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 Exotica**, Prop: Mr Wanpynsuk Passah, S/o Late Bilsina War Passah Address: Holding No 85, Village: Mihmyntdu, Lumpyrtuh, Elaka Jowai , West Jaintia Hills, Meghalaya 793150
2	Name and address of the Guarantors	Smt. Humility Laloo, W/o Mr Wanpynsuk Passah, , Village :Mihmyntdu ,Lumpyrtuh, Elaka Jowai , West Jaintia Hills, Meghalaya 793150
3	Name address of the Mortgager	1. Mr Wanpynsuk Passah, S/o Late Bilsina War Passah Address: Holding No 85, Village: Mihmyntdu , Lumpyrtuh, Elaka Jowai , West Jaintia Hills, Meghalaya 793150
4	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch Guwahati, 2nd Floor, Signature Square M.R.D. Road, Bamunimaidam, Guwahati - 781021
5	Complete Description of the movable secured assets to be sold with identification marks or number, if any, on the	1. Property ID: **SBIN200019875393** Reserve price is Rs 1,97,00,000/- (Rupees One Crore Ninety Seven lakhs only) and the earnest money deposit will be Rs 19,70,000/- . Property Owned by : Mr Wanpynsuk Passah A plot of land measuring total area 688.50Sq Mt=7,411 Sq ft. along with one RCC (B+G+2) strd, building standing on the plot of which 1st& 2nd floors are under construction. Holding No 85, Village: Mihmyntdu, Lumpyrtuh, Elaka Jowai , West Jaintia Hills, Meghalaya 793150 <u>Boundary of the Property (As per Deed)</u> On the North by: Land of Smt. Liomika Passah., On the South by :Road to NH-44, On the East by: Road to NH-44, On the West by :Land of Theodore Passah, New Hill Jowai. For detailed terms and conditions of the sale, please refer to the link provided in https://baanknet.com

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6	Details of the encumbrances known to the secured creditor	Not known
7	The secured debt for recovery of which the property is to be sold	Rs. 2,06,18,898.00 (Rupees Two crore Six Lakhs Eighteen Thousand Eight Hundred Ninety Eight only) as on 14.10.2026 + interest+expenses and costs etc. thereon.
8	Deposit of earnest money	1. Property ID: **SBIN200019875393** EMD: Rs.19.70,000 (Rupees Nineteen Lakhs and Seventy Thousand Only) being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with BAANKNET.
9	Reserve price of the secured assets: Bank account in which EMD to be remitted.	1. Property ID: **SBIN200019875393** Rs.1,97,00,000 /- (Rupees One Crore Ninety Seven lakhs Thousand and only) Bidder Global EMD wallet maintained with https://baanknet.com. (Bidder /Purchaser to register on e-auction portal https://baanknet.com using his mobile no and email Id., KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by https://baanknet.com, may take 02 working days)) "Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet.com '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."
10	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 e-Auction.

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11	Time and place of public auction or time after which sale by any other mode shall be completed.	On line e- Auction on 26.11.2026. Time::300 minutes from 11:00 A.M to 04:00 P.M with unlimited extension of 10 minutes each.
12	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	https:// baanknet.com e-Auction will be provided by Bank's e Auction service provider baanknet.com. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the portal https://baanknet.com. 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 https://baanknet.com
13	i. Bid increment amount: ii. Auto extension: _____ times. iii. Bid currency & unit of measurement	Rs.10,000/- Unlimited extension of 10 minutes each Indian Rupees (INR)
14	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 19.11.2026 Time: 11:00 A.M. to 2:00 P.M. 1.Mr B C Basumatari Chief Manager, SARB Guwahati, Mob no. 9435505560 2. Mrs. Babli Begum, Deputy Manager, SARB Guwahati Mobile No. 9870265335
15	Other conditions	(a)Bidder /Purchase to register one-auction portal https://baanknet.com using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by baanknet.com, may take 02 working days) (b) The intending bidder should transfer the EMD amount from his Account through NEFT to his/her Global EMD wallet maintained with baanknet.com before auction date.

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		(c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Guwahati to participate in online e-Auction on the portal https://baanknet.com will provide user ID and Password after due verification on PAN of the Eligible Bidders. (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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. (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. (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 acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. (h) 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. (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j) 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. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l) 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. (m) 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). (n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or

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		reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (o) 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 it may be subsequently sold. (p) 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. (q) 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. (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. (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 e-Auction will be entertained.

Date: 02.11.2026
Place: GUWAHATI

AUTHORISED OFFICER,
STATE BANK OF INDIA
SARB, GUWAHATI

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