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

1	Name and address of the borrower	**M/s Dev Enterprises** Near Chungi No 04, Bye Pass Road, Near Chawla Chowk, Bassi Road Sirhind Mandi, Fatehgarh Sahib, Punjab.
2	Name and address of the Branch, and secured creditor	State Bank Of India, Stressed Assets Recovery Branch, Sco-15, 1st Floor, Sector 7-C, Madhya Marg, Chandigarh- 160019, 0172-4568249, 4568244
3	Description of the immovable secured assets to be sold	All that part and parcel of property equitable mortgage of Commercial/Industrial property measuring 0 Kanal-10 2/3 Marla i.e. (10 2/3)/ 30 share out of 1Kanal-10Marla bearing Khewat No. 119/119 Khatauni No. 215, comprised in Khasra No. 42//4/3(1-10) situated in the revenue limit of Brahman Majra Hadbast.138, District Fatehgarh Sahib as per copy of jamabandi for the year 2015-16 situated at Near Chungi No 4, Chawla Chowk, Bassi Road, Sirhind Mand Regd. VideTitle Deed No. 2021-22/26/1/2419 dated 23.02.2022 Regd. in name of late Sh. Bhushan Kumar S/o Devi Dayal. The property is bounded as under: East : Rasta 15' Bahi 42'-9", West : Kamal Kumar Bahi 41'-9", North: Dhan Kaur Bahi 67'-0", South: Bhushan Kumar Bahi 65'-10" The Property is under Bank's Possession
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
5	The secured debt for recovery of which the property is to be sold	Rs.41,98,089/- (Rupees Forty One Lakh Ninety Eight Thousand Eighty Nine only) w.e.f. 05.10.2023 **plus future interest and charges** thereon
6	Deposit of earnest money	Rs. 3,17,910/- (Rupees Three lakhs Seventeen thousand Nine Hundred Ten only), to be remitted by RTGS / NEFT to the Bidder's Global EMD wallet maintained with ebkray. preferably by **Date: 27.03.2026** (Bidder /Purchaser to register on e-auction portal **https://Baanknet.com/eauction-psb**

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		using his mobile no and email Id. KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by EBKRAY and may take 03 working days).
7	Reserve price of the immovable secured assets Bank Account in which EMD to be Remitted Last date and time within which EMD to be remitted	Rs. 31,79,100/- (Rupees Thirty One Lakh Seventy Nine Thousand one hundred only) Bidder's Global EMD wallet maintained with EBKRAY. (Bidder /Purchase to register on e-auction portal **https://Baanknet.com/eauction-psb** using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by ebkray, may take 03 working days) **Time: Preferably by 27.03.2026**
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	Date : **27.03.2026** Time : 10:00 Hrs to 16:00 Hrs with unlimited extension of 10 minutes 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 whose link will be available at	**https://Baanknet.com/eauction-psb** Contact Phone & Toll free Number : 8291220220 and Email: support.Baanknet@psballiance.com
11	i) Bid increment amount: ii) Auto extension: (unlimited) iii) Bid currency & unit of measurement	i) Rs.10000/- ii) Unlimited extension of 10 minutes each iii) INR
12	Date and Time during which inspection of the immovable secured assets to be sold can be done and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date 19.03.2026 Time: 11:00 Hrs to 14:00 Hrs Name : Sh. Varun Kumar (CLO), Mobile No. 9805504514 Name : Smt. Rajender Kumar (CCO), Mobile No.9816020610
13	Other conditions	**(a)** The Bidders should get themselves registered on **https://Baanknet.com/eauction-psb**.

S.A.R.B. Code:5179 SCO 15, Sec. 7-C, 2nd Floor by providing requisite KYC documents and registration fee as per the practice followed by M/s ebkray Ltd well before the auction date. The registration process takes minimum of three working days. (Registration process is detailed on the above website)

(b) The intending bidder should transfer the EMD amount by means of challan generated on his bidder account maintained with ebkray Ltd at:
https://Baanknet.com/eauction-psb
by means of NEFT/ RTGS transfer from his Bank account

(c) The intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s ebkray Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(d) The EMD of the successful bidder will be automatically transferred to the Bank once the sale is confirmed by the respective Authorized Officer of the Bank and the remaining amount i.e. 25% of the sale price to be paid immediately i.e on the same day or not later than next working day, as the case may be.
(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.

(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.

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

(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.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s ebkray Ltd. The Bidder has

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		to place a request with ebkray Ltd for refund of the same back to his Bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). **(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. **(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. **(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. **(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. **(r)** The purchaser shall not be entitled to any compensatioin or deduction in price on any account whatsoever and shall be deemed to have purchased property subject to all encumbrance, liens and claims attached to property/ies including those under the existing legislation affecting electricity, labour staff etc. **(s)** 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. **(t)** 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.
14.	Details of pending litigation, if any, in respect of property to be sold.	No such litigation pending as per Bank record.

Date: 09.03.2026
Place: Chandigarh

AUTHORISED OFFICER

STATE BANK OF INDIA