**STATE BANK OF INDIA**

**THE TERMS AND CONDITIONS OF SALE**

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 / Guarantor** | **Borrower:-**<br>M/s.Rajkumar & Bros.,Dhogri, Jalandhar, Punjab, India |
| 2. | **Name and address of Branch, the secured creditor** | Stressed Assets Recovery Branch<br>Ground Floor, Admin Office , SARB Ludhiana,<br>Fountain Chowk,Civil lines, Ludhiana – 141001 |
| 3. | **Description of the immovable secured assets to be sold.** | **Property ID -SBIN400071580628**<br>All part & parcel of the property i.e. Industrial building msg.17 marla 51 sq.ft. (1marla =272sq.ft.) Comprised in Khasra no. 99//5/2, 99//15/4, 16/1, 100//11/1, 100//20/2, 100//12/1, 100//13/2, 99//3,min. 99//4,99/5/1, 99//8 min,99/23, min.,99//1, 99//2,99//3 min., 99//8, min.,99//9, 99/10, 99//11, 99//12. 99/13 min.,99/20, 99//21, 99/22, 99//23min, 100//21, 115//1,99/24, 99//16/3, 100/1/1,100//10 situated at village Dhogri Distt. Jalandhar bearing no. 2022-23/187/1/9903 dated 27/02/2023 in the name of Rakesh Kumar Madaan S/o Ram Parakash Madaan. |
| 4. | **Details of the encumbrances known to the secured creditor** . | Not any, in the knowledge of the bank. |
| 5. | **The secured debt for recovery of which the property is to be sold** | Present dues of Rs.51,84,315.00 as on 07/11/2023 plus future interest thereon at agreed rate and other expenses and charges as applicable etc . |
| 6. | **Deposit of earnest money** | **1.Property ID: SBIN400071580628 : -**Rs.2,29,000/-<br>(Rs.Two lakh twenty nine thousand only)<br><br>Reserve price to be transferred / deposited by bidders in his / her / their own Wallet provided by portal https://baanknet.com by means of RTGS/NEFT being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance on its e-auction site https://baanknet.com by means of RTGS/NEFT. |
| 7. | **Reserve price of the immovable secured assets:**<br><br>**Bank account in which EMD to be remitted.**<br><br>**Last Date and Time within which EMD to be remitted:** | **1. Property ID:SBIN400071580628:** Rs. 22.90 Lakh (Rs.Twenty Two Lakh Ninety Thousands only)<br><br>EMD are to be required to be deposited on or before 28.07.2026 up to 4.00 pm by interested buyers in their own wallet registered with M/s.PSB Alliance. on its auction site https://baanknet.com means of RTGS/NEFT.<br><br>Time:03:00 PM, Date: 28.07.2026 |
| 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 authorized officer, failing which the earnest money deposited by the |

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| | | 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 28.07.2026 through e-auction.<br>Time :11.00 hrs to 16.00 hrs with unlimited extensions 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 as mentioned above** | M/s. PSB Alliance<br><br>at the web portal<br><br>(https://baanknet.com/) |
| 11. | **(i) Bid increment amount:**<br><br>**(ii) Auto extension: Unlimited times. (limited / unlimited)**<br><br>**(iii) Bid currency & unit of measurement** | I. Rs.10,000/-(Ten Thousand only) in all cases.<br><br>II.Time 11.00 hrs to 16.00 hrs with unlimited extension of 10 minutes<br><br>III. 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.**<br>**Contact person with mobile number** | Date:- 21.07.2026 Time: 11.00 hrs to 15.00 hrs<br><br>Name: Sh.Jaibir Singh / Sh.Nippu Parsad<br>Mobile No. 9988192220/9815969920 |
| 13. | **Other conditions** | (a) Prospective bidders are advised to visit website https://baanknet.com and register themselves on the e-auction platform and further ensure having valid KYC documents like PAN card & Aadhaar and Aadhaar linked with latest mobile no.and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s.PSB Allinace Pvt. Ltd.), you may contact the helpdesk supposrt of Baanknet. e.g. 7046612345/ 6354910172/ 8291220220/ 9892219848 / 8160205051 & Email :- support.baaknet@psballiance.com<br><br>(b) Bidders shall hold a valid digital signature Certificate issued by competent authority and valid email ID (email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by M/s PSB Alliance may be conveyed through email.<br><br>(c)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 M/s. PSB |

Alliance before close of e-auction. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer at jaibir.singh@sbi.co.in

(d) Names of the Eligible Bidders will be identified by the State Bank of India SARB Ludhiana Branch, to participate in online e-Auction on the portal M/s PSB Alliance who will provide User ID and Password after due verification of PAN and other documents of the Eligible Bidders.

(e). The successful bidder shall be required to submit the final prices, quoted during the eauction 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.

(f). During eauction, 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.

(g). 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 .

(h). 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 the 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 the 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 A/c numbers shared with the Bank/PSB Alliance . 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) The successful bidders shall deposit 25% of the sale

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| | | price (including of EMD alredy paid), immediately on same day and or not later than next working day and balance 75% amount of sale price to be deposited in Account no. 31663015446 , A/c Name- Stressed Assets Resolution Centre, Ludhiana, IFSC-SBIN0000674 within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shal forthwith put to sale again.<br><br>(p) 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><br>(q)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><br>(r). 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><br>(s) For sale proceeds above Rs.50.00 lakh (Rs.Fifty Lakh), TDS shall be payable at the rate 1% of the sale amount, which shall be payable by the successful buyer. Wherever the GST applicable, smae shal be paid by the Successful buyer as per Government Guidelines.<br><br>(t) 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.<br><br>(u) 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 .<br><br>(v) 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, inrespect of property(ies) proposed to be sold. | As per our knowledge, there are no pending litigations as on date. |

AUTHORISED OFFICER,

. STATE BANK OF INDIA

Date: 28.07.2026
Place: Ludhiana