(Annexure-15 A)

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

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

01	Name and Address of the Borrower	1) SHRI CHARCHIT GUPTA S/O SHRI RADESHYAM GUPTA 2) SHRI RADESHYAM GUPTA S/O SHRI NATHULAL GUPTA **Address :-** i) R/O 201, Navratan Life Space, Riddi Siddhi Colony, Khajrana, Indore M.P. Pin 452001 ii) 11A, Ravi Nagar, Indore M.P. Pin 452001 iii) Shop No. FF18, FF-19, FF-28, FF-29 in Commercial Building on Plot No. 245, First Floor, Shri Falodi Shopping Mall, Pachore, Distt Rajgarh (M.P.)
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) - 452003
03	Description of the immovable secured assets to be sold	All that part and parcel of the property Shop No. FF18, FF-19, FF-28, FF-29 in Commercial Building on Plot No. 245, First Floor, Shri Falodi Shopping Mall, Pachore, Distt Rajgarh (M.P.) Shop No. FF-18, FF-19, FF-28, FF-29 Total Area 56.46 Sq. Meter. **Boundaries :-** <u>Shop No. FF-18 & FF-19</u> East : Shop No. FF 16&17 West: 7 Feet Open Passage North: Shop No. 20 South: 3 Feet Open Area <u>Shop No. FF-28 & 29</u> East : 7 Feet Open Passage West: 16 Feet Open Passage North: Shop No. 27 South: 3 Feet Open Area (Covered under Gift Deed No. MP309882022A1901727 dated 02.09.2022) **Property ID: SBIN200040061000**

04	Details of the encumbrances know to the secured creditor	The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues
05	The secured debt for recovery of which the property is to be sold	**Rs. 51,18,564/- (Rupees Fifty One Lacs Eighteen Thousand Five Hundred Sixty Four Only) as on 22.10.2025 plus** interest and incidental expenses, costs etc. thereon as mentioned above and less credited amount if any, thereafter.
06	Deposit of earnest money	EMD : **Rs. 5.20 lacs** being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance Pvt. Ltd. on its e-auction site https://baanknet.com by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 52.00 lac Bidder's own wallet Registered with M/s PSB Alliance Pvt. Ltd. on its e-auction site https://baanknet.com by means of RTGS/NEFT. Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of e-Auction. Credit of pre-Bid EMD shall be given to the bidder only after of receipt of payment in PSB Alliance's 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.
08	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, 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 e-Auction purchaser not exceeding three months from the date of e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date 25.11.2026, Time : 11.00 A.M. to 4.00 P.M.
10	The e-Auction will be conducted through the	M/s PSB Alliance Pvt. Ltd. at the web portal **https://baanknet.com**

	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.	
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs 0.10 Lac With unlimited extension of 10 minutes each INR
12	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 19.11.2026 to 20.11.2026, Time: with prior appointment Bhanupratap Singh Solanki - Mobile No. 8718840120 Anil R Sharma - Mobile No. 9111369299
13	Other conditions	(a) The Bidders should get themselves registered on **https://baanknet.com/eauction-psb/bidder-registration** by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt. Ltd. at **https://baanknet.com** by means of NEFT/ RTGS transfer from his bank account. (c) 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 M/s PSB Alliance Pvt. Ltd.

		is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank. 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 through Transfer/RTGS/NEFT in the following account- Account No.- 30267376590 Account Name- No Lien Account SARB Indore Bank- State Bank of India Branch- Y. N. Road Indore Branch Code - 30115 IFSC Code- SBIN0030115 (e) 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. (f) 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. (g) 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. (h) 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. (i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

		(l) 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. (m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Pvt. Ltd. The Bidder has to place a request with M/s PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (n) 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. (o) 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. (p) 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. (q) 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 and the secured creditor / Authorised officer will not be responsible for any charge, lien, encumbrance, Tax, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody in respect of the property under sale. (r) It shall be the responsibility of the successful bidder to deduct /deposit/pay the applicable GST or TDS, if any, as per prevailing provisions of the applicable laws. (s) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable 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 (t) 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. (u) 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 auction will be entertained.
14	Details of pending litigation, if any, in respect of property proposed to be sold	To the best of knowledge and information of the Authorised Officer, there is no litigation advised to the Bank. Further in future if any Securitisation Application is filed even then the bidder has to deposit the sale price as per the terms of auction/ rule 9 of SARFAESI Rules 2002 and no extension/deviation for payment of sale price shall be granted on the ground of aforesaid Securitisation Application and non payment of the sale price as per rule 9 shall lead to forfeiture as mentioned on rule 9 of SARFAESI Rules.

Date: 05.10.2026
Place: INDORE

AUTHORISED OFFICER
STATE BANK OF INDIA
SARB, INDORE