

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. LUNA ESCAPES. (Thorough Partners Sh Rahul Negi & Sh Gajendra Negi) Village Bilasu, Patti Seela, Sindhikal Tehsil Lansdowne, Pauri Garhwal, Uttarakhand-246155.
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 2 nd Floor, Ajeet Complex, Saharanpur Road, Dehradun-248001.
03	Description of the immovable secured assets to be sold	<p>Project land and building situated at</p> <p>a) Khatoni no 01, Khet no 21 Madhey, 24 Madhey, 25 Madhey and 26 Madhey at Village Bilasu, Patti Seela, Tehsil Lansdowne, Pauri Garhwal admeasuring 0.155 hectares standing in name of Sh. Rahul Negi, registered vide title deed number 708 dated 09.09.2022 at sub registrar Lansdowne. Bounded and butted as per Sale Deed: East: Land of Co-Share, West: Land of Uttarakhand Government, North: Land of Co-Share, South: Land of Co-Share.</p> <p>b) Khatoni no 01, Khait No 25 Madhey, 26 Madhey at Village Bilasu, Patti Seela, Tehsil Lansdowne, Pauri Garhwal admeasuring 0.125 hectares standing in name of Sh. Rahul Negi, registered vide title deed number 426/ 1 2022 dated 30.05.2022 at sub registrar Lansdowne. Bounded and butted as per Sale Deed: East: Land of Co-Share, West: Land of Uttarakhand Government, North: Land of Co-Share, South: Land of Co-Share.</p>
		Possession: Property under Physical possession.
04	Details of the encumbrances known to the secured creditor	Not known
05	The secured debt for recovery of which the property is to be sold	Rs.2,05,01,700/- (Two Crore Five Lac One Thousand Seven Hundred Only) as per 13 (2) dated 10.03.2025 and future interest + legal charges+ cost & other expenses etc w.e.f 11.03.2025, (less recovery if any).
06	Deposit of earnest money	EMD Rs. 34,50,000/- (Rupees Thirty Four Lac Fifty thousand Only), being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with PSB Alliance ebkay.
07	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted	<p>Property Rs. 3,45,00,000/- (Rupees Three Crore Forty Five lac Only) Bidder Global EMD wallet maintained with PSB Alliance ebkay.</p> <p>(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)</p> <p>Process of EMD deposit</p> <p>“Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkay before the date of e-Auction, last date of deposit of EMD is 27.01.2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance ebkay’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 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: 28.01.2026 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 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/eauction.psb/x-login
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: 13.01.2026 Time: 2.00 PM To 5.00 PM. Name : Suraj Rawat (Authorise 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 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.

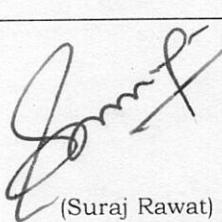
(r) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(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 immoveable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the



	<p>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.</p> <p>(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 authorised officer of the concerned bank branch only.</p> <p>(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.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold Nil as on date

Date: - 29.12.2025
Place: Dehradun



 (Suraj Rawat)
 AUTHORISED OFFICER