## 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

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| 1 | Name and address of the Borrower | **M/s Canvas Foods LLP** (Erstwhile M/s Canvas Integrated Cold Chain Services) [Partners - (1) Sri. Aloke Bhatnagar (2) Sri. Brij Raj Swarup Bhatnagar]<br>1) Village-Mauja Nangal Khurd, Tehsil-Haroli, Una, Himachal Pradesh – 174 301<br>1A) C-152, Nirman Vihar, Shakarpur, New Delhi – 110092 | |
| 2 | Name and address of Branch, the secured creditor | State Bank of India<br>Stressed Assets Management Branch-1,<br>12th Floor, Jawahar Vyapar Bhawan,1 Tolstoy Marg<br>Janpath, New Delhi -110001 | |
| 3 | Description of the immovable secured assets to be sold | **Lot No.** | **Address of Security Charged Covered Under Auction** |
| | | **Lot** | Registered Mortgage on Factory Land and Building measuring 1-42-37 hect. situated at Mohall Theh, Moujan-Nangal Khurd Tehsil-Haroli, District-Una, Himachal Pradesh in the name of Canvas Integrated Cold Chain Services. (Covered under Doc. No.205 dated 23.02.2012) as details hereunder along with Plant & Machinery in factory premises of the company.<br>• Land measuring 0-17-70 Hect. comprised of Khewat no.107 min., Khatoni no. 185, Khasra no.1103, kitta 1.<br>• Land measuring 0-15-80 Hect. being 790/3366 shares out of land measuring 0-67-32 Hect. comprised of Khewat no.72, Khatoni no. 97, Khasra nos.1110, kitta 1.<br>• Land measuring 1-08-87 Hect. comprised of Khewat no. 405, Khatoni no. 534, Khasra nos.1102, 1104, 1105, 1107, 1108, 1109 kitta 6.<br>East : Other Property<br>West : Other Property<br>North : Kachcha Rasta<br>South : Other Property |
| 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.17,93,30,332.99** (Rupees Seventeen Crore Ninety Three Lacs Thirty Thousand Three Hundred Thirty Two and Paise Ninety Nine only) as on 31.12.2023 + 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.<br><br>Bank Account in which EMD to be remitted. | Rs.10,00,00,000/-<br><br>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 | |

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| | EMD amount in Rupees. | Rs.1,00,00,000/- |
| 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 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. |
| 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 13.04.2026 through the Baanknet PORTAL as per the below mentioned time slot:<br><br>Lot: 11.00 am to 16:00 pm |
| 10 | The e-auction will be conducted through the Bank's approved service provider.<br>e-auction tender documents containing e-action 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<br><br>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. ARCK Consultants Pvt Ltd on Cell Nos. 92051 33882, 98100 71183, 98100 20531 for information about e-auction details. |
| 11 | i) Bid increment amount.<br><br>ii) Auto extension __times (limited/ unlimited)<br>iii) Bid currency and Unit of measurement | i) Rs.2,00,000/-<br><br>ii) 10 Minutes (unlimited)<br><br>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.<br>Contact person with mobile number | On 08/04/2026 & 09/04/2026, between 11.00 a.m. to 4.00 p.m (with prior appointment).<br><br>Shreyasi Mohapatra (Authorised Officer - SBI) - Cell No.9817943888<br>M/s. ARCK Consultants Pvt Ltd (Bank's Approved Resolution Agent) - Cell Nos. 92051 33882, 98100 71183, 98100 20531 |
| 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) |

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| | | | Registration certificate in case of Company/firm on the portal for registration as bidders.<br>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.<br>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.<br>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.<br>f).The Baanknet /ebkray portal for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.<br>g). The bidders are required to accept the terms & conditions and modalities of e-Auction adopted by the ebkray portal, before participating in the e-Auction.<br>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.<br>i). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.<br>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.<br>k). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.<br>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.<br>m). The EMD of the unsuccessful bidder will be refunded to their respective account numbers by ebkray 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).<br>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.<br>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.<br>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.<br>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.<br>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.<br>s). The sale certificate shall be issued after receipt of entire sale |

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| | | 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. |
| 14 | Details of pending litigation, if any, in respect of property proposed to be sold | Nil |

Date : 27.03.2026
Place : New Delhi

(Shreyasi Mohapatra)
AUTHORISED OFFICER
STATE BANK OF INDIA