

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR IN THE ACCOUNT OF SHRI PRADEEP JAIN S/O SHRI RAJ MAL JAIN. PROPERTY WILL BE SOLD ON 'AS IS WHERE IS', 'AS IS WHAT IS', 'WHATEVER THERE IS' AND 'WITHOUT RECOURSE' BASIS.

1	Name and address of the Borrower	Shri Pradeep Jain S/o Shri Raj Mal Jain H.No.172, New Market, Rawatbhata -323307 District: Chittorgarh (Raj)
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, 2657926,2657989 E-mail : sbi.18184@sbi.co.in
3	Description of the movable and immovable secured assets to be sold.	Residential Building bearing house No.A-165, Riddhi Sidhi Nagar, Kunhadi, Kota (Rajasthan) standing in the name of Shri Pradeep Jain S/o Shri Raj Mal Jain. Total Plot Area: 1500 Sq Ft Bounded as under: East: Plot No.164 West: Plot No.166 North: Plot No.161 South: Road 30 Ft wide
4	Details of the encumbrances known to the secured creditor.	Not known.
5	The secured debt for recovery of which the property is to be sold	Rs.1,07,15,178/- (Rupees one crore seven lakhs fifteen thousand one hundred seventy eight Only) as on 21.11.2025 plus further interest, cost, charges & other expenses etc.
6	Deposit of earnest money	EMD For Rs.11,85,000/- (rupees eleven lakhs eighty five 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 well in advance.
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	Reserve price: Rs.1,18,50,000/- (Rupees one crore eighteen lakhs fifty thousand only). Bidder Global EMD wallet maintained (Bidder/ Purchaser to register on e-auction portal) https://www.baanknet.com By Using his mobile number and email id. A/c- 34677123883 IFSC: SBIN0011394 SBI Bank: SBI, SARB COLLECTION ACCOUNT Address: Stressed Assets Recovery Branch (SARB), 3 rd Floor, Matrix Mall, Sector-4, Jawahar Nagar, Jaipur (Rajasthan)-302004 Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from (https://www.baanknet.com) 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.

		Interested bidder may deposit Pre-Bid EMD with https://www.baanknet.com before the start of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://www.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.
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 by 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.
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 04.00 PM on 30.12.2025 (With unlimited extensions of 10 min. each) – Online e-Auction Platform (https://www.baanknet.com)
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 providers mentioned above.	Platform (https://www.baanknet.com) for e-Auction will be provided by Bank's e Auction service provider https://www.baanknet.com . The intending Bidders/Purchasers are required to participate in The e-Auction process at e-Auction Service Provider's website https://www.baanknet.com . 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-notice/sarfaesi-and-others and (https://www.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://www.baanknet.com
11	a) Bid increment amount: b) Autoextension: unlimited times. c) Bid currency & unit of measurement	(i) Rs. 30,000.00 (ii) 10 Minutes (iii) Indian Rupees (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 : 23.12.2025 Time : 11.00 AM to 02.00 PM (1) Jaidev Sharma, Chief Manager (Mob. No.8800092490) (2) Nagendra Rajoria, Manager (Mob. No.9649964501) Email : sbi.18184@sbi.co.in Email : Jaidev.sharma@sbi.co.in

13	Other conditions	<p>(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 https://www.baanknet.com (vendor name) may be conveyed through e mail.</p> <p>(b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in website: https://www.baanknet.com Bidder Registration</p> <p>(c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider https://www.baanknet.com on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal https://www.baanknet.com 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, 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 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 properties bidders will have to deposit EMD for each properties.</p> <p>(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.com) 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.com 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.</p>
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Date: 24.11.2025
Place: JAIPUR

(AUTHORISED OFFICER)