

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

PROPERTY WILL BE SOLD ON 28.01.2026

“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1	Name and address of the Borrower	<p>M/s Ram Fashion Industries A Partnership Firm Principal Place of Business at- Nearby Railway Station PAY Village- PAY, Tehsil- Rajnagar District- Chhatarpur (M.P.) Residential Address: -</p> <ul style="list-style-type: none">i. Shri Rajaram Kushwah S/o Shri Kadora Kushwah Village – Sandani, Post- Bandini, Tehsil- Rajnagar, District- Chhatarpur (M.P.)ii. Shri Rahul Rai S/o Shri Jagprasad Rai Village – Chandala, Tehsil- Chandala, District- Chhatarpur (M.P.)iii. Shri Neeraj Latoriya S/o Shri Narmada Prasad Latoriya MIG-10, Vidhyadhar Colony, Khajuraho Tehsil- Rajnagar, District- Chhatarpur (M.P.)iv. Shri Gokaran Diwedi S/o Shri Dharam Das Diwedi Ravindra Colony, Tehsil- Rajnagar, District- Chhatarpur (M.P.)v. Shri Jagprasad Khangar S/o Shri Rajju Prasad Khangar House No. 100 A, Ward No. 13, Village – Chandala, Tehsil- Chandala, District- Chhatarpur (M.P.)
2	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Recovery Branch, Bhopal State Bank Building, First Floor, Plot No. 1 Arera Hills, Bhopal-462011 (M.P.) Phone – 0755-4050738 Email – sbi.4293@sbi.co.in</p>
3	Complete Description of the immovable secured assets to be sold.	<p>1. Property ID: SBIN77601638789 All that part and parcel of the property consisting of House No.34 ward No.12 Handicraft shop in front of hotel Marko Polo Plaza Market main parking western group Khajuraho. Measuring area 120 sq. ft. Boundaries: North:-Shop of Munni Devi Gautam South:-Shop o Suresh Bajpai East:- By Road West:- Land of Hari Shankar Agrawal. Possession Status: Physical Possession</p> <p>2. Property ID: SBIN77842382514 All that part and parcel of the property consisting of survey No./ city of Town survey No./Khasra No.296 Rakwa 0.405 Hect. PH No.24 Vill Imiliyakheda pay</p>

		<p>(Near pay railway stationi Mouja Imiliyakheda Jamuniya Road pay Rajnagar)</p> <p>Boundaries: North:- Road South:-Land of Bairam Brahman and Others. East:-Land of Government West:-Land of Ramsewak Patel and other</p>
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	Rs.42,89,851.00 (Rupees Forty Two Lakhs Eighty Nine Thousand Eight Hundred and Fifty One Only) as on 30.04.2018 plus interest and charges from 01.05.2018 as per Demand Notice dated 30.04.2018) (less subsequent credit, if any) due to the secured creditor from M/s Ram Fashion Industries (Borrower) through its partners (i) Shri Rajaram Kushwah S/o Shri Kadora Kushwah & (ii) Shri Rahul Rai S/o Shri Jagprasad Rai and Guarantors (i) Shri Neeraj Latoriya S/o Shri Narmada Prasad Latoriya, (ii) Shri Gokaran Diwedi S/o Shri Dharam Das Diwedi & (iii) Shri Jagprasad Khangar S/o Shri Rajju Prasad Khangar.
6	Registration of intending Bidders	The intending Bidders/Purchasers are requested to get themselves registered on portal https://baanknet.com/ M/s PSB alliance Pvt Ltd using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders/ purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-Auction.
7	Deposit of earnest money	EMD for the properties 1. Rs.1,37,000/- (Rupees One Lakh Thirty Seven Thousand Only) 2. Rs.2,15,000/- (Rupees Two Lakh Fifteen Thousand Only)

		<p>being the 10% of Reserve price to be remitted/ paid online through NEFT/RTGS mode only (after generation of Challan https://baanknet.com in bidders Global EMD Wallet. NEFT/RTGS transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.</p> <p><i>“Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com 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.</i></p>
8	Reserve Price of the immovable secured asset	<p>1. Rs.13,70,000/- (Rupees Thirteen Lakh Seventy Thousand Only)</p> <p>2. Rs.21,45,000/- (Rupees Twenty One Lakh Forty Five Thousand Only)</p>
9	Time and manner of payment	<p>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, failing which the earnest money deposited by the bidder shall be forfeited.</p>
10	Time and place of public auction or time after which sale by any other mode shall be completed.	<p>Date: 28.01.2026</p> <p>Time - 11.00 A.M. To 4.00 P.M. With unlimited extensions of 10 minutes each.</p>

11	<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 provider as mentioned above.</p>	<p>The auction will be conducted through our e-Auction service provider https://baanknet.com/ M/s PSB alliance Pvt. Ltd. having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near new Marine Lines, Mumbai – 400020 (Helpdesk Numbers: +91 8291220220) at the web portal https://baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions.</p>
12	<p>a) Bid increment amount: b) Auto extension: c) Bid currency & unit of measurement</p>	<p>a) Rs.25,000/- (Rupees Twenty Five Thousand Only) b) Auto extension with unlimited extension of 10 minutes of each. c) Indian Rupees (INR)</p>
13	<p>Date and time during which inspection of the movable and immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number</p>	<p>20.01.2026 (as per prior appointment)</p> <p>Shri Narendra Kumar Tahiliani 9816638865 (Chief Manager & Authorized Officer)</p>
14	<p>OTHER TERMS AND CONDITIONS</p>	<ol style="list-style-type: none"> The Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email-id is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by https://baanknet.com/ M/s PSB Alliance Private limited may be conveyed through email. Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Bhopal Branch to participate in online e-Auction on the portal BAANKNET.com/ M/s PSB Alliance Private Limited will provide user ID and Password after due verification of PAN of the Eligible Bidders. 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.

		<ol style="list-style-type: none">4. 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.5. 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.6. 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.7. 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.8. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.9. 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.10. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.12. 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).13. 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.14. 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.15. TDS/ GST, wherever applicable, will have to be borne by the successful bidder/ buyer, over and above the bid amount. Sale Confirmation will be subject to consent of mortgagor/borrower if action does not fetch more than the reserve price as per provision of SARFAESI rule 9(2).
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15	Statutory Notice of 15 days to borrower/ guarantors/mortgagors under the Security Interest (Enforcement) Rules, 2002	This publication is also 15 days' notice to Borrower/Guarantors/Mortgagors under the Security Interest (Enforcement) Rules, 2002.

Date: 08.01.2026
Place: Bhopal

Authorised Officer
State Bank of India
SARB Bhopal (04293)