

Annexure – 15 A

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	<p>1. M/s Aditya Communication Proprietor : Sandeep Agrahari S/o Sri Ashok Kumar Agrahari Ward No. 4, Bank Road, Anandnagar, Maharajganj - 273155</p> <p>2. Sri Sandeep Agrahari S/o Sri Ashok Kumar Agrahari Ward No. 4, Bank Road, Anandnagar, Pharenda, Maharajganj – 273155</p> <p>3. Sri Ashok Kumar Agrahari S/o Sri Devi Prasad, Ward No.- 4, Bank Road Anandnagar, Pharenda, Maharajganj – 273115</p>
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 1st Floor, Main Branch Premises, 4 Kutchery Road, Prayagraj – 211002
03	Description of the immovable secured assets to be sold	<p>Collateral : Equitable Mortgage of land and building Arazi No. 230 Min, Bahi No. 1, Zild No. 592 page 371 to 373 sale deed No. 1451 dated 24.05.1982 resitered by Sub registrar Fharenda Disst. Gorakhpur in the name of Smt Prabhavati Devi w/o Devi Prasad and Ashok Kumar S/o Devi Prasad. Area 3045 Sq. ft. and 283 Sq. Mtr.</p> <p><u>Boundry as per Title Deed:</u> North – Sadak Town Area East – Sadak Town Area Sourth – Chahardiwari (Boundary wall) Sri Mohan Lal West – House of Smt. Kamla Devi</p> <p><u>Boundry as per Site:</u> North – Bank Road Farend East – Sub Road Sourth – House of Sri Mohan Lal West – House of Ajay Singh & Anil Singh</p>

4	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	Total Dues Rs.35,80,248.00 (Rupees Thirty five lacs eighty thousand two hundred forty eight only) as on 29.12.2023 + future interest thereon from 30.12.2023, expenses and other charges due to the secured Creditor.
06	Deposit of earnest money	EMD: Rs.5,38,500/- (Rupees five lacs thirty eight thousand five hundred only) being the 10% of Reserve Price to be remitted by RTGS/NEFT to the bidder Global EMD wallet maintained with PSB Alliance before closure of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in baanknet.com 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>(i) Rs.53,85,000/- (Rupees fifty three lacs eighty five thousand only) Bidder Global EMD wallet maintained with PSB Alliance on its e-auction site: https://www.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.com site. (Bidder/purchaser to register on e-auction portal https://baanknet.com/e-auction-psb/bidder-registration)</p> <p>“ 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 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 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 (only on written request of auction purchaser for granting of time up to 3 months from date of e-Auction) 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: 03.06.2025 Time: 120 minutes from 12.00 P.M to 02:00 P.M with unlimited extension of 10 minutes each
10	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 provide as mentioned above	https://www.baanknet.com https://www.sbi.co.in
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.1,00,000.00 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: 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.in 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.in) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id

	<p>mentioned on the home page of https://BAANKNET.in 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>)</p> <p>(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, Stressed Assets Recovery Branch, Allahabad (Name and Address) by date 03.06.2025. 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.in. 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>
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	<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> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) 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.</p>
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		<p>accepted by authorized officer to withdraw his bid, either on the 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	NA

Date: 26.05.2025

Place: Prayagraj

(Rajesh Kumar)
AUTHORISED OFFICER
STATE BANK OF INDIA
Mobile: 7781013690