STATE BANK OF INDIA	SAMB Chandigarh, SCO 99-107, First Floor, Sector-8 C, Chandigarh sbi.04262@sbi.co.in

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/ Guarantor	1) **M/s Arvind Casting Pvt Ltd** Plot no.106, Godown Area, Village Pabhat, Dera Bassi, Zirakpur. 2) **Smt. Daljit Kaur Gorwara**, W/o Sh. Arvinder Singh Gorwara, # H. No.1460, Phase-10, Mohali Also at: # SCO 106, Village Phabat, Zirakpur, SAS Nagar, Mohali 3) **Sh. Amrinder Singh Gorwara** S/o Sh. Arvinder Singh Gorwara, # H. No.1460, Phase-10, Mohali Also at: # SCO 106, Village Phabat, Zirakpur, SAS Nagar, Mohali
2.	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch SCO 99-107, First Floor, Sector-8-C, Chandigarh
3.	Complete Description of the immovable secured assets to be sold.	1. **Property ID:** (on BAANKNET Portal) **<u>SBINARVINDUNA</u>** **Factory Land & Building:** (i) All that part and parcel of the property consisting of land & building, measuring 2-24-30 Hectare, comprised in Khewat no. 22min, Khatoni no. 29min, khasra no. 1119/2-24-30, Kita 1, as per jamabandi for the year 2006-07, situated at Mahal They, Mouja Nangal Khurd Tehsil Haroli, District

		Una, in the name of M/s Arvind Castings Pvt. Ltd., vide registered sale deed vasika no. 1224, dated 20/11/2009. (ii) All that part and parcel of the property consisting of land & building, measuring 0-10-34 Hectare, comprised in Khewat no. 15min, Khatoni no. 17min, khasra no. 1118/0-10-34, Kita 1, as per jamabandi for the year 2006-07, situated at Mahal They, Mouja Nangal Khurd, Tehsil Haroli, District Una, in the name of M/s Arvind Castings Pvt. Ltd., vide registered sale deed vasika no. 1223, dated 20/11/2009. 2. **Property ID:** (on BAANKNET Portal) **<u>SBINARVINDPABHAT</u>** **Godown:** (i) All that part and parcel of the property consisting of land & building measuring 9 marla 4 Sarsahi being 85/5940 share of 33 Kanal 0 Marla comprised in Khewat/Khata no. 526/607, khasra no. 5//19(3-10), 20(3-17), 21(7-18), 22(7-19),(26(0-13),6//25(2-15),14//2/2(0-18),2/1(5-10) kite 8, situated at village Pabhat, Tehsil Derabassi, SAS Nagar as per jamabandi for the year 2002-03 standing in the name of Shri Amrinder Singh Gorawara S/o Shri Arvinder Singh Gorwara, vide registered sale deed vasika no. 4882, dated 15/09/2008. (ii) All that part and parcel of the property consisting of land & building measuring 4 Marla 7 Sarsahi being 43/5940 share of 33 Kanal 0 Marla comprised in Khewat/Khata no. 526/607, khasra no. 5//19(3-10), 20(3-17), 21(7-18), 22(7-19),(26(0-13),6//25(2-15),14//2/2(0-18),2/1(5-10) kite 8, situated at village Pabhat, Tehsil Derabassi, SAS Nagar as per jamabandi for the year 2002-03 standing in the name of Smt. Daljit Kaur Gorawara w/o Sh. Arvinder Singh Gorwara, vide registered sale deed vasika no. 2544 dated 27/06/2008.
4.	Details of the encumbrances known to the secured creditor.	None, to the Best of our knowledge.

5.	The secured debt for recovery of which the property is to be sold	Rs.87,17,15,474.20 (Rupees Eighty Seven Crore Seventeen Lacs Fifteen Thousand Four Hundred Seventy Four and Paisa twenty only) as on 31.03.2026 + further interest and incidental charges.
6.	Deposit of earnest money	Earnest Money Deposit: 1. **<u>Property ID: SBINARVINDUNA</u>** Rs.52,00,000/- (Fifty Two Lacs Only), being the 10% of Reserve Price, which is Rs.5,20,00,000/- (Five Crore Twenty Lacs Only) 2. **<u>Property ID: SBINARVINDPABHAT</u>** Rs.18,20,000/- (Eighteen Lacs Twenty Thousand Only), being the 10% of Reserve Price, which is Rs.1,82,00,000/-(One Crore Eighty Two Lacs Only) EMD Amounts as above, being 10% of the Reserve Prices, to be deposited on or before 13.05.2026 up to 11:00 hours by interested buyers in their own wallet registered with M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com.
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:	1. **<u>Property ID:SBINARVINDUNA</u>** Reserve Price: Rs.5,20,00,000/- (Five Crore Twenty Lacs Only) 2. **<u>Property ID:SBINARVINDPABHAT</u>** Reserve Price: Rs.1,82,00,000/- (One Crore Eighty Two Lacs Only) Through wallet to be maintained by Bidders on https://baanknet.com **EMD is required to be deposited on or before 13.05.2026 upto 11:00 Hours** by interested buyers in their own wallet registered with M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com. (However, the intending bidders are advised to deposit the EMD amount in their wallet well before the start of e-auction to avoid any last minute technical issues).

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 of E-auction: 13.05.2026 (Wednesday)** **Time :11.00 hours to 16.00 hours with unlimited extensions of 5 minutes each** e-Auction Portal: https://Baanknet.com
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	M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com
11.	(i) Bid increment amount: (ii)Auto extension: ________ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i). Rs. 1,00,000/- (ii). Time 11.00 hrs to 16.00 hrs with unlimited extension of 5 minutes 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	**Pre-Auction Inspection:** 1. **Property ID:SBINARVINDUNA** Date: **07.05.2026 (Thursday)** Time: **From 11:00 A.M. to 01:00 P.M.** 2. **Property ID:SBINARVINDPABHAT**

	specification. Contact person with mobile number	Date: **11.05.2026 (Monday)** Time: **From 11:00 A.M. to 01:00 P.M.** Name: Jasdeep Singh Oberoi (Case officer) Mobile No.9855063474
13.	Other conditions	(a) The intending bidder should abide by the rules of https://Baanknet.com vis-à-vis the auction in respect of **KYC guidelines**, **Balance in their Wallet for covering the EMD Amount** etc. (b) Participation in e-auction will be allowed by https://Baanknet.com portal to those who comply with the terms of auction and fulfill the eligibility criteria therefor. Interested bidders may deposit Pre-Bid EMD to their Bidder Global EMD Wallet with https://Baanknet.com before the last date & time as mentioned at Sl. No.7 above, through Online transfer of funds using NEFT/Transfer, using challan generated on e-Auction Platform. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in https://Baanknet.com account and updation of such information on the e-Auction website. This may take some time as per Banking process and hence bidders are advised to deposit the Pre-Bid EMD amount well in advance to avoid any last-minute problem. (c) The successful bidder will be communicated suitably by https://Baanknet.com, subject to further confirmation by Bank after validation of each of the eligibility criteria/ KYC details/ EMD amount deposit etc. (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, etc.

		(e) **<u>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</u>**. (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. (j) The bids submitted without the EMD shall be summarily rejected. Further, the properties 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 successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be refunded by <u>https://Baanknet.com</u>. 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, fees etc. for transfer of the property in his/her/their 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 and will be over and above the Bid Price. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the movable and immoveable secured assets including the specification/ make/ size/ area of such movable and immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the properties (movable and immovable secured assets) 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 make/ specification/ size/ area, defect in title, encumbrances, or any other ground whatsoever.

		(r) In case 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 on 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 only. No request for change of name in the Sale Certificate, in favour of any other person 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.	None, to the Best of our knowledge.

Date: 09.04.2026
Place: Chandigarh

AUTHORISED OFFICER,
STATE BANK OF INDIA,
Stressed Assets Management Branch
Chandigarh