भारतीय स्टेट बैंक
STATE BANK OF INDIA

SARB/JPR/2026-27/ **Date: 23.10.2026**

Registered A.D.

M/s Dunes Prime India Foods Private Limited Regd. Office: - H-229 B and H-229 C, Karni Industrial Area,**Bikaner – *334004***	**Mr. Abhijeet Legha S/O Sh Brijlal Legha (Guarantor),**Ward No 3 Sarvodaya Basti, Near Laxmiwoolen Mill, Behind Hanuman Ji Ki Taal,**Bikaner – 334001**
Mr. Nand Kishore Bajaj S/o Sh. Sewaram Bajaj (Guaratnor),Mohanlal Sewaram Phar bazar,PHAR Bazar,**Bikaner - 334001**	**Mr. Kheta Ram Legha S/O Sh. Bhaghirath (Guarantor),**Near Laxmi Woolen Mill, Sarvoday Basti,Behind Hanuman Ji Ki Taal,**Bikaner - 334001**
Mr. Hans Raj Choudhary S/o Bhanwar Lal Choudhary (Guarantor), Near Ajay Tent House, Loonkaransar Bikaner- 334603	**Sh. Asharam Legha S/o Sh. Bhagirath Legha, (Guarantor),**Near Laxmi Woolen Mill, Sarvoday Basti,Behind Hanuman Ji Ki Taal ,Bikaner - 334001
M/S Jai Shree Krishna Industries through its proprietor,Sh. Asharam Legha S/o Sh. Bhagirath Legha,R/o H229 B-C, Karni Ind Area, Bikaner	

Account No.:C C A/C-41376340455,SLC A/C-42459431502, ATL1 A/C-42186239657 & ATL2 A/C- 42258240334.

SUB: 30 DAYS SALE NOTICE REGARDING SALE OF SECURED ASSETS UNDER RULE 8(6) OF THE SARFAESI ACT-2002/ ENFORCEMENT OF SECURITY INTEREST (ENFORCEMENT) RULES}

Madam / Dear Sir,

This has reference to the Demand Notice issued on **27.08.2025** under section 13(2) and possession notice in respect of the movable & immovable assets served on you on **18.11.2025** under section 13(4) and publication thereof in **Economics Times & Punjab Kesri on 22.11.2025** for the purpose of realizing secured assets for recovery of outstanding dues of the Bank in exercise of powers under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under. You having failed to make payment towards the discharge of your liabilities to the Bank, it is proposed to sell the above movable & immovable secured assets.

As you have not made complete payment towards discharging of your liabilities in full, we have arranged to sale the Secured assets through E-Auction (Online Auction) on **04.12.2026** as detailed in the enclosed **"E-Auction Sale Notice".**

You are also requested to give your positive co-operation and support for the success of e-Auction and bring suitable buyer to purchase the Assets. A copy of e-auction notice with Terms & Conditions giving particulars as prescribed under rule 8(6) & 9(1) of the Security Interest Enforcement Rules, 2002 is enclosed herewith for your information.

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+91-141 265811, 2657989
+91-141 2657926, 2657921
Sbi.18184@sbi.co.in

Stressed Assets Recovery Branch
3rd Floor, Matrix Mall, Sector-4
Jawahar Nagar, Jaipur- 302004

तनावग्रस्त अस्ति वसूली शाखा
तीसरी मंज़िल, मेट्रिक्स मॉल, सेक्टर-4
जवाहर नगर, जयपुर– 302004

Description of the movable & Immovable Assets	Reserve Price **EMD Amount**
1. Factory land and building situated at Industrial Plot No H-229 (B), Karni Industrial Area, Bikaner standing in the name of M/S Dunes Prime India Pvt. Ltd. admeasuring area: 740 Sq. Mt. (CERSAI ID: 20028 0345522) Bounded by: East:Plot No. G-1-230(A) & G-1-230(B) West: Rasta 18 meter wide North : Plot No.H-229 (C) South : H-229 (A) **AND** Factory land and building situated at Industrial Plot No H-229 (C), Karni Industrial Area, Bikaner in the name of M/S Dunes Prime India Pvt. Ltd. Admeasuring area: 740 Sq. Mt. (CERSAI ID: 200280345422) <u>Bounded by:</u> East:Plot No. G-1-230(A) West: Rasta 18 meter wide North : Plot No.H-229 (D) South : H-229 (A)	1. Rs. 2,40,00,000/- Rs. 24,00,000/-
2. All the part & parcel of Shop No 332, New Anaj Mandi, KUM-Bikaner, Dist- Bikaner Rajasthan. Staining in the name of M/s Jay Shree Krishna Industries Guarantor of M/s Dunes Prime India Foods Pvt Ltd. Admeasuring Aera: 135.92 Sq Mtr. (CERSAI ID:200075030597) East: Shop No 333, West: Shop No 331 North: Road, South: Platform then Road	2. Rs. 1,41,00,000/- Rs. 14,10,000/-
3. Plant & Machinery Situated at Plot No H-229 B & C, Karni Industrial Area, Bikaner in the name of M/s Dunes Prime India Foods Pvt Ltd. (CERSAI ID:200067887668)	3. Rs. 1,65,00,000/- Rs. 16,50,000/-

Place: Jaipur (Raj.)
Date: 23.10.2026

<u>Enclosed : E-Auction Notice with T & C</u>. Authorised Officer

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Appendix – IV-A

[See Provision to rule 8(6)]

Sale Notice for Sale of Immovable Assets {Under SARFAESI Act Read with Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules}

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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)/ Guarantor(s) that the below described movable & immovable assets mortgaged/hypothecated to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on **"As is Where is", "As is What is", "Whatever there is" and "Without recourse"** basis on **04.12.2026** for recovery of **Rs.11,22,85,566.13 (Rupees Eleven Crore Twenty Two Lakhs Eighty Five Thousand Five Hundred Sixty Six and Thirteen Paisa Only) as on 23.10.2026** plus Further interest, cost, charges & other expenses etc. due to the secured creditor from **M/s Dunes Prime India Foods Pvt Ltd.**

Interested bidder may deposit Pre-Bid EMD) amount shall be paid online i.e. through NEFT after generation of Challan from (**https://baanknet.com**) in bidders Global EMD Wallet, before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in 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.

Description of the movable & Immovable Assets	Reserve Price **EMD Amount**

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3. Plant & Machinery Situated at Plot No H-229 B & C, Karni Industrial Area, Bikaner in the name of M/s Dunes Prime India Foods Pvt Ltd. (CERSAI ID:200067887668)	3. Rs. 1,65,00,000/- Rs. 16,50,000/-

Other Encumberance: -If any, not Known

For detailed terms and conditions of the sale, please refer to the link provided in **State Bank of India, Stressed Assets Recovery Branch (SARB), Jaipur (Raj.)** Secured Creditor's website For detailed terms and conditions of the sale, please refer to the link provided in **State Bank of India, Stressed Assets Recovery Branch (SARB), Jaipur (Raj.)** Secured Creditor's website, **and https://baanknet.com**

Date: 23.10.2026
Place: Jaipur (Raj.)

AUTHORISED OFFICER

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परिशिष्ट IV क

{नियम 8(6) का परन्तुक देखें}

अचल सम्पत्ति के विक्रय हेतु ई-नीलामी विक्रय नोटिस

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के परन्तुक के साथ पठित वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम 2002, के अधीन अचल अस्तियों के विक्रय हेतु ई-नीलामी विक्रय नोटिस।

आम लोगों को तथा विशेष रूप से उधारकर्ता और प्रत्याभूति – मेसर्स ड्यून्स प्राइम इंडिया फूड्स प्राइवेट लिमिटेड को यह नोटिस दिया जाता है कि नीचे वर्णित अचल सम्पत्ति जो कि प्रतिभूति लेनदार के पास गिरवी है, का वास्तविक कब्ज़ा भारतीय स्टेट बैंक के प्राधिकृत अधिकारी द्वारा ले लिया गया है, को "जहां है", "जेसी है", "जो कुछ भी है" तथा "दावित्यरहित" के आधार पर दिनांक **04.12.2026** को विक्रय किया जायेगा। प्रतिभूति लेनदार बकाया राशि **11,22,85,566.13 अक्षरे ग्यारह करोड़ बाईस लाख पिचासी हज़ार पाँच सो छियासठ रुपये और तेरह पैसे मात्र (23.10.2026 को बकाया)** तथा इसके आगे का ब्याज एवम अन्य देय खर्चें अतिरिक्त जो कि मेसर्स ड्यून्स प्राइम इंडिया फूड्स प्राइवेट लिमिटेड (बोरोवर) और मेसर्स जय श्री कृष्णा इंडस्ट्रीज़ (गारंट्टर)से सम्बंधित है। उक्त खाते में आरक्षित मूल्य व धरोहर राशि निम्नलिखित है।

इच्छुक बोलीदाता ई बिड ईएमडी जमा कर सकते हैं। एमएसटीसी के बैंक खाते में-नीलामी बंद होने से पहले एमएसटीसी के पास प्री-बिड ईएमडी का क्रेडिट-नीलामी वेबसाइट में ऐसी जानकारी को अपडेट करने के बाद ही बोलीदाता को प्री-भुगतान की प्राप्ति और ई दिया जाएगा। बैंकिंग प्रक्रिया के अनुसार इसमें कुछ समय लग सकता है और इसलिए बोलीदाताओं को अपने हित में सलाह दी जाती है कि किसी भी अंतिम समय की समस्या से बचने के लिए बोली पूर्व ईएमडी राशि अग्रिम रूप से जमा करें।

अचल आस्ति का विवरण	1. आरक्षित मूल्य 2. धरोहर राशि

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1. साम्यिक बंधक प्लॉट न एच 229 बी रिको करनी इंडस्ट्रियल एरिया जिला बीकानेर जो की मेसर्स ड्यून्स प्राइम इंडिया प्राइवेट लिमिटेड स्थित भूमि एवम निर्मित भवन जिसका क्षेत्रफल 740 वर्ग मी है । (CERSAI ID: 200280345522) जिसकी सीमाये निम्न प्रकार है:- पूर्व में - प्लॉट न जी 1-230 अ और जी 1 -230 ब पश्चिम में – रोड 18 मी उत्तर में – प्लॉट न एच 229 सी दक्षिण में – प्लॉट न एच 229 अ और 1. साम्यिक बंधक प्लॉट न एच 229 सी रिको करनी इंडस्ट्रियल एरिया जिला बीकानेर जो की मेसर्स ड्यून्स प्राइम इंडिया प्राइवेट लिमिटेड स्थित भूमि एवम निर्मित भवन जिसका क्षेत्रफल 740 वर्ग मी है । (CERSAI ID: 200280345422) जिसकी सीमाये निम्न प्रकार है:- पूर्व में - प्लॉट न जी 1-230 अ पश्चिम में – रोड 18 मी उत्तर में – प्लॉट न एच 229 डी दक्षिण में – प्लॉट न एच 229 अ	1. Rs. 2,40,00,000/- Rs. 24,00,000/-
2. साम्यिक बंधक दुकान न 332, न्यू अनाज मंडी, कम बीकानेर जो कि मेसर्स जय श्री कृष्णा इंडस्ट्रीज़ (गारंट्टर) के नाम है स्थित भूमि एवम निर्मित भवन जिसका क्षेत्रफल 135.92 वर्ग मी है । (CERSAI ID: 200075030597) जिसकी सीमाये निम्न प्रकार है:- पूर्व में - शॉप न 333 पश्चिम में – शॉप न 331 उत्तर में – रोड दक्षिण में – प्लैटफ़ार्म उसके बाद रोड	2. Rs. 1,41,00,000/- Rs. 14,10,000/-
3. प्लांट और मशीनरी जो कि प्लॉट न एच 229 बी और एच 229 सी, रिको करनी इंडस्ट्रियल एरिया जिला बीकानेर मे स्थित जो की मेसर्स ड्यून्स प्राइम इंडिया प्राइवेट लिमिटेड के नाम है (CERSAI ID: 200067887668)	3. Rs. 1,65,00,000/- Rs. 16,50,000/-

अन्य भार – अगर कोई, ज्ञात नहीं ।

विक्रय के निबंधन और शर्तों के ब्यौरे के लिए कृपया नीचे दिए गए भारतीय स्टेट बैंक, तनावग्रस्त आस्ति वसूली शाखा (एस ए आर बी), जयपुर (राज.) प्रतिभूति देनदार की वेबसाइट अर्थात
https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com

तारीख : 23.10.2026
स्थान : जयपुर (राज.) **प्राधिकृत अधिकारी**

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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 WHAT-EVER THERE IS" BASIS

1.	Name and address of the Borrower	**M/s Dunes Prime India Foods Private Limited** **Regd. Office: -** H-229 B and H-229 C, Karni Industrial Area,**Bikaner – *334004***
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 Ph. No. 0141-2657811, 2657921, 2657926; E-mail : sbi.18184@sbi.co.in
3	Description of the movable and immovable secured assets to be sold.	**Description of the movable & Immovable Assets** 1. Factory land and building situated at Industrial Plot No H-229 (B), Karni Industrial Area, Bikaner standing in the name of M/S Dunes Prime India Pvt. Ltd. admeasuring area: 740 Sq. Mt. (CERSAI ID: 200280345522) Bounded by: East:Plot No. G-1-230(A) & G-1-230(B) West: Rasta 18 meter wide North : Plot No.H-229 (C) South : H-229 (A) **AND** Factory land and building situated at Industrial Plot No H-229 (C), Karni Industrial Area, Bikaner in the name of M/S Dunes Prime India Pvt. Ltd. Admeasuring area: 740 Sq. Mt. (CERSAI ID: 200280345422) Bounded by: East:Plot No. G-1-230(A) West: Rasta 18 meter wide North : Plot No.H-229 (D) South : H-229 (A) 2. All the part & parcel of Shop No 332, New Anaj Mandi, KUM-Bikaner, Dist- Bikaner Rajasthan. Stainding in the name of M/s Jay Shree Krishna Industries Guarantor of M/s Dunes Prime India Foods Pvt Ltd. Admeasuring Aera: 135.92 Sq Mtr. (CERSAI ID:200075030597) East: Shop No 333, West: Shop No 331 North: Road, South: Platform then Road 3. Plant & Machinery Situated at Plot No H-229 B & C, Karni Industrial Area, Bikaner in the name of M/s Dunes Prime India Foods Pvt Ltd. (CERSAI ID:200067887668)
4	Details of the encumbrances known to the secured creditor.	No Encurbrances
5	The secured debt for recovery of which the property is to be sold	**Rs.11,22,85,566.13 (Rupees Eleven Crore Twenty Two Lakhs Eighty Five Thousand Five Hundred Sixty Six and Thirteen Paisa Only) as on 23.10.2026 +** further interest up-to-date, cost, charges & other expenses etc.

6	Deposit of earnest money	EMD 1. **Rs. 24,00,000.00 (Rupees Twenty Four Lakhs Only)** **2. Rs. 14,10,000.00 (Rupees Fourteen Lakhs Ten Thousand Only)** **3. Rs. 16,50,000.00 (Rupees Sixteen Lakhs Fifty Thousand Only)** being the 10% of Reserve price to be remitted. **The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet on or before 03.12.2026.**
7.	Reserve price of the immovable secured assets : **Bank account** in which EMD to be remitted. **Last Date** within which EMD to be remitted: **EMD**	**1. Rs. 2,40,00,000.00 (Rupees Two Crore Forty Lakhs Only)** **2. Rs. 1,41,00,000.00 (Rupees One Crore Forty One Lakhs Only)** **3. Rs. 1,65,00,000.00 (Rupees One Crore Sixty Five Lakhs Only)** Bidder Global EMD wallet maintained with eBikray. (Bidder / Purchaser to register on e auction portal **https://www.baanknet.in** using his mobile number and email Id. 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 on or **before 03.12.2026.**
8	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 auction purchaser not exceeding three months from the date of auction. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. This Amount (excluding EMD) is to be remitted to **A/c- 34677123883 IFSC: SBIN0011394** **SBI Bank: SBI, SARB COLLECTION ACCOUNT Raj park Jaipur.**
9	Time and place of public e- Auction or time after which sale by any other mode shall be completed.	**From 11:00 AM to 05:00 PM On 04.12.2026** (With unlimited extensions of 10 min. each) **– On Line e-Auction Platform** **(https://www.baanknet.in)** (With unlimited extensions of 10 min. 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 provideras mentioned above	Platform **https://www.baanknet.in** for e-Auction will be provided by Bank's e Auction service provider **baanknet** having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://www.baanknet.in.** This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and **https://www.baanknet.in**. The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bक्रय portal **(https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others**and **https://www.baanknet.in)**
11	(i) Bid increment amount: (ii) Autoextension: unlimited times.	(i) **Rs. 50,000.00** (ii) 10 Minutes

	(limited /unlimited) (iii) Bid currency & unitof easurement	(iii) Indian Rupees (INR)
12	**Date and Time** during which inspection of the immovable securedassets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date : **02.12.2026** Time : **11.00 AM to 04.00 PM** (1) L N Samariya (Mob. No. 9413396701) (2) Pramod Kumar (Mob. No. 8094444285) Email : sbi.18184@sbi.co.in
13.	Other conditions	(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by **baanknet** (vendor name) may be conveyed through e mail. (b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in **website: https://www.baanknet.in**> Bidder Registration (c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider baanknet Limited at the Website **https://www.baanknet.in** on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal **https://www.baanknet.in** (direct link **https://www.baanknet.in**) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (>=EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property. (d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from **(https://www.baanknet.in)** in bidders Global EMD Wallet NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in **https://www.baanknet.in** and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. **EMD amount of the unsuccessful bidders will be returned without interest**. (e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the

		reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. (f) Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the Bank/authorized officer will not be held responsible for that. (g) In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://www.baanknet.in, (direct link **https://www.baanknet.in**) contact details of which are available on the e-Auction portal. (h) 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. (i) 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. (j) 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. (k) 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. (l) 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. (m) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (n) 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. (o) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (p) 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. (q) 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. (r) 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. (s) Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

		(t) 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. (u) 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. (v) 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. (w) 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. (x) The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions. (y) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that. (z) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, actual area of the property, title of property & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date. (aa) The property is being sold on **"As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis** and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/dues/ charges of any authority such as Sales Tax, Excise/GST/ Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid. (bb) The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on **Tel.: 0141-2657811, 2657921, 2657926, 2657989.**

14	Details of pending litigation if any , in Respect property proposed to be sold.	No Litigation

Date: 23.10.2026
Place: JAIPUR (RAJ.)

AUTHORISED OFFICER
STATE BANK OF INDIA

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Sbi.18184@sbi.co.in

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तनावग्रस्त अस्ति वसूली शाखा
तीसरी मंज़िल, मेट्रिक्स मॉल, सेक्टर-4
जवाहर नगर, जयपुर – 302004