

**STATE BANK OF INDIA Stressed Assets Recovery Branch  
2ND FLOOR, AJEET COMPLEX, SAHARANPUR ROAD, DEHRADUN-248001**

**"APPENDIX-IV-A" {See proviso to rule 8 (6)} SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the State Bank of India (Secured Creditor), the possession of which has been taken by the Authorized Officer of State Bank Of India, the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" basis on below mentioned dates, for recovery of amount as mentioned below, due to the secured creditor from Borrowers, Guarantors and Mortgagers. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

**Last Date of deposit of EMD 16.09.2026**

| Name & Address of the Borrower (B) / Guarantors (G)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Address of Security Charged covered under Auction (Symbolic/Physical Possession)                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Reserve Price (R.P.)                | Outstanding dues for recovery of which properties are being sold                                                                                                                            | Name & Number of Contact Person                                       | Date of E-Auction with unlimited extension of 10 Minutes each | Date /Time of On-site Inspection of property |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EMD Amount 10% of the Reserve Price |                                                                                                                                                                                             |                                                                       |                                                               |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Incremental Amount                  |                                                                                                                                                                                             |                                                                       |                                                               |                                              |
| To<br>M/S Samrat Enterprises through partner Mohd Mumtaj & Mrs Jamsheeda Begum, Near Bade Mandir , Lakri Mandi, Partampur Road, Jaspur Patti District Udham Singh Nagar, Uttarakhand 244712<br><br><b>Borrower/Guarantor:</b><br><br>1) Mohd Mumtaj S/O Mohd Rafique Ward NO 13 , Takiye Wali Masjid, Mohalla Nai Basti Jaspur Patti District Udham Singh Nagar, Uttarakhand 244712<br>2). Mrs Jamsheeda Begum W/O Mohd Mumtaj, Ward NO 13 , Takiye Wali Masjid, Mohalla Nai Basti Jaspur Patti District Udham Singh Nagar, Uttarakhand 244712 | Equitable mortgage on land situated at khasra no 70 min, village Niwarmundi, Tehsil Jaspur, Uttarakhand admeasuring an area of 0.943 Hectare owned by Mrs Jamsheeda Begum W/O Mohammad Mumtaj. Original Title Deed No 3811 Registered on bahi no 1, zild no 361 on pages 375-386 on 29 Oct 2015, at Sub registrar office Jaspur Uttarakhand.<br><br><b>Bounded and butted as per Sale Deed:</b><br><b>East:</b> Aarzi Anisha Begam<br><b>West:</b> Aarzi Zhabroo Ali<br><b>North:</b> Road<br><b>South:</b> Aarzi Sheel Chandra. | <b>Rs.382.00 Lac</b>                | Rs.5,16,25,000/- as per 13 (2) dated 24.01.2025 with interest applied upto 23.01.2025 and future interest wef 24.01.2025 + legal charges+ cost & other expenses etc , less recovery if any. | Sh. Suraj Rawat M-7589303809<br><br>Mr Anurag Jhujhel ia M-9987636661 | 17.09.2026 (11.00 AM to 4.00 PM.)                             | 07.09.2026 between 2.00 PM TO 5.00 PM.       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Rs.38.20 lac</b>                 |                                                                                                                                                                                             |                                                                       |                                                               |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Rs.1.00 lac</b>                  |                                                                                                                                                                                             |                                                                       |                                                               |                                              |

**TERMS AND CONDITION OF THE E-AUCTION ARE AS UNDER:**

1- E-Auction is being held on “**As is Where is**”, “**As is what is**” and “**Whatever there is**” Basis and will be conducted “**On Line**” The Auction will be conducted through the Bank’s E-Auction Tender Document containing online E-Auction Bid form. Declaration, General Terms and Condition of online auction sale are available in e-Auction platform on PSB Alliance ebkray portal **<https://baanknet.com/eauction.psb/x-login>**.

2- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. 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.

3- Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkray portal. Last date of deposit of EMD 16.09.2026. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance ebkray portal 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.

4- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

5-The other Terms and conditions of the e-Auction are published in the following websites **<https://baanknet.com/eauction.psb/x-login>** & **<https://bank.sbi/web/sbi-in-the-news/auction-notices/>**

**Date: 21.08.2026**

**Place: DEHRADUN**

**Authorised Officer**