC" Aurangabad Payment Account") of State Bank of India, CIDCO Branch, IFSC: SBIN0003449, 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 15 th 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 e-Auction purchaser not exceeding three months from the date of e-Auction.	
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	30.11.2026 (Monday) in between 11.00 am to 04.00 pm	
11	The e-Auction will be conducted through the Bank's approved service provider. E-Auction tender documents containing e-Auction	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4 th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com/eauction-psb/ For detailed terms and conditions of the sale, please refer to the tender documents provided in State Bank of India, the secured Creditor's website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auction	



	bid form, declaration etc., are available in the website of the service provider as mentioned above	auctions.					
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<table><tr><td>Property ID No</td><td>Bid Increase amount in multiple of Rs</td></tr><tr><td>SBIN0012953104</td><td>25000/-</td></tr></table> 10 minutes (unlimited) Bid currency in Indian Rupees	Property ID No	Bid Increase amount in multiple of Rs	SBIN0012953104	25000/-	
Property ID No	Bid Increase amount in multiple of Rs						
SBIN0012953104	25000/-						
13	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 26.11.2026 Time: 11.00 am to 03:00 pm Authorised Officer: Mr. Ravikiran B Rawool (Mob-8378058186/ 0240-2480664) Email Id- sbi.12953@sbi.co.in					
14	Other conditions	(a)Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by <u>M/s PSB Alliance Private Limited (Baanknet portal)</u> (vendor name) may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E/auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder(iv) valid e-mail ID, (v) contact number(mobile/Land Line) of the bidder etc., to the Authorised Officer of State bank of India, SARB, Chh Sambhajinagar Branch by 30.11.2026 up to 3.00 PM . Scanned copies of the original of these documents can also be submitted to email ID of Authorised Officer. (c) Names of Eligible Bidders will be identified by the State Bank of India SARB Aurangabad (Branch Name) to participate in online e-auction on the portal by <u>M/s PSB Alliance Private Limited (Baanknet portal)</u> (name of the portal) https://baanknet.com/eauction-psb/ (name of the vendor) will provide User ID and Password after due verification of PAN of the Eligible Bidders (d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the					



(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges.



