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

PROPERTY WILL BE SOLD ON 23.12.2026
ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

01	Name and Address of the Borrower	**SHRI SACHIN TIWARI S/O SHRI SANJEEV TIWARI AND SMT. POOJA TIWARI W/O SHRI SACHIN TIWARI** Address:- P-49, Sector-C, Pandit Din Dayal Upadhyay Nagar, Sukhliya, (M.P.)
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, Bhopal Plot No. -1, First Floor, Arera Hills, Bhopal (M.P.) 462011 Email – sbi.04293@sbi.co.in
03	Complete Description of the immovable secured assets to be sold	**Property ID:** SBIN88147699574 **Immovable property bearing lease-hold Plot No. P-49, Sector-C, Pandit Din Dayal Upadhyay Nagar, Sukhliya, Indore (M.P.), having Plot Area 1500 Square Feet or 139.40 Square Meters as per title/lease deed, together with construction thereon, which has been mortgaged by Shri Sachin Tiwari S/o Shri Sanjeev Tiwari & Smt. Pooja Tiwari W/o. Shri Sachin Tiwari.** **Boundaries as per Deeds:** East:- Plot no. P-48, West-Kakad, North-Road, South-Open for Park. **Possession Status: Physical Possession** *[Covered under registered Deed no. MP179142017A1127496 dated 21.03.2017 executed by Shri Rajeev Singh in favor of aforesaid mortgagors registered at Sub Registrar Office, Indore-3 (M.P.) and correction deed no. MP179142023A12179873 dated 25.07.2023. Registered Lease Renewal Deed no. MP179142016A1607421 dated 03.11.2016 executed by M.P. Housing and Infrastructure Development Board/MPHIDB in favour of Shri Rajeev Singh for the lease renewal period till 27.10.2046, Construction permission dated 30.05.2000 issued by Indore Municipal Corporation in favour of Shri Rajiv Kumar, Allotment order dated 02.09.2022 issued by MPHIDB in favour of aforesaid mortgagors].* *[Mortgage Deed Doc. nos. MP179142023A12263496 dated 16.08.2023, MP179142023A12355428 dated 12.09.2023, registered at Sub-Registrar Office, Indore-3 (M.P.)]*
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 **under physical possession** of the Bank and 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.

		Disclosure and Disclaimer: While the mortgaged and sanctioned plot area of Plot No P/49, Pt. Deendayal Nagar (Sukhliya), Indore (M.P.) is 1,500 sq. feet. trapezoid in shape (with building permission approved for Ground + First Floor leaving mandatory open space), however recent actual physical measurement by the Valuer at site shows an occupied/constructed footprint of approx. 1,750 sq. feet (or 162.64 sq. meter). The e-Auction is strictly on an "As is where is, As is what is, and Whatever there is" basis for the mortgaged area of 1500 square feet only, and the Bank and its Authorized officer shall bear no responsibility for any excess area (approx. 250 sq. feet), construction over setbacks, deviation from the approved map, or municipal corporation/Authority's actions, any future claims, penalties, demolition, or dispute arising out of the unauthorized/excess arear thereon. The prospective bidders are advised to conduct their independent careful due diligence with the M.P. Housing Board, Municipal corporation etc. regarding the excess area, building permission etc. in relation thereto, prior to participating in the e-auction process. The Bank and its Authorised Officer shall not be held responsible for any penalties, demolition, disputes, future actions etc. arising out of the same.
05	The secured debt for recovery of which the property is to be sold	**Amount: Rs. 1,34,76,739.00 (Rupees One Crore Thirty Four Lacs Seventy Six Thousand Seven Hundred Thirty Nine Only) as on 11.04.2025** plus accrued interest from 12.04.2025 + other charges, less (-) credit if any thereafter.
06	Registration of intending Bidders	The intending Bidders/Purchasers are requested to get themselves registered on portal (https://baanknet.com) 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.
07	Deposit of earnest money	**EMD**: **Rs 18,32,800.00** (Rupees Eighteen Lakhs Thirty Two Thousand Eight Hundred Only) being the 10% of Reserve price to be remitted/ paid online through NEFT/RTGS mode only (after generation of Challan form https://baanknet.com) in bidders Global EMD Wallet. NEFT/RTGS transfer can be done form any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required 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.
08	Reserve price of the immovable secured assets:	**Rs.1,83,28,000.00** (Rupees One Crore Eighty Three Lacs Twenty Eight Thousand Only)

	Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Global EMD Wallet with baanknet (PSB Alliance) on its e-auction site https://baanknet.com by means of RTGS/NEFT. Interested bidder may deposit Pre-Bid EMD with baanknet (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's (PSB Alliance) Bank account and updation of such information in the e-auction website. This may take some time as per baking 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.
09	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 Authorised 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. In default of payment of sale / bid price or any part thereof within the periods mentioned hereinabove, the deposit (s) shall be forfeited, and the property shall be resold and the defaulting bidder shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	23.12.2026 Time: 11.00 A.M. to 4.00 P.M. With unlimited extensions of 10 minutes each.
11	The e-Auction will be conducted through the 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.	The auction will be conducted through our e-Auction service provider M/s PSB alliance Pvt Ltd. having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near new Marine Lines, Mumbai – 400020 (Helpdesk Numbers: +91 8291220220) at the web portal **https://baanknet.com**. For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the secured Creditor website: **https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others**
12	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs. 1,00,000/- (Rupees One Lac Only) (ii) Auto extension with unlimited extension of 10 minutes each. (iii) INR
13	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders	Date: 14.12.2026 Time 11 AM to 04 PM with prior appointment. Shri Ankit Choubey (Chief Manager & Authorised Officer) , Mobile No. 99262-99973



	should satisfy themselves about the assets and their specification. Contact person with mobile number	
14	Other conditions	1. The Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email-id is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by **M/s PSB Alliance Private limited** may be conveyed through email. 2. Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Bhopal Branch to participate in online e-Auction on the portal https://baanknet.com M/s PSB Alliance Private Limited will provide user ID and Password after due verification of PAN of the Eligible Bidders. 3. The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. 4. 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. 5. 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. 6. 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. 7. 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. 8. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 9. 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. 10. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. 12. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). 13. 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. 14. 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. 15. 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. 16. 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. 17. 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. 18. 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. 19. 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. 20. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, during pendency of execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
15	Details of pending litigation, if any, in respect of property proposed to be sold	Auction is subject to the final outcome of case bearing Securitization Application (S.A.) No. 773/2026, filed by borrower/mortgagor(s) u/s. 17 of the SARFAESI Act, 2002, which is pending before the Hon'ble Debts Recovery Tribunal (DRT), Jabalpur.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidder's own interest. Neither the State Bank of India nor Service Provider will be responsible for any lapses / failure (Internet

Failure, power failure etc.) on the part of the bidder, in such cases. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back–up power supply etc. whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date:16.11.2026

Place: Bhopal

Authorised Officer
STATE BANK OF INDIA
Stressed Assets Resolution Branch, Bhopal
Plot No. 1, First Floor, SBI Building, Arera Hills,
Bhopal (M.P.) Pin-462011