STATE BANK OF INDIA Stressed Assets Recovery Branch
2ND FLOOR, AJEET COMPLEX, SAHARANPUR ROAD, DEHRADUN-248001

"APPENDIX-IV-A" {See proviso to rule 8 (6)} SALE NOTICE FOR SALE OF LEASE HOLD RIGHTS IMMOVABLE PROPERTIES

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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the State Bank of India (Secured Creditor), the physical 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 below mentioned dates, for recovery of amount as mentioned below, due to the secured creditor from Borrowers, Guarantors and Mortgagers. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

Last Date of deposit of EMD 07.12.2026

Name & Address of the Borrower (B) / Guarantors (G)	**Address of Security Charged covered under Auction (Symbolic/Physical Possession)**	**Reserve Price (R.P.)** **EMD Amount 10% of the Reserve Price** **Incremental Amount**	**Outstanding dues for recovery of which properties are being sold**	**Name & Number of Contact Person**	**Date of E-Auction with unlimited extension of 10 Minutes each**	**Date / Time of On-site Inspection of property**
To, **M/S Elite Plating Co. Proprietor Sh. Nitin Arora s/o Sh. Raj Kumar Arora** Plot no 15, Sector 7 IIE Pant Nagar, Rudrapur, District Udham Singh Nagar, Uttarakhand. **Borrower/Guarantor:** 1. **Sh. Nitin Arora s/o Sh. Raj Kumar Arora** (Proprietor), R/O C-26, Second Floor, Southend Floor, Sector 48, Sohra Road, Gurgaon Haryana & House No 14 Alpha Omaxe Riveirra, Rudrapur District Udham Singh Nagar Uttarakhand 249001 2. **Sh. Sandeep Arora s/o Sh. Raj Kumar Arora, Kunwar Singh Negi** R/O C-26, Second Floor, Southend Floor, Sector 48, Sohra Road, Gurgaon Haryana.	All that Part and Parcel of Plot No 15, Sector-07, situated at IIE, Pant Nagar, District Udham Singh Nagar having an area of 1500 Sq. Meter. Registered at Sub Registrar Kiccha Udham Singh Nagar vide Bahi No 1 Electrostate Zild No 1009, Pages 219-296 at Serial No 5384 on 06.06.2012. **(Lease Hold Rights Only)** **East: -** 18 M Wide Road **West: -** Plot No 5,6 Sector 7. **North: -** Plot No 14 Sector 7. **South: -** Plot No 16 Sector 7.	**Rs.133.00 Lakhs** **Rs.13.30 lakhs** **Rs.1.00 lakh**	Rs.94,73,995 .39 as per 13(2) dated 20.11.2014 with interest applied upto 20.11.2014 and further interest w.e.f 21.11.2014 + charges+ cost & other expenses etc., less recovery if any.	Sh. Suraj Rawat M-7589303809 Sh. Anurag Jhujhelia M-9987636661	08.12.2026 (11.00 AM to 04.00 PM.)	04.12.2026 between 2.00 PM TO 5.00 PM.

TERMS AND CONDITION OF THE E-AUCTION ARE AS UNDER:

1-E-Auction is being held on **"As is Where is", "As is What is" and "Whatever there is"** Basis and will be conducted "**Online"** The Auction will be conducted through the Bank's E-Auction Tender Document containing online E-Auction Bid form. Declaration, General Terms and Condition of online auction sale are available in e-Auction platform on PSB Alliance ebkray portal **https://baanknet.com/eauction.psb/x-login.**

2- To the best of knowledge and information of the Authorised Officer there are certain dues of SIDCUL on the said plot amounting to Rs. 7157648/- as on 29.07.2026 as per email from SIDCUL dated 29.07.2026. The said dues of Rs. 7157648/- only will be paid out of sale proceeds of lease hold rights of the property and for the remaining period i.e. from 30.07.2026 and till date of sale will be borne by the Auction Purchaser and any other charges informed by SIDCUL at a later date will also be paid by the auction purchaser. Further all types of registration, transfer cost / levy, electricity, pollution and all other charges / dues shall be borne by the auction purchaser. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims/ right/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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/right/ dues.

3-Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkray portal. Last date of deposit of EMD is 07.12.2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance ebkray portal 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.

4- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

5-The other Terms and conditions of the e-Auction are published in the following websites **https://baanknet.com/eauction.psb/x-login & https://bank.sbi/web/sbi-in-the-news/auction-notices/**

Date: 17.11.2026

Place: DEHRADUN

Authorised Officer