

(Annexure-15 A)

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 Swastik Trading Company, # 9, Guru Nanak Market, Hazuri Road, Ludhiana-141008 Partners: Sh. Sharwan Kumar Bhatia S/o Sh. Mohan Dass Bhatia, R/o B-XIX-154/1, Tagore Nagar, Civil Lines, Ludhiana. Sh. Jatin Kumar S/o Sh. Sharwan Kumar, R/o B-XIX-154/1, Tagore Nagar, Civil Lines, Ludhiana. Guarantor: Sh. Lalit Kumar Bhatia, S/o Sh. Moha Dass Bhatia, Flat No. 194, 1st floor, Rajouri Apartments, Mayapuri, Opposite GOI Press, New Delhi-110064. (Prperty is also cross collateralized in account of KIA Textile Pvt. Ltd. 102, 1st floor, Carniwal Comple, Mall Road, Ludhiana-141001) Director and Guarantors: Sh.Sharvan kumar Bhatia S/o Sh. Mohan Dass Bhatia, R/o B-XIX-154/1, Tagore Nagar, Civil Lines, Ludhiana. Jatin Kumar S/o Sh. Sharvan Kumar Bhatia, R/o B-XIX-154/1, Tagore Nagar, Civil Lines, Ludhiana.										
02	Name and address of Branch, the secured creditor	Stressed Asset Recovery Branch State Bank of India, 3rd Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana 141001										
03	Description of the immovable secured assets to be sold	Property ID –SBIN0527100367 Property measuring (Plot)1600 Square yards situated at Village-Sherpur Kalan, Corporation Colony, Near Mohan Dai Cancer Hospital, Ludhiana standing in the name of Sh. Sharvan Kumar Bhatia vide sale deed 432 dated 09.04.2009 and 433 dated.09.04.2009. (Physical area is 1503.20 sq yards) and bounder as under:- As per Sale Deed No <table><tr><td>Wasika No 432</td><td>Wasika No 433</td></tr><tr><td>East Sh Tulsi Dass Jetwani Jetwani</td><td>Sh Jagir Singh & Sh Tulsi Dass</td></tr><tr><td>West Sh Vijay Kumar Kalra</td><td>Road 20' wide</td></tr><tr><td>North Sh Vijay Kumar Kalra</td><td>Seller</td></tr><tr><td>South Road 45' wide</td><td>Road 45' wide</td></tr></table>	Wasika No 432	Wasika No 433	East Sh Tulsi Dass Jetwani Jetwani	Sh Jagir Singh & Sh Tulsi Dass	West Sh Vijay Kumar Kalra	Road 20' wide	North Sh Vijay Kumar Kalra	Seller	South Road 45' wide	Road 45' wide
Wasika No 432	Wasika No 433											
East Sh Tulsi Dass Jetwani Jetwani	Sh Jagir Singh & Sh Tulsi Dass											
West Sh Vijay Kumar Kalra	Road 20' wide											
North Sh Vijay Kumar Kalra	Seller											
South Road 45' wide	Road 45' wide											



		Wasika No 432:- Area of Plot 595 Sq Yards, Khasra No 32//12/3-18/2-19-20-21-22-23/1 Khata No 288/302, Jamabandi Year 2003-2004, Village Sherpur Kalan Hadbast No 176, Abadi Kailash Nagar, Corporation Colony. Tehsil Purvi District Ludhiana. Wasika No 433:- Area of Plot 1005 Sq Yards, Khasra No 32//12/3-18/2-19-20-21-22-23/1 Khata No 288/302, Jamabandi Year 2003-2004, Village Sherpur Kalan, Hadbast No 176, Abadi Kailash Nagar, Corporation Colony. Tehsil & District Ludhana, (Physical Possession dated 01.04.2024) (Property is cross-collateralize with another account M/s Kia Textile Pvt Ltd.)
04	Details of the encumbrances know to the secured creditor	No such in the knowledge of Bank.
05	The secured debt for recovery of which the property is to be sold	Swastik Trading Company. Rs.7,87,48,325/- (Seven Crore Eight Seven Lakh Forty Eight Thousand Three Hundered Twenty Five Only) with interest calculated upto 21.07.2025 and with future interest from 21.07.2025, cost, etc, thereon. KIA Textile Pvt. Ltd. : Rs.9,16,63,148/- (Rs. Nine Crores Sixteen Lac Sixty Three Thousand One Hundred Forty Eight Only.)
06	Deposit of earnest money	EMD: Lot No. 1: Rs. 50,60,000/- (Fifty Lakh Sixty Thousand Only) Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by portal https://baanknet.com by means of RTGS/NEFT being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance on its e-auction site https://baanknet.com by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted	Lot No. 1: Rs. 5,06,00,000/- (Five Crore Six Lakh Only) EMD are to be required to be deposited on or before 10.04.2026 up to 15:00 Hrs by interested buyers in their own wallet registered with M/s.PSB Alliance. on its auction site https://baanknet.com means of RTGS/NEFT. Time:15:00 Hrs, Date: 10.04.2026
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 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 e-Auction purchaser not exceeding three months from the date of e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 10.04.2026 through e-auction. 11.00 AM to 16:00 PM
10	The e-Auction will be conducted through the Bank's approved service provider	M/s. PSB Alliance at the web portal (https://baanknet.com/)
11	(I) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Lot No. 1: Rs.1,00,000/- (One Lakh Only) Unlimited extension of 10 minutes each INR
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	Date: 03.04.2026 Time: 11:00 Hrs to 13:00 Hrs Name: Sh.Jaibir Singh Mobile No. 9988192220
13	Other conditions	(a) Bidders shall hold a valid digital signature Certificate issued by competent authority and valid email ID (email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by M/s PSB Alliance may be conveyed through email. (b).The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e Auction, self-attested copies of (I) Proof of Identification(KYC) viz ID card/driving license /Passport etc., (ii) Current Address-proof of communication, (iii) PAN Card of the bidder (iv) Valid e-mail ID (V) Contact number (mobile /Land line of the bidder etc., to M/s. PSB Alliance before close of e-auction. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer at



	jaibir.singh@sbi.co.in (c) Names of the Eligible Bidders will be identified by the State Bank of India SARB Ludhiana Branch, to participate in online e-Auction on the portal M/s PSB Alliance who will provide User ID and Password after due verification of PAN and other documents of the Eligible Bidders. (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. (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 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. (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 the 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. (h). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i). The Authorized Officer shall be at the liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason. (j). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k). 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. (l). The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank/PSB Alliance . The bidders will not be entitled to claim any interest, costs, expenses, and any other charges(if any). (m) The Authorised Officer is not bound to accept the
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		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 thesecured creditor. (n) 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. (o)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). 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. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues /liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever. (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 Authorized 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 authorized officer of the concerned bank branch only. (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.
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14	Details of pending litigation, if any, in-respect of property(ies) proposed to be sold.	As per our knowledge, there are no pending litigations as on date.
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Ludhiana

**AUTHORISED OFFICER,
State Bank of India.**

