THE TERMS AND CONDITIONS OF SALE

Properties 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. Arjun Chemicals Pvt Ltd** having its Registered Office at **94(85)- GN Chetty Road, T. Nagar, Chennai – 600 017,** Represented by its Managing Director
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Red Cross Building, No 32, Redcross Road, Egmore, Chennai - 8
3	Description of the movable / immovable secured assets to be sold.	**Item No 1** **Property No1: Factory Land and Building at Samba, Jammu & Kashmir in the name of M/s Arjun Chemicals Private Ltd:** Lease hold rights on the land and exclusive ownership over the Factory building located at Phase -1, Chemical Zone, Industrial Growth Centre, JK SIDCO, SAMBA, Tehsil and Distt. Samba, JAMMU (Jammu & Kashmir – 184121) measuring 14 Kanals, comprising Khasra No.34, which is splitted into 33/34, 39/34, 40/34, 41/34, 42/34, 43/34, 44/34, 45/34, 46/34, 47/34, 48/34, 50/34, 53/34 and Sub Khasra No. 47/34 and 48/34 situated at Industrial Growth Centre, SIDCO, Samba. **(Covered under Lease Deed dated 12.04.2004 and duly registered in the court of Ld. Sub-Registrar Samba on 27.05.2004)** **Property No2: Plant & Machinery**, located in the above said property, as listed in **Annexure 1** uploaded in the link provided in https://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others **The above property No 1 & 2 will be auctioned as single item as Item No 1** **Item No 2** **(This property will be brought for sale only if Item 1 is not sold)** **Property No2: Plant & Machinery**, located in Factory building located at Phase -1, Chemical Zone, Industrial Growth Centre, JK SIDCO, SAMBA, Tehsil and Distt. Samba, JAMMU (Jammu & Kashmir – 184121), as listed in **Annexure 1** uploaded in the link provided in https://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others. The entire machinery has to be removed within 2 months from the date of sale certificate failing which costs of Rs1 Lakh per month has to be remitted to the Bank till all the Machinery as per Annexure I is removed.
4	Details of the encumbrances known to the secured creditor.	a) Outstanding of Rs.2,40,128/- (Rupees Two Lakhs Forty Thousand One Hundred and Twenty Eight Only) as on 02.02.2024 with J&K SIDCO for factory land and building at Samba, Jammu & Kashmir. b) Claim of Rs.12,62,385/- (Rupees Twelve lakh sixty two thousand three hundred and eighty five only) has been raised by EPFO Regional Office North Chennai
5	The secured debt for recovery of which the property is to be sold	**Rs.15,07,24,827/- (Rupees Fifteen Crores Seven Lakhs Twenty Four Thousand Eight Hundred and Twenty Seven Only) as on 28.02.2026** plus unapplied interest from the date 01.03.2026 and costs
6	**Earnest Money to be deposited**	**Item No**: Rs.35,60,000/- **Item No 2**: Rs.10,00,000/-
	Last Date and Time within which EMD to be remitted:	**EMD**: Being 10% of the reserve price shall be deposited through **NEFT** to credit of BAANKNET e-wallet. Interested bidders may deposit pre-bid EMD with M/s. BAANKNET before the closure of the e-auction. Credit of the pre-bid shall be given to the bidder only after receipt of payment in M/s. BAANKNET's wallet account and updation of such information in the e-auction website. This may take sometime 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.
7	**Reserve Price**	**Item No 1**: **Rs.3,56,00,000/-** (Property no1: Rs.2,56,00,000/- + Property no2: Rs.1,00,00,000/-) **Item No 2**: **Rs.1,00,00,000/-**

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8	**Bank account** in which the payment to be remitted	On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: **30319576399** IFSC: **SBIN0000878** NAME:**SBI SAMB CHENNAI** Bank : State Bank of India Address: Annasalai Branch
	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.	**Item No 1**: 10:00 Hrs to 16:00 Hrs. Online 06.04.2026 **Item No 2**: 10:00 Hrs to 16:00 Hrs. Online 07.04.2026
10	The auction will be conducted online only, through the web portal **https://baanknet.com.** For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in **https://baanknet.com** & **https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others**	
11	(i) Bid increment amount:	Item No 1 Rs.10,00,000/- Item No 2 Rs.5,00,000/-
	(ii) Auto extension: times.(limited /**unlimited**)	Unlimited of 10 minutes each
	(iii) Bid currency & unit of measurement	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.	23.03.2026 between 11:00 am and 4:00 pm
	Contact person with mobile number	1. Manojkumar (AGM) Mobile No. 9805622640. 2. Shrinath MG (DM) Mobile No.9445395289

13 Other conditions

(a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents

NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues. Contact details of Baanknet – Email:support.ebkray@psballiance.com. Phone:-+91-8291220220

(b) 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 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.

(c) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the BAANKNET website and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.

(d) 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.

(e) 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.

(f) 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.

(g) 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.

(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

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	(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 from global EMD wallet to their respective A/c numbers shared with global EMD wallet. 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 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. (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 GST,** 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 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. (s) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS. (t) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section. (u) 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. (v) It has been informed by the SIDCO authorities that the new entrepreneur has to deposit 20% of the prevalent land premium which comes to Rs.7Lacs/Kanal + GST/Taxes. Since the property is part of SIDCO Industrial estate, the auction purchaser will be bound by the applicable rules and terms and conditions of the JK SIDCO including conditions pertaining to making additional deposits as per the current industrial policy.	
14	Details of pending litigation, if any, in respect of the property proposed to be sold	Nil as on date

Date: 10.03.2026
Place: Chennai

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Asst. General Manager &
AUTHORISED OFFICER

State Bank of India SAMB, Chennai-8 SBI