

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

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 Surya Mining and Infra Developers Prop: Sri Manoj Kumar Singh S/o of Sri Bhim Singh ADD- Baraura, Salamatpur, Ghazipur Uttar Pradesh- 275201
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 1 st Floor, Main Branch Premises, 4 Kutchery Road, Prayagraj – 211002
03	Description of the immovable secured assets to be sold	Residential Plot No Arazi No 436, Mauza- Baroura, Rakba- 0.375 , Gata no 215 , tehsil- Kasimabad, Ghazipur, Owned by Manoj Kumar Singh (1/3 share (as per Partition Deed)through Sale Deed Registered in the office of Sub-Registrar Mohammadabad at Book No 1, Volume No 1104, pages 23 to 24, Sr No 1118 registered on 02.07.1994, area- 1250 sq mt and bounded as (for plot of Manoj Kumar Singh): East-Rasta West- Plot of Dilip Kumar North-Chakroad South-Primary School Property ID- SBIN10039SVD25
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. 7,70,20,168.00 (Rupees Seven Crore Seventy Lakh Twenty Thousand One Hundred Sixty Eight only) as on 03.02.2025 + future interest thereon from 04.02.2025,, expenses and other charges due to the secured creditor.
06	Deposit of earnest money	EMD: Rs.4,50,000 (Rupees Four Lac Fifty Thousand only) being the 10% of Reserve Price to be remitted by NEFT to the Bidder Global EMD wallet maintained with BAANKNET before closure of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in BAANKNET and in Bank

		account and updation of such information in e-Auction website. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem.
07	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>Rs. 45,00,00,000/ (Rupees Forty Five Lac only)</p> <p>Bidder Global EMD wallet maintained with BAANKNET on its e-auction site: https://BAANKNET.com and https://www.sbi.co.in as per guidelines available in the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET site. (Bidder/purchaser to register on e-auction portal https://BAANKNET.in/eauction-psb/bidder-registration)</p> <p>Interested bidder may deposit Pre-Bid EMD with BAANKNET before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in BAANKNET'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 amount 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.
09	Time and place of public auction or time after which sale by any other mode shall be completed.	<p>Date: 05.12.2025</p> <p>Time: 120 minutes from 12:00 P.M to 02:00 P.M with unlimited extension of 5 minutes each</p>
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>E-Auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provide as mentioned above</p>	<p>www.BAANKNET.com</p> <p>https://www.sbi.co.in</p>

		<p>(c) Names of eligible bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Allahabad to participate in online e-auction on the portal www.BAANKNET.com. BAANKNET will provide user ID and password after due verification of PAN of the eligible bidders.</p> <p>(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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</p> <p>(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.</p> <p>(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.</p> <p>(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. 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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	SA 503/2025

Date: 24.11.2025

Place: Prayagraj

Rajesh Kumar
(Authorized Officer)
State Bank of India
SARB, Allahabad
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