

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	M/s Sahu & Co. Contractor Supplier 163 A (Near Chanakya Cinema) Sarfuddinpur, Azamgarh Uttar Pradesh-276001																
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 1 st Floor, Main Branch Premises, 4 Kutchery Road, Prayagraj – 211002																
03	Description of the immovable secured assets to be sold	<div>1. Property situated at Arazi no. 163, Mauza-Sarfuddinpur and Harbanshpur,Pargana-Nizamabad,Tehsil-Sadar,District-Azamgarh, area 0.007 kadi or 28.35 square meter, in the name of Shri Ram Bilas Sahu S/o Shri Nand Lal Sahu.</div> <div>Boundary (as per sale deed):</div> <table><tr><td>North</td><td>Plot of Champa Devi</td></tr><tr><td>South</td><td>House of purchaser</td></tr><tr><td>East</td><td>Plot of seller</td></tr><tr><td>West</td><td>Road (Azamgarh to Varanasi)</td></tr></table> <div>2. Property situated at Arazi no. 163, Mauza-Sarfuddinpur and Harbanshpur,Pargana-Nizamabad,Tehsil-Sadar,District-Azamgarh, area 0.042.2 kadi or 170.91 square meter in the name of Smt. Tara Gupta (Tara Sahu) D/o Rambali Gupta.</div> <div>Boundary (as per sale deed):</div> <table><tr><td>North</td><td>Plot of Champa Devi</td></tr><tr><td>South</td><td>House of Ram Bilas Sahu</td></tr><tr><td>East</td><td>Plot of Rishimuni Yadav</td></tr><tr><td>West</td><td>Plot of Ram Bilas Sahu</td></tr></table> <div>Property ID- SBIN10039AKS51</div>	North	Plot of Champa Devi	South	House of purchaser	East	Plot of seller	West	Road (Azamgarh to Varanasi)	North	Plot of Champa Devi	South	House of Ram Bilas Sahu	East	Plot of Rishimuni Yadav	West	Plot of Ram Bilas Sahu
North	Plot of Champa Devi																	
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West	Plot of Ram Bilas Sahu																	
04	Details of the encumbrances know to the secured creditor	Not known																
05	The secured debt for recovery of which the property is to be sold	Rs.54,22,110.00 (Rupees fifty four lacs twenty two thousand one hundred ten only) as on 19.02.2022, expenses and other charges due to the secured creditor.																

06	Deposit of earnest money	EMD: Rs.5,60,000.00 (Rupees Five Lacs Sixty Thousand only) being the 10% of Reserve Price to be remitted by NEFT to the Bidder Global EMD wallet maintained with BAANKNET before closure of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in BAANKNET and in Bank account and updation of such information in e-Auction website. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem.
07	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>Rs.56,00,000/ (Rupees Fifty Six Lacs only) Bidder Global EMD wallet maintained with BAANKNET on its e-auction site: https://BAANKNET.com and https://www.sbi.co.in as per guidelines available in the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET site. (Bidder/purchaser to register on e-auction portal https://BAANKNET.com/eauction-psb/bidder-registration)</p> <p>Interested bidder may deposit Pre-Bid EMD with BAANKNET 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 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.</p>
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 Authorised Officer, failing which the amount 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 auction purchaser not exceeding three months from the date of auction.
09	Time and place of public auction or time after which sale by any other mode shall be completed.	<p>Date: 09.07.2025</p> <p>Time: 120 minutes from 12:00 P.M to 02:00 P.M with unlimited extension of 5 minutes each</p>
10	The e-Auction will be conducted through the Bank's approved service provider.	www.BAANKNET.com

	E-Auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provide as mentioned above	https://www.sbi.co.in
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.1,00,000.00 (Rupees One Lakh only) Unlimited extension of 5 minutes each INR
12	Date and Time during which inspection of the immovable secured assets to be done along with title deeds of the property. Contact person with mobile number	Date: Any Working day with mutual consent Time: During Working Hours Name : Rajesh Kumar Mobile No: 7781013690
13	Other conditions	(a) The Bidders should get themselves registered on http://BAANKNET.com by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET well before the auction date. The registration process takes minimum of two working days. (The registration process is detailed on the above website). Bidders shall have to visit the website (http://BAANKNET.com) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://BAANKNET.com Bidders shall hold a valid digital signature certificate issued by competent authority and valid e-mail ID (<u>e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.</u>) (b)The intending bidder should submit the evidence of EMD deposit like UTR number along with request letter for participation in 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/landline of the bidder etc., to the Authorised Officer of State Bank of India,

		<p>Stressed Assets Recovery Branch, Allahabad (Name and Address) by date 09.07.2025 Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer.</p> <p>(c) Names of eligible bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Allahabad to participate in online e-auction on the portal www.BAANKNET.com. BAANKNET will provide user ID and password after due verification of PAN of the eligible bidders.</p> <p>(d) 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.</p> <p>(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.</p> <p>(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.</p> <p>(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. 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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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.</p>
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		<p>ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(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 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.</p> <p>(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.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold	SA no 536 of 2023 pending before DRT

Date: 01.07.2025

Place: Prayagraj

Rajesh Kumar
(Authorized Officer)
State Bank of India
SARB, Allahabad
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