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सारकीय बङ्क ऑफ़ इंडिया

State Bank of India

Ref: SAMB-1/CL5/Ascon/SM/ 426
Date: 08.10.2025

M/s Ascon Dairy Pvt Ltd Work Address : Khasra no. 84, village Salgavan, Anupshahar, Bulandshahar Road, Jahangirabad, Bulandshahr, Uttar Pradesh	M/s Ascon Dairy Pvt Ltd (Borrower) Regd Office : B-69, Ground Floor, Vasundhara Easted Apartment, New Ashok Nagar, New Delhi -110096
M/s Ascon Dairy Pvt Ltd Commercial shops/plot at Sy no. 34 & 39 Shahpur Jatt, Kuchesar Road, Chopla, Station Road, Hapur 245101	Sh. Ankur Bhati (Guarantor) (Director – Ascon Dairy Pvt Ltd House no. 18, Duplex -2, swarnim Vihar, Sector 82, NOIDA, Dist Gautam Budh Nagar, UP
Sh. Ankur Bhati (Guarantor) (Director – Ascon Dairy Pvt Ltd B-112 B, Sector 44, NOIDA, Dist Gautam Budh Nagar, UP	Sh. Dinesh Tiwary (Guarantor) (Director – Ascon Dairy Pvt Ltd) 365, Railway Road, Vill Shahpur Jatt, PO Babugarh , Tehsil & Dist Hapur , Uttar Pradesh

SALE NOTICE (IMMOVABLE ASSET)

Madam/ Sir,

M/s ASCON DAIRY PVT LTD**NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

Please take notice that the assets mortgaged/charged to the Bank as detailed in the sale notice enclosed shall be sold through public e-auction to be held on 14.11.2025 through e-auction portal <https://baanknet.com> from 11:00 AM to 4.00 PM.

Yours faithfully,


 Authorised Officer
 (Ms. Shreyasi Mohapatra)
 E-mail ID : team5samb1.del@sbi.co.in
 Mobile No : 9717943888

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 PROVISION TO RULE 8 (6) OF 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised 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 14.11.2025 for recovery of **Rs.11,29,57,409/-** (Rupees Eleven crores Twenty nine Lacs fifty seven thousand four hundred nine only) as on 28.03.2024 + further interest due + incidental expenses, costs, charges, due to the Secured Creditor from **M/s Ascon Dairy Pvt Ltd** (Borrower) and **(1) Sh. Ankur Bhati S/o Sh Rajender Bhati (Guarantor) & (2) Sh. Dinesh Tiwary S/o Sh. Badri Prasad Tiwari (Guarantor)**.

Description of immovable properties, reserve price, EMD to be deposited, auction timings and Bid increment amounts are mentioned here below:

Lot No.	Address of Security Charged Covered Under Auction	Reserve Price (RP)
		EMD Amount (10% of Reserve Price)
<u>Lot</u>	Equitable Mortgage of commercial cum residential related to Khasra no. 34 & 39 situated at village Shahpur Jatt Pargana , Tehsil and Dist Hapur State Uttar Pradesh admeasuring total area 2846 sq mtrs in the name of M/s Ascon dairy Pvt Ltd having sale deed no. 4746 dated 26.09.2020. East : Other's land West : Road North : Other's land South : Other's land	 Rs.2,23,00,000/- Rs.22,30,000/- Rs.10,00,000/- 11.00 am to 16.00 pm

Terms & Conditions: -

- Lot is auction for Land & Building .
- The intending purchaser has to bear all the statutory dues, if any and also applicable tax liabilities related to auction purchase.

EMD Remittance	The intending bidders have to get themselves registered on the website https://baanknet.com in the e-auction process. The Bidders have to register themselves well before the auction date .The intending bidder should submit the EMD deposit in portal through their Bank account.
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For inspection and any clarifications, the intending bidders may contact the Authorised Officer on Phone No.9717943888 or Bank's Approved Resolution Agent M/s. AAA Capital Services P Ltd on Cell Nos.99998 80491 ,97116 22499.

Note: This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the properties on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction.

For detailed terms and conditions of the sale, please refer to the notice to be published in national/local newspapers in Delhi/Hapur and at the websites (<https://baanknet.com>) tentatively on/after 10.10.2025.

Date :08.10.2025
Place : New Delhi


(Shreyas Mohapatra)
AUTHORISED OFFICER
STATE BANK OF INDIA

**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**

1	Name and address of the Borrower	M/s Ascon Dairy Pvt Ltd Directors - (1) Sri. Ankur Bhati (2) Sri. Dinesh Tiwary] 1) B-69 Ground Floor Vasundhara Easted Apartment Delhi -110096 2) Khasra no.84, Village Salgavan, Anupshahar, Bulandshahar Road, Jahangirabad, Bulandshahar, Uttar Pradesh	
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch-1, 12 th Floor, Jawahar Vyapar Bhawan, 1 Tolstoy Marg Janpath, New Delhi -110001	
3	Description of the immovable secured assets to be sold	Lot No.	Address of Security Charged Covered Under Auction
		Lot	Equitable Mortgage of commercial cum residential property at Khasra no. 34 & 39 situated at village Shahpur Jatt Pargana , Tehsil and Dist Hapur State Uttar Pradesh admeasuring total area 2846 sq mtrs in the name of M/s Ascon Dairy Pvt Ltd having sale deed no. 4746 dated 26.09.2020. East : Other's land West : Road North : Other's land South : Other's land
4	Details of the encumbrances known to the secured creditor	Nil	
5	The secured debt for recovery of which the property is to be sold	Rs.11,29,57,409/- (Rupees Eleven crores Twenty nine Lacs fifty seven thousand four hundred nine only) as on 28.03.2024 + further interest due + incidental expenses, costs, charges,	
6	Deposit of Earnest Money	10% of Reserve price to be submitted to his/her/their own wallet provided by M/s PSB Alliance (EBKRAY) on its E auction site https://baanknet.com	
7	Reserve Price of the immovable/movable secured assets.	Rs.22,30,000.00	
	Bank Account in which EMD to be remitted.	The intending bidder should submit the EMD deposit to his/her/their own wallet provided by M/s PSB Alliance (EBKRAY) on its E auction site https://baanknet.com	
	EMD amount in Rupees.	Rs.22,30,000.00	
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 15 th 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.	

9	Time and place of public e-auction or time after which sale by any other mode shall be completed	E-auction will be conducted on 14.11.2025 through the Baanknet <u>PORTAL</u> as per the below mentioned time slot: Lot: 11.00 am to 16:00 pm
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 mention above	The auction will be conducted through the portal provided by M/s PSB Alliance (EBKRAY) on its E auction site https://baanknet.com Details are available in the EBKRAY portal and also contact the Authorised Officer on Phone No.9717943888 or Bank's Approved Resolution Agent M/s. AAA Capital Services P Ltd on Cell Nos.99998 80491 ,97116 22499 for information about e-auction details.
11	i) Bid increment amount. ii) Auto extension times (limited/unlimited) iii) Bid currency and Unit of measurement	i) Rs.10,00,000/- ii) 10 Minutes (unlimited) iii) Rupee and one
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	On 10/11/2025 & 11/11/2025, between 11.00 a.m. to 4.00 p.m (with prior appointment). Shreyasi Mohapatra (Authorised Officer - SBI) - Cell No.9817943888 M/s. AAA Capital Services P Ltd on Cell Nos.99998 80491 ,97116 22499 for information about e-auction details.
13	Other conditions	a)The intending bidders have to get themselves registered on the website https://baanknet.com or participation in the e-auction process. The Bidders have to register themselves well before the auction date. The intending bidder should submit/upload copies of (i) Proof of Identification (KYC) viz. Aadhar card/Driving License/Passport etc.(ii) Current Address-proof of communication, (iii) PAN card of the bidder (iv) Cancelled cheque (v) Registration certificate in case of Company/firm on the portal for registration as bidders. c). Names of Eligible Bidders will be identified by the Portal after registration on their portal is successful and user ID and password will be allotted by them. d). The successful bidder shall be required to submit the final prices, quoted during the e-Auction 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 Baanknet /ebkra portal for e-Auction shall not have any liability

	<p>towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>g). The bidders are required to accept the terms & conditions and modalities of e-Auction adopted by the ebkay portal, before participating in the e-Auction.</p> <p>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.</p> <p>i). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>j). The Authorized 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>k). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>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.</p> <p>m). The EMD of the unsuccessful bidder will be refunded to their respective account numbers by ebkay portal after placing refund request by them on the said portal. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>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 it may be subsequently sold.</p> <p>p). The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>q). The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>r). 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 off 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>s). 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 e-Auction will be entertained.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold Nil

Date : 08.10.2025

Place : New Delhi

(Shreyasi Mohapatra)
AUTHORISED OFFICER
STATE BANK OF INDIA


