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 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.
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 2nd Floor, Ajeet Complex, Saharanpur Road, Dehradun-248001.
03	Description of the immovable secured assets to be sold	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.
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.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.
06	Deposit of earnest money	**EMD** Rs. 13,30,000/- (Rupees Thirteen Lac Thirty-Thousand Only), being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with PSB Alliance ebkray.
07	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	**Property Rs. 1,33,00,000/- (Rupees One Crore Thirty Three Lacs Only)** Bidder Global EMD wallet maintained with PSB Alliance ebkray. (Bidder /Purchase to register on e-auction portal **https://baanknet.com/eauction.psb/x-login** using his mobile no and email Id. KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by PSB Alliance, may take 02 working days) **Process of EMD deposit** "Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkray before the date of e-Auction, 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'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."
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 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 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: 08.12.2026 Time: From 11:00 A.M to 04.00 P.M with unlimited extension of 10 minutes each
10	The e-Auction will be conducted through the Bank's approved service	**https://baanknet.com/eauction.psb/x-login**



	provider e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provide as mentioned above	
11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 1,00,000/- 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: 04.12.2026 Time: 2.00 PM To 5.00 PM. Name: Suraj Rawat (Authorize Officer, CM) Mobile No: 7589303809. Name: Anurag Jhujhelia (CCO) Mobile No: 9987636661
13	Other conditions	(a)Bidder /Purchase to register on e-auction portal **https://baanknet.com/eauction.psb/x-login** using his mobile no and email Id. KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by PSB Alliance, may take 02 working days) (b) The intending bidder should transfer the EMD amount from his Account through NEFT/RTGS/transfer/Challan to his/her Global EMD wallet maintained with PSB Alliance before auction date. (c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Dehradun to participate in online e-Auction on the portal **https://baanknet.com/eauction.psb/x-login** **Vendor: PSB Alliance** who 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 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. (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 may it be subsequently sold. (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name. (q) Bank shall not be responsible for (if any) statutory dues such as electricity bills, water bills, Municipality Taxes etc., found on the property. The intending bidder should make its own independent enquiry in this regard. (r) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (s) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in

		size/area, defect in title, encumbrances or any other ground whatsoever. (t) 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 authorized officer of the concerned bank branch only. (u) 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.
14	**Special Condition**	**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**
14	Details of pending litigation, if any, in respect of property proposed to be sold	Nil as on date

Date: - 17.11.2026
Place: Dehradun

(Suraj Rawat)
AUTHORISED OFFICER