



SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA
SARB-NEW DELHI, 1st FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001.
Website - www.sidbi.in

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Name and Address of the Secured Creditor	SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA (SIDBI), SARB-NEW DELHI, 1st FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001.
Name and Address of the Borrower/Mortgagor	M/s Ratan Prakashan Mandir, Proprietorship 1/184, Professor Colony, District Agra, Uttar Pradesh – 282002.
Name of the Guarantors	Late Prem Chand Jain (Deceased), Shri Ravi Jain and Smt. Hem Lata Jain.
Date of NPA	08/04/2018
Date of demand notice	18/12/2018
Total dues as per Demand notice	Rs. 2,47,33,925/-
Amount of Dues of the Bank	Rs. 5,34,41,002 as on 10/12/2025 together with interest, further interest, penal interest and other costs and charges till date.
Description of the Properties / owner / mortgagor(s)	As per Tables mentioned under Section (B) - Assets available for sale
Date and Time of Auction	10/02/2026 between 03:00 PM to 04:00 PM with unlimited extension of 5 MINUTES duration each till conclusion of the sale.
Portal of e-auction	https://sidbi.auctiontiger.net
Reserve Price (In `)	As per Tables mentioned under Section (B) - Assets available for sale
Earnest Money Deposit (In `)	As per Tables mentioned under Section (B) - Assets available for sale
Incremental Amount (In `)	Rs.50,000/- each for both Lot-1 and Lot-2
Address at which the document to be submitted	SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, SARB-NEW DELHI, 1 st FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001.
Date of inspection of assets by intending bidders / purchasers	Inspection by the intended bidders is done on their own.
Last date for submission of EMD and documents	Date – 06/02/2026; Time - 05:30 PM
EMD Remittance and Account Details	Beneficiary Name - Small Industries Development Bank of India (SIDBI) Beneficiary A/c no - 37832223406 Beneficiary Bank Name - STATE BANK OF INDIA Beneficiary Bank Branch - KASTOORBA GANDHI MARG, CONNAUGHT PLACE, NEW DELHI. IFSC Code - SBIN0050191

(A) Brief Profile of the unit including description of assets advertised for sale *

Name of the unit	Office Address	Type of Industry and Products	Installed Capacity	Connected Power Load	Operational / Non-operational	Unpaid Dues as per demand notice
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Ratan Prakashan Mandir	3rd Floor, Ratan Mall, 1-185-C Delhi Gate, Agra, Uttar Pradesh – 282003.	Printing and Publishing	N.A.	N.A.	Non-Operational	Rs. 2,47,33,925
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* The information given is based on the records available with the SIDBI. SIDBI does not undertake any responsibility for accuracy thereof. The bidders are requested to independently verify the details on their own.

(B) Assets available for sale

(a) Plant and Machinery - NIL

SI No	Details of machinery/asset	Quantity	Reserve Price (In Rs.)	EMD Amt (In Rs.)
1	NIL	NIL	NIL	NIL
Total				

(b) Buildings*

SI No	Structures of building	Area	Type of Construction	Reserve Price (In `)	EMD Amt (In `)
1	N.A. (Vacant Land)	N.A.	N.A.	N.A.	N.A.
Total				0.00	0.00

(c) Land and Building – (Lot 1 and Lot 2)*

Lot 1

SI No	Land Area	Situated at (complete address)	Built-up Area	Agricultural/non-agricultural	Reserve Price (In Rs.)	EMD Amt (In Rs.)
1	367.90 Sq. Meters	All those piece and parcel of the land and building admeasuring 367.90 Sq. meters (together with all the building and structures thereon) bearing Nagar Nigam no. 16/164, Hariparwat ward situated at Ghatia Azam Khan, Tehsil and District Agra, Uttar Pradesh owned by Shri Ravi Jain , butted & bounded by-:	N.A.	Non-Agricultural	2,05,70,000/- (Rupees Two Crore Five Lakhs Seventy-Five Thousand)	20,57,000/- (Rupees Twenty Lakh Fifty-Seven Thousand only)

		North: Others Property South: Rasta East: Others Property West: 10 feet wide road				
2	N.A.	BUILDING/ STRUCTURE: N.A. (Vacant Land)	RCC N.A.	Structure- N.A.		
Total					2,05,70,000/-	20,57,000/-

Lot 2

SI No	Land Area	Situated at (complete address)	Built-up Area	Agricultural/n on-agricultural	Reserve Price (In Rs.)	EMD Amt (In Rs.)
1	289.73 Sq. Meter	<p>All those piece and parcel of the land and building admeasuring 289.73 Sq. meters (together with all the building and structures thereon) bearing Nagar Nigam no. 1562& 1562/1-2 (old) now new no. 16/182/1-2, Hariparwat ward situated at Ghatia Azam Khan, Tehsil and District Agra, owned by Late Prem Chand Jain, butted & bounded by-:</p> <p>North: 30 feet wide road South: Others Property East: 6 feet wide Road & thereafter property of Shri Mohan Lal West: Boundary wall thereafter property of Shri Said Ahmed</p> <p>together with all building and structures thereon and plant and machinery attached to earth or permanently attached to anything fastened to earth.</p>	N.A.	Non-Agricultural	<p>1,62,00,000/-</p> <p>(Rupees One Crore Sixty-Two Lakh Only)</p>	<p><u>16,20,000/-</u></p> <p>(Rupees Sixteen Lakhs Twenty Thousand only)</p>

2	N.A.	BUILDING/ STRUCTURE: NIL	NO BUILDING OR STRUCTURE			
Total					1,62,00,000/-	16,20,000/-

*as per record available

NOTE: -

Prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, claims, rights, dues affecting the assets / properties and satisfy themselves about the same. The intending bidders may also enquire about the dues of the concerned authorities independently on their own.

TERMS AND CONDITIONS FOR SALE OF SECURED ASSETS

1. E-auction will be upto the date & time mentioned above, with extensions of 5 MINUTES each for bid increment and minimum bid increment amount shall be as under:

For Lot 1 (Land and building)	Rs. 50,000/- (Rupees Fifty Thousand only).
For Lot 2 (Land and building)	Rs. 50,000/- (Rupees Fifty Thousand only).

2. The intending purchaser can inspect the property on their own at his/her expenses. In case of any further information / clarification, please contact Mr. Murali Kumar Vukanti, Deputy General Manager (Contact - +91 9902178800), Smt. Nandita Rath LE (+91-9991688829).
3. On 06/02/2026 or before, the intending bidders will have to submit the following documents to the Authorized Officer at SIDBI's office at SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, SARB-NEW DELHI, 1ST FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001. - (1) Proof of EMD deposit, UTR No. of NEFT/ RTGS, (2) PAN card/ Form 60, (3) Latest Address Proof and also keep scanned copies ready which they will have to upload on the site <https://sidbi.auctiontiger.net> at the time of registration, for getting login ID and password (which will be required for bidding).
4. Prospective bidders are required to obtain user password which is mandatory, for bidding in above E-Auction from E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER), Address - B-704, WALL STREET - II, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLIS BRIDGE, AHMEDABAD - 380006 GUJARAT (INDIA), Mobile No. - 9722778828/ 9265562818/ 9265562821/ 079-68136891/ 079-68136842/6837/6875, Name - MR. PRAVEENKUMAR THEVAR, Email - praveen.thevar@auctiontiger.net or support@auctiontiger.net. Password will be allotted to only those bidders who fulfill all the terms and conditions of the E-Auction and have deposited the requisite EMD with the Authorised Officer, on or before 06/02/2026 by 05:30 PM.
5. E-auction will be conducted by the Bank and prospective bidders may avail online training for E-Auction from E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER), Address - B-704, WALL STREET - II, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLIS BRIDGE, AHMEDABAD - 380006 GUJARAT (INDIA), Mobile No. - 9722778828/ 9265562818/ 9265562821/ 079-68136891/ 079-68136842/6837/6875, Name - MR. PRAVEENKUMAR THEVAR, Email - praveen.thevar@auctiontiger.net or support@auctiontiger.net.
6. The EMD as mentioned above shall be paid by the bidders through Demand Draft/A/c Payee Pay Order drawn on any Nationalized or Scheduled Bank in favour of Small Industries Development Bank of India or online through /NEFT/RTGS in the Account No.: 37832223406, Name of the A/C.: STATE BANK OF INDIA, Bank KASTOORBA GANDHI MARG, CONNAUGHT PLACE, NEW DELHI. Name of the Beneficiary: SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, IFSC Code No.: SBIN0050191.
7. The envelope containing the EMD should be super-scribed "Details of property for which the tender form is submitted alongwith the details of the sender i.e. address, e-mail id and mobile number (E-mail ID of the prospective bidder is absolutely necessary, as all the relevant information and allotment of password will be conveyed through e-mail)". Separate envelope be submitted in case of prospective bidders desired to bid more than one property.
8. On receipt of EMD the prospective bidders will receive user id/password on their valid email id (mandatory for e-Auction) from E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER), Address - B-704, WALL STREET - II, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLIS BRIDGE, AHMEDABAD - 380006 GUJARAT (INDIA), Mobile No. - 9722778828/ 9265562818/ 9265562821/ 079-68136891/ 079-68136842/6837/6875, Name - MR. PRAVEENKUMAR THEVAR, Email - praveen.thevar@auctiontiger.net or support@auctiontiger.net. 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 & password by M/S E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER), Address - B-704, WALL STREET - II, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLIS BRIDGE, AHMEDABAD - 380006 GUJARAT (INDIA), Mobile No. - 9722778828/ 9265562818/ 9265562821/ 079-68136891/ 079-68136842/6837/6875, Name - MR. PRAVEENKUMAR THEVAR, Email - praveen.thevar@auctiontiger.net, support@auctiontiger.net, may be conveyed through e-mail).

9. The last date for deposit of EMD along with Tender form is 06/02/2026 by 05:30 PM to the Authorized Officer, Small Industries Development Bank of India at SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, SARB-NEW DELHI, 1st FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001.
10. The EMD received late for any reason whatsoever will not be entertained.
11. Bank reserves the right to accept or reject any or all tenders/bids and cancel the e-auction sale without assigning any reason whatsoever.
12. The interested bidders who have submitted their EMD along with necessary documents on or before 06/02/2026 till 05:30 PM, shall be eligible for participating in the e-bidding process. The e-Auction of above property would be conducted exactly on the scheduled Date & Time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid increase amount" against each property. In case bid is placed in the last 5 MINUTES of the closing time of the e-Auction, the closing time will automatically get extended for 5 MINUTES (subject to maximum of unlimited extensions of 5 MINUTES each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
13. The successful bidder at the end of auction, shall pay 25% of the bid amount (inclusive of EMD already deposited) on the same day or not later than next working day after the bid is knocked down in its / his favour. The balance amount shall be paid by the purchaser within 15 days from the date of confirmation of sale or within such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months.
14. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and property shall be put to auction once again and the defaulting bidder shall have no claim / right in respect of property/amount. As the sale is subject to confirmation by SIDBI, the offers would be treated as open
15. **The property will be sold in "As is where is", "As is what is" and "Whatever there is" basis.**
16. **Prior to submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, claims, rights, dues affecting the assets/ properties and satisfy themselves about the same. The intending bidders may also enquire about the dues of the concerned Industrial Authority independently on their own.**
17. SIDBI will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case..
18. This sale is without prejudice to SIDBI's rights to proceed against the Borrower/guarantors etc. before Debts Recovery Tribunal, and /or as per the recovery certificate that may be obtained by SIDBI.
19. The authorized officer/secured creditors shall not be responsible for any charges, lien, encumbrances, property tax or any other dues to the Govt. or anybody in respect of the properties under sale. **Prior to**

submitting the bid, the intending bidders should make their own independent inquiries regarding the encumbrances, claims, rights, dues affecting the assets / properties and satisfy themselves about the same.

20. The successful bidder/s shall bear exclusively all the charges/taxes/rates payable for conveyance including stamp duty, registration charge, other surcharge, if any, any other known/unknown liability, expenses, property tax, any other dues to the Govt. or anybody in respect of properties/assets sold.
21. The intending bidders should make discreet enquiries as regards to the property /area and extent of the same /from any authorities besides the Bank's charges and go through title documents and satisfy themselves about the title extent of the property, any statutory liabilities, arrears of property tax before submitting the bid. No claim of whatsoever nature regarding the property put for sale, encumbrance over the property on any other matter will be entertained after submission of the online bid.
22. SIDBI / Authorised Officer does not undertake any responsibility to procure any permission/ license, approval, etc. in respect of the properties/assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets. The successful bidder / purchaser will have to obtain necessary approval / license / permissions from any concerned authorities pertaining to the properties on its own and on its own cost.
23. The sale is subject to confirmation by the secured creditor i.e. SIDBI.
24. No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
25. Correspondence about any change/ modification in the offer after submission of tender / bid will not be entertained. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him/ her/ them/ it only.
26. The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.
27. Bidding in the last minutes and seconds should be avoided by the bidders in their own interest. The prospective qualified bidders may avail online training on e-Auction from E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER), Address - B-704, WALL STREET - II, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLIS BRIDGE, AHMEDABAD - 380006 GUJARAT (INDIA), Mobile No. - 9722778828/ 9265562818/ 9265562821/ 079-68136891/ 079-68136842/6837/6875, Name - MR. PRAVEENKUMAR THEVAR, Email - praveen.thevar@auctiontiger.net, support@auctiontiger.net, prior to the date of e-Auction. Neither the Authorized Officer/Bank nor E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER) (e-auction agency) shall be liable for any Internet Network problem and the interested bidders have to ensure that they are technically well equipped for participating in the e-Auction event.
28. EMD amount shall be adjusted in case of the highest/successful bidders. For unsuccessful bidders it will be refunded within 7 working days from the date of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
29. The sale certificate shall be issued in the same name in which the tender/ bid is submitted. No request for change of name of bidder(s)/ substitution shall be entertained.
30. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by the same.

31. The Authorized Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
32. The e-auction will be conducted under the supervision of the Authorized officer of SIDBI and an auction agency engaged by SIDBI for the purpose. Disputes, if any, shall be within the jurisdiction of New Delhi Courts only.
33. In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board of SIDBI SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, SARB-NEW DELHI, 1st FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI - 110001.
34. Words and expression used herein above shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and rules framed there under.
35. For further details or assistance including assistance for participating in the e-auction process (for those not having internet access) please contact Mr. Murali Kumar Vukanti, Deputy General Manager (Contact – 9902178800), Smt. Nandita Rathi, LE (+91-9991688829) at Small Industries Development Bank of India (SIDBI), SARB-NEW DELHI, 1ST FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001. or service provider MR. PRAVEENKUMAR THEVAR at E-PROCUREMENT TECHNOLOGIES LIMITED (AUCTION TIGER), Address - B-704, WALL STREET - II, OPP. ORIENT CLUB, NR. GUJARAT COLLEGE, ELLIS BRIDGE, AHMEDABAD - 380006 GUJARAT (INDIA), Mobile No. - 9722778828/ 9265562818/ 9265562821/ 079-68136891/ 079-68136842/6837/6875, Name - MR. PRAVEENKUMAR THEVAR, Email - praveen.thevar@auctiontiger.net, support@auctiontiger.net.
36. Any outstanding demand towards statutory dues, applicable TDS, property tax, electricity bill, water bill, other dues / taxes etc., if any, against the subject properties shall be borne by the auction bidders/purchaser and it shall be the responsibility of the auction bidders/purchaser to independently verify the details of other unpaid dues, if any, on their own and SIDBI shall not be liable for any other such demand/dues.

Authorised Officer
SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

Place: SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA, SARB-NEW DELHI, 1st FLOOR, ATMA RAM HOUSE, 1 TOLSTOY MARG, NEW DELHI-110001.

Date:- 10-01-2026