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 Securitization 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 property mortgaged/charged to the Secured Creditor, the **Symbolic 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 24.11.2026 (mention date of the sale), for recovery of **Rs. 14,13,589.00(Rupees Fourteen lac Thirteen thousand Five Hundred Eighty Nine only)** as on 07.11.2026 with further interest from 07.11.2026 plus other charges, costs etc. (less repayments, if any**)** due to the secured creditor from Abhay Kumar (borrower) S/o Late Ramjee Prasad**.** The reserve price will be **Rs 970200.00 (Rupees Nine Lac Seventy thousand Two Hundred only)** and the **earnest money deposit** will be **Rs. 97,020.00(Rupees Ninty Seven Thousand Twenty only)**

Short description of the immovable property:

1. Equitable mortgage of all that part and parcel of land and building in the name of Shri. Abhay Kumar S/o Late Ramjee Prasad vide sale deed number 2471 dated 25/02/2016 situated at Mauza – Nari , Thana No 75, Anchal, Sub Division, Registry Bihar Sharif and District-Nalanda, Tauzi No. 75, Thana No. 75 ,Khata No -187 ,Plot No 248 Nalanda, Area(12.50 Decimal).

   Boundaries :
   North : Plot No-247 Ramanand Singh South : South Niz Haza
   East : Niz West : Bholi Singh & Rajendra Saw

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website www.sbi.co.in .

Date:07.11.2026
Place: Nalanda Authorized Officer

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

1	Name and address of the Borrower	Shri. Abhay Kumar S/o Late Ramjee Prasad Vill- Barah, PS- Belchhi Patna
2	Name and address of the branch, the secured creditor	State bank of India Bihar Sharif Branch Naisarai, Bihar sharif Nalanda, Bihar - 803101
3	Description of the immovable secured assets to be sold	All that land measuring 12.50 Decimal located at Mauza – Nari, Ward No.___, Thana No 75, Anchal : Noorsarai Dist – Nalanda, Bihar. This land is covered under ,Khata No -187 ,Plot No 248 and registered in the name of Shri. Abhay Kumar S/o Late Ramjee Prasad vide sale deed number 2471 dated 25/02/2016. The boundaries of the land are : North : Plot No-247 Ramanand Singh , South Niz Plot No Haza, East : Niz & West : Bholi Singh & Rajendra Saw
4	Details of the encumbrances known to the secured creditor	NIL
5	The secured debt for recovery of which the property is to be sold	**Rupees 14,13,589.00(Rupees Fourteen lac Thirteen thousand Five Hundred Eighty Nine only)** as on 07.11.2026 plus accrued interest, other costs etc and less the amount of recovery made after 07.11.2026
6	Deposit of earnest money	**EMD : Rs 97,020/-** (**Rupees Ninty Seven thousand Twenty only) being the 10% of the Reserve price to be remitted by NEFT to the Bidder Global EMD wallet maintained with MSTC.**
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and time within which EMD to be remitted:	**Rs 9,70,200.00 (Rupees Nine Lac Seventy thousand Two Hundred only) Bidder Global EMD wallet maintained with MSTC.** (Bidder/purchase to register on e-auction portal htts://mstcecommerce.com/auctionhome/ibapi/index.jsp using his mobile no and email id. KYC verification will be done, bidder to upload requisite KYC Documents, which will be verified by MSTC, mat take 02 Woking days. EMD to be remitted to Global EMD wallet well in advance before e-auction
8	Time and manner of payment	The secured 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, falling which the earnest money deposited by the bidder shall be forfeited. The balance of 75% of the sale price payable on or before the 15th day of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing between the secured creditor and the auction purchaser not exceeding three months from the date of e-auction.
9	Time and place of public auction or time after which sale by any other mode shall be completed	Date : 24.11.2026 Time : **120** minutes from **12.00 noon to 02.00 P.M** with limited extension of 10 minutes each.
10	The e-auction will be conducted through bank's approved service provider e-auction tender documents containing e-	e-Bikray at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp

	auction bid form, declaration etc., are available in the website of the sercice provider as mentioned above	
11	(i)Bid increment amount : (ii)Auto extension : 1 times. (limited/ unlimited) (iii)Bid currency & unit of measurement	(i)Rs 20,000/- (ii) Limited (ii) INR
12	Date & Time during which inspection of the imm0ovable secured assets to be sold and intending bidders should satisfy themselves about the aasets and their specification, contact person with mobile number	24.11.2026 up to 04.00 P.M Mr. Rajeev Kumar, Manager, Mo No: 6202136311 Mr. Anish Vikram, Chief Manager, Mo No - 9717840708 Mr. Rajkishor Prasad, Manager, Mo No - 9866573685
13	**Other conditions**	(a) The properties are being sold on **"**AS IS WHERE IS BASIS, AS IA WHAT IS BASIS and "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" (b) the intending bidder should submit the evidence of the EMD deposit like UTR Number along with request letter for participation in the E-auction, self attested copies of: (i) proof of identification (KYC) Voter ID card/Driving License, Passport etc. (ii) Current Address- proof of communication (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number (Mobile/Land line of the bidder etc., to the Authorised Officer of Sate Bank of India Bihar Sharif Branch Name and address)
		(c) Names of Eligible Bidders will be identified by the State Bank of India Biharsharif (00042) to participate in online e-auction on the portal https://ibapi.in (name of the portal) https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp (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 price, 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 star of auction.
		(e) During e-auction, if no bid is received within the stipiulated 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 accepence of the Terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. 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 the bidder to comply with any of the Terms & Conditions of the e-auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
		(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

		(i)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.
		(j)The bid submitted without the EMD shall be summarily rejected. The Property shall not be sold below the reserve price
		(k) 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.
		(l) 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, cots, expenses and any other charges(if any).
		(m) The authorized 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.
		(n) In case of forfeiture of the amount deposited bt 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.
		(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.
		(p) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
		(q) 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 independtly ascertain anyotherdues/ 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.
		(r) 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.
		(s) 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 encumbrance on the property/ies. However, the intending bidders may 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.

Date:07.11.2026
Place: Nalanda

Authorized Officer
STATE BANK OF INDIA

‹ Manage Property

Property Overview

Bank Property ID	SBIN00000042	Property Type	Residential
Property Sub Type	Plot	State	Bihar
City	Biharsharif	Indicative Property Price	₹9,70,200.00
Borrower's Name	Shri. Abhay Kumar	Carpet Area(sq feet)	5444.00
Project Name	NA	Bank	State Bank of India-ADMINISTRATIVE OFFICER PATNA-RBO NALANDA-BIHAR SHARIF-42
Officer, Designation	Rajeev Kumar, Maker - Scale - III - Senior Manager	Property Status	Send for Approval

View Property | Download Image & Video | Download Document

Property | Transfer

Property Detail	View Property
Image & Video	Download
Document	Download
Property Approval	View Approval History
Property Cancellation	

भारतीय स्टेट बैंक

क्षेत्रीय कार्यालय, नालंदा

द्वितीय तल, भारतीय स्टेट बैंक क्षेत्रीय कार्यालय, नालंदा, बिहारशरीफ नालंदा -803101. फोन नं. (कार्यालय): 06112-237070, मोबाईल 620

परिशिष्ट IV - ए

[नियम 8 (6) देखे]

<u>अचल संपत्तियों की बिक्री के लिए बिक्री सूचना</u>

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8 (6) के साथ पठित वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्गठित तथा प्रतिभूति हित का
बिक्री हेतु ई-नीलामी बिक्रय सूचना।

आम जनता को तथा विशेष रूप से ऋणियों तथा जमानतदारों को यह नोटिस दिया जाता है कि नीचे वर्णित अचल संपत्ति, जो प्रतिभूत लेनदार के
Possession) प्रतिभूत लेनदार भारतीय स्टेट बैंक के प्राधिकृत अधिकारी द्वारा लिया गया है. को "जैसा है जहाँ है, तथा जो भी है, जैसा भी है, अ
14,13,589.00 (रुपए चौदह लाख तेरह हज़ार पांच सौ नवासी मात्र) दिनांक 07.11.2026 तक उपार्जित ब्याज एवं 07.11.2026 से आ
अभय कुमार (पिता- स्व० रामजी प्रसाद, ग्राम- बाढ़, थाना- बेलछी) से वसूली हेतु प्रतिभूति लेनदार भारतीय स्टेट बैंक द्वारा नीचे वर्णित अचल

बेची जायेगी। ई-नीलामी के अभ्य विवरण निम्नलिखित :

क्रम० सं०	अचल सम्पत्ति का संक्षिप्त विवरण	सरफेसी 13(2) व 13(4) व
1	संपति के सभी भाग एवं अंश, जो श्री अभय कुमार (पिता- स्व० रामजी प्रसाद, ग्राम- बाढ़, थाना- बेलछी) के नाम पर है, जिसका साधारण बंधक डीड संख्या– 2471, दिनांक 25.02.2026, मौजा- नारी, थाना संख्या- 75, खाता संख्या- 187, प्लोट संख्या- 248, कुल एरिया- 12.50 डिसमिल, अंचल- बिहारशरीफ,सब-रजिस्ट्री कार्यालय- बिहारशरीफ, जिला- नालंदा। चौहद्दी: उत्तर- प्लोट संख्या 247 रामानंद सिंह, दक्षिण- नीज, पूरब- नीज, पश्चिम- भोली सिंह & राजेंद्र साव।	08.05.2 16.07.2

ई-नीलामी की नियम एवं शर्ते

1. **ई-नीलामी की तिथि: 24.11.2026, समय-240 मिनट, दोपहर 12:00 बजे से अपराह्न 04:00 बजे तक प्रत्येक 10 मिनट का असीमित विस्**

2. ई-नीलामी में भाग लेने के लिए वेबसाइट / पोर्टल- www.baanknet.com

3. ई-नीलामी बिक्री के सामान्य नियम एवं शर्ते बैंक की वेबसाइट: www.sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and -

4. यदि लागू हो तो कर का भुगतान अंतिम बोली मूल्य पर किया जाना है।

5. किसी भी तरह की जानकरी/ SBI संपर्क नंबर (संपत्ति से संबंधित पूछ-ताक्ष के लिए): 6202136311/ 9866573685

6. सम्भावित बोलीदाताओं से अनुरोध है कि वे नीलामी से पहले संपत्ति एवं उसके वैधानिक बकाये का विवरण सत्यापित करे ताकि बाद में किसी

सभी उधारकर्ता/ जमानतदारों को इस प्रकाशन के माध्यम से 15 दिनों की सूचना भी प्रतिभूति हित प्रावर्तन नियम 2002 के नियम 8 (6) के अंत
नोट: उधारकर्ता/ जमानतदारों को 15 दिनों की बिक्री सूचना पहले से ही उपरोक्त पते पर पंजीकृत डाक/ स्पीड पोस्ट से भेजी जा चुकी है। यदि वे
को भी उपयुक्त सूचना मानी जायगी।

दिनांक 13.11.2026

विवाद की स्थिति में अंग्रेजी पाठ मान्य होगा

स्थान- बिहारशरीफ