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 SOUTH ASIAN HOSPITALITY SERVICES PVT LTD**. **Registered office**: 40/43, 2nd Floor, C R Park, New Delhi-110019. **Administrative office**: 40/43, 2nd Floor, C R Park, New Delhi-110019. **Mob**: 9899900033 **Mail**: info@sahspl.com
2	Name and address of Branch, the secured creditor	State Bank of India , SAMB-II, Jawahar Vyapar Bhawan, STC Building, Janpath, 1 Tolstoy Marg, New Delhi-110001. Sbi.50950@sbi.co.in & agmcl5.50950@sbi.co.in
3	Description of the immovable secured assets to be sold.	**Description of the Immovable Properties** / **1. Reserve Price: 2. EMD Amt** Commercial Shop bearing No LG-014, Lower Ground Floor, DLF Star Mall, Sector -30 Gurugram (Haryana). (3339 Sq. Ft,), standing in the name of M/s PBJ Associates Pvt Ltd. (Corporate Guarantor). **1. Rs. 2,55,00,000/-** **2. Rs. 25,50,000/-**
4	Details of the encumbrances known to the secured creditor.	Not known to us
5	The secured debt for recovery of which the property is to be sold	**Rs.29,87,00,795.87 (Rs. Twenty- Nine Crores Eighty Seven Lakhs Seven Hundred Ninety Five & Paise Eighty-Seven Only)** as on 28.02.2026 plus further interest and other expenses, charges etc
6	Deposit of earnest money	**EMD: Rs. Rs.25,50,000.00 (Rs. Twenty- Five Lakhs Fifty Thousand only)** being the 10% of Reserve Price to be remitted by NEFT/RTGS as per the procedure mentioned on websites: https://baanknet.com
7	Reserve price of the immovable secured assets :	**Rs. 2,55,00,000.00 (Rs. Two Crore Fifty Five Lakhs Only)**
	Bank account in which EMD to be remitted.	**As per instructions on the site** https://baanknet.com
	Last Date and Time within which EMD to be remitted :	**Date: 27.03.2026** **Time: 4.00 PM** Note: "Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction on 27.03.2026 upto 4 p.m.. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com Bank account and updation of such information in the e-auction website. This may take some time 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."

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 amount 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 auction purchaser not exceeding three months from the date of auction.
9	Time and place of public Auction or time after which sale by any other mode shall be completed.	**On line e-auction on dated.27.03.2026 (Friday)** 12.00 Noon to 04.00 P.M. (With unlimited extensions of 10 min. each)
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 mentioned above	https://baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: unlimited times. (iii) Bid currency & unit of measurement	(i) Rs. 1,00,000/- (ii) 10 Minutes (iii) Indian Rupees (INR)
12	**Date and Time** during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	**Site Inspection on 19.03.2026 in between 12.00 AM to 02.00 PM** Commercial Shop bearing No LG-014, Lower Ground Floor, DLF Star Mall, Sector -30 Gurugram (Haryana). (3339 Sq. Ft,) Authorized officer: Sanjay Kumar, Mobile:6207529258 Mail: agmcl5.50950@sbi.co.in RA-Sandeep Saha -7428491902 / 7011475445
13	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by https://baanknet.com may be conveyed through e mail. (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 the Authorised Officer of State Bank Of India, SAMB-II, Jawahar Vyapar

		Bhawan, STC Building, Janpath, 1 Tolstoy Marg, New Delhi-110001 before closing of e-auction. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer (c) Names of Eligible Bidders will be identified by the State Bank Of India, SAMB-II, Jawahar Vyapar Bhawan, STC Building, Janpath,1 Tolstoy Marg, New Delhi-110001 to participate in online e-auction on the portal https://baanknet.com . https://baanknet.com (vendor) will provide User ID and Password after due verification of PAN 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 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. (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 correspondences 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. 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 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 may it be subsequently sold. (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name. (p) The payment of all statutory /non- statutory dues, taxes, GST,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 of 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) 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 auction will be entertained.
14	Details of pending litigation, if any, in respect of property proposed to be sold	(a) (i)OA No. 487/2017(TMA 43/2024) has been filed in DRT-2, Delhi. (ii) OA No. 759/2019 has been filed in DRT-2, Delhi.

15	Any other information	Compliance of order dated 12.02.2024 passed by Hon’ble Supreme Court of India in appeal SLP No.25987-25988 of 2023.

(Sanjay Kumar)
Authorised Officer
State Bank of India
Place: New Delhi
Date: 06.03.2025