THE TERMS AND CONDITIONS OF SALE

PROPERTY WILL BE SOLD ON 23.07.2026 "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS.

1.	Name and address of the Borrower/Guarantor	**1.M/s OSWAL APPARELS PVT. LTD (Borrower)** Village Bhamian Kalan, Tajpur Road, Ludhiana. Regd. Office: Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. **2. Sh.Vikas Jain (Director & Guarantor)** Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. 2nd Address: 1804/A/6A, Barewal Garden Estates, Ludhiana **3. Smt. Tina Jain W/o Sh. Vikas Jain (Director & Guarantor)** G.T. Road (West), Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008 2nd Address: 1804/A/6A, Barewal Garden Estates, Ludhiana **4. Smt. Meena Jain W/o Late Sh. Kimti Lal Jain (Director & Guarantor)** G.T. Road (West), Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana141008 2nd Address: 1804/A/6A, Barewal Garden Estates, Ludhiana **5. OSWAL FASHION PVT.LTD (Corporate Guarantor) through its Principal /officer /Director.** G.T. Road (West) Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. **6. GAYATRI INVESTMENT CONSULTANTS PRIVATE LIMITED (Corporate Guarantor) through its Principal /officer /Director.** G.T. Road (West) Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. **7. OSWAL POLYCOT (INDIA) LIMITED (Corporate Guarantor) through its principal/officer/Director,** G.T. Road (West) Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. **8. NAVRATAN DISTRIBUTORS PRIVATE LIMITED (Corporate Guarantor) through** G.T. Road (West) Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. 9. **GAYATRI INVESTMENT CONSULTANTS PRIVATE LIMITED (Corporate Guarantor) through its Principal /officer /Director.** G.T. Road (West) Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. **10. JMD CLOTH & GARMENTS PRIVATE LIMITED (Corporate Guarantor) through its Principal/officer /Director.**

भारतीय स्टेट बैंक SBI त.आ.प्र.शा. SAMB 4262 चण्डीगढ़/Chandigarh

		Block-III, H. No.501, Purana Bazaar, Ludhiana 141008. **11. OSWAL TRENDS PRIVATE LIMITED (Corporate Guarantor) through its Principal/officer/Director.** G.T. Road (West) Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008. **12. OSWAL FAB KNITS LIMITED (Corporate Guarantor) through its principal/officer/Director.** G.T. Road (West)Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008.
2.	Name and address of Branch, the secured creditor	State Bank of India, SCO No.97-107, First Floor, Sector -8C Madhya Marg, Chandigarh-160018 Email:sbi.04262@sbi.co.in, team6samb.cha@sbi.co.in
3.	Description of the immovable secured assets to be sold.	**Property ID-SBIN100001451673** Land and Building measuring (6-2/3 marla) comprising of Khasra No.50//19-20-49//16-50//29-21/1-22/1 Khata no.142/164-144/166-147/169 as per jamabandi 1993-94 in the name of Smt. Meena Jain w/o Late Sh Kimiti Lal Jain.
4.	Details of the encumbrances known to the secured creditor.	No other encumbrance, as known to us. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
5.	The secured debt for recovery of which the property is to be sold.	Rs.50,71,81,081.00 (Rupees fifty crore seventy one lac Eighty one thousand eighty one only)plus accrued interest from 18.01.2014 with future interest and cost by SBI and Rs.32,27,50,935.31(Rs.Thirty two crore twenty seven lac fifty thousand nine hundred thirty five and paise thirty one only) upto 31.03.2013 plus accrued interest from 01.04.2013 with future interest and cost by Allahabad Bank(Now ASREC{India}Limited)
6.	Deposit of earnest money	**Property ID-SBIN100001451673 : Rs 3.30 lacs** EMD amount as mentioned above being the 10% of the Reserve Price, to be deposited in the wallet to be maintained by Bidders on 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:	**Property ID-SBIN100001451673 : Rs. 33.00 lacs** Through wallet to be maintained by Bidders on https://Baanknet.com Before the start of e-auction **at 11 AM on 23.07.2026** or as per the guidelines for participation in e-auction, as available on 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

SBI
त.आ.प्र.शा.
SAMB
4262
Chandigarh

		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 23.07.2026 **E-auction online through https://baanknet.com.** Time :11.00 hrs to 16.00 hrs with unlimited extensions of 10 minutes each if bid amount continue to increase.
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 (BAANKNET) at the portal https://baanknet.com.
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	**(i) Property ID : SBIN100001451673 Rs.50000.00** (ii) 10 minutes each, if bid amount continue to increase. (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. Contact person with mobile number	Date:- 15.07.2026 Time: 11.30 hrs to 13.00hrs Name: Labh Singh/ Virender Kumar Punn Mobile No. 9417938292/8894217020
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, (c) 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. (d) 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. (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 etc.

त.आ.प्र. SAMB 4262 Chandigarh

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

(j) 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.

(k) The bids submitted without the EMD shall be summarily rejected. Further, the properties 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 correspondences regarding any change in the bid shall be entertained.

(m) The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be refunded by https://Baanknet.com. 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 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 may it 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/their name.

(q) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to

भारतीय स्टेट बैंक/SBI त.आ.प्र.शा. SAMB 4262 चण्डीगढ़/Chandigarh

		anybody shall be the sole responsibility of successful bidder only and will be over and above the Bid Price. (r) 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 properties 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. (s) 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. 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	Litigation	None, to the best of our knowledge.

Authorized officer

For State Bank of India

Authorised Officer

S.A.M.B.

Sector 8-C, Chandigarh

State Bank of India