THE TERMS AND CONDITIONS OF SALE

PROPERTY WILL BE SOLD ON 23.09.2026 "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS.

1.	Name and address of the Borrower/ Guarantors	**M/s Josan Foods Pvt. Ltd. (Borrower)** Regd. Office: Village Gumani Wala Road, Jalalabad(W), Distt. Fazilka-152024. **2. Sh. Hakam Chand (Managing Director)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. 2nd Address: - New Model Town, Near DAV Collage Road, Jalalabad(W) Distt. Fazilka-152024. **3. Smt. Swarna Rani w/o Sh. Hakam Chand (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. 2nd Address: - New Model Town, Near DAV Collage Road, Jalalabad(W) Distt. Fazilka-152024. **4. Sh. Sher Chand Josan s/o Sh. Mehanga Ram (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. **5. Sh. Saravjeet Singh S/o Sh. Hakam Chand (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. **6. Sh. Kishore Chand (Director)** Gumani Wala Road, Jalalabad(W), Distt. Fazilka-152024. 2nd Address: - Civil Lines, City Fazilka, Fazilka **7. Sh. Amrinder Singh s/o Sh. Jangir Chand (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024, Punjab 2nd Address: - New Model Town, Near DAV Collage Road, Jalalabad(W) Distt. Fazilka-152024 **8. Sh. Harkrishan Lal s/o Sh. Mehanga Ram (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. 2nd Address: - Civil Lines, City Fazilka, Fazilka **9. Sh Hans Raj Josan s/o Sh. Mehanga Ram (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. **10. Sh. Narinder Singh S/o Sh. Sher Chand (Guarantor)** Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. **11. Sh. Pushpinder Singh S/o Sh Jangir Chand (Guarantor)**

भारतीय स्टेट बैंक SAMB 4262 चण्डीगढ़/Chandigarh

		Village Chak Sotrian, Jalalabad(W), Distt. Fazilka-152024. 2nd Address: - New Model Town, Near DAV Collage Road, Jalalabad(W) Distt. Fazilka-152024 **12. M/s. Amrinder Josan & Company (Corporate Guarantor)** Office: Village Gumani Wala Road, Jalalabad(W), Distt. Fazilka-152024.
02.	Name and address of Branch, the secured creditor	**State Bank of India, SCONo.97-107, First Floor, Sector -8C, Madhya Marg, Chandigarh-160018** **Email:sbi.04262@sbi.co.in, team01samb.cha@sbi.co.in**
03	Description of the immovable secured assets to be sold	**Lot No.1 Property ID: SBIN200007656501:** Land **(without building)** measuring 16K-00M comprised of Khasra No.39M//14 (8-0) Khewat No.06 Khatuni No.28 and Khasra No.39M//13 (8-0) Khewat No.137, Khatuni No.341, Situated at Village-Baghe Ke Uttar, Tehsil-Jalalabad (W) Distt-Fazilka, registered vide Sale Deed No.176 dated 29.04.2003 in the name of M/s. Amrinder Josan & Company, Gumani Wala Road, Jalalabad (W), Fazilka. **(Area as per Sale Deed 20K-00M)** **Lot No.2 Property ID: SBIN200017334326:** Land measuring 03K-16M comprised of Khasra No.39M//15/2/1 (3-16), Khewat No.6, Situated at Village-Baghe Ke Uttar, Tehsil-Jalalabad (W) Distt-Fazilka, registered vide Sale Deed No.5578 dated 01.03.2005 in the name of Sh. Chander Shekhar S/o. Sher Chand. **Lot:3 Property ID: SBIN042625677:** Land measuring 04K-00M comprised of Khasra No.39M//15/2/2 (4-0), Khewat No.6, Village-Baghe Ke Uttar, Tehsil-Jalalabad (W) Distt-Fazilka, registered vide Sale Deed No.5677 dated 07.03.2005 in the name of Sh. Hakam Chand S/o. Mehnga Ram. **Lot:4 Property ID: SBIN200001248138:** Land measuring 04K-19M comprised of Khasra No.114M// 11/1/2 (3-4), 11/2/1 (1-15), Khewat No.1323, Situated at Village-Jalalabad, Tehsil-Jalalabad (W) Distt-Fazilka, registered vide Sale Deed No.5577 dated 01.03.2005 in the name of Smt. Swarna Rani W/o. Hakam Chand. **(Area as per Sale Deed 05K-03M)** **Lot:5 Property ID: SBIN042625086:** Land measuring 01K-06M comprised of Khasra No.114M//11 min (1-6), toward East North, Situated at Village-Jalalabad, Tehsil-Jalalabad (W) Distt-Fazilka, registered vide Sale Deed No.5086 dated 10.02.2000 in the name of Sh. Hakam Chand S/o. Mehnga Ram.
04	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.
05	The secured	Rs.94,84,01,817.03 (Rupees Ninety-four Crore eighty-four lakhs

	debt for recovery of which the property is to be sold	one thousand eight hundred seventeen and paise three only) as on 28.02.2018 plus accrued interests, charges etc. thereon
06	Deposit of earnest money	**1. Property ID: SBIN200007656501:- Rs.8.70 Lacs** **2. Property ID: SBIN200017334326:- Rs.1.80 Lacs** **3. Property ID: SBIN042625677: Rs.2.20 Lacs** **4. Property ID: SBIN200001248138: Rs.2.30 Lacs** **5. Property ID: SBIN042625086: Rs.0.90 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
07	Reserve price of the immovable secured assets: Bank account/Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	**1. Property ID: SBIN200007656501:- Rs.87.00 Lacs** **2. Property ID: SBIN200017334326:- Rs.18.00 Lacs** **3. Property ID: SBIN042625677: Rs.22.00 Lacs** **4. Property ID: SBIN200001248138: Rs.23.00 Lacs** **5. Property ID: SBIN042625086: Rs. 9.00 Lacs** Through wallet to be maintained by Bidders on https://Baanknet.com Before the start of e-auction at 11 AM on 23.09.2026 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)
08	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 auction purchaser not exceeding three months from the date of auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	**Date: 23.09.2026,** **E-auction online through https://baanknet.com** 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	M/s PSB Alliance (BAANKNET) at the portal https://Baanknet.com

	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	
11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	**1. Property ID: SBIN200007656501:- Rs.0.50 Lacs** **2. Property ID: SBIN200017334326:- Rs.0.50 Lacs** **3. Property ID: SBIN042625677: Rs.0.50 Lacs** **4. Property ID: SBIN200001248138: Rs.0.50 Lacs** **5. Property ID: SBIN042625086: Rs.0.50 Lacs** ii)10.00 Minute 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:14.09.2026 Time: 12:00 Hours to 14:00 Hours **Pre-Auction Inspection** Contact Persons: Sh. Satinder Jit Singh, Chief Manager & Authorised Officer, Mobile 8146295501 Shri. Virender Kumar Punn, Assistant General Manager & Authorised Officer, Mobile 8894217020
13	Other conditions	(1) Intending Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) 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.

(5) 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.

(6) 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.

(7) 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.

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

(9) 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.

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

(11) 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.

(12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(13) 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.

(14) 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.

(15) 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.

(16) 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.

(17) 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. (18) 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. (19) 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. 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. (20) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only (21) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. (22) The entire machinery (if applicable) has to be removed immediately from the date of sale certificate failing which cost of Rs. 1.00 Lakhs per month or actual cost involved among whichever is higher has to be remitted to the bank till all the machinery sold is removed..
14	**Litigation**	MA/92/2023 is pending in DRT Chandigarh for restoration of SA No. 137/2018 which was dismissed by the DRT.
15.	**Note**	**1. Lot No.1 Property ID: SBIN200007656501:** The property i.e. the Land in the name of Corporate Guarantor M/s. Amrinder Josan and Company is being put for e-auction by State Bank of India ("the Bank") under SARFAESI provisions. The Building Structure over the land belongs to Borrower M/s. Josan Foods Pvt Limited, which is undergoing Liquidation under Insolvency and Bankruptcy Code-2016 (IBC) provisions and is under possession of the Liquidator. **The Liquidator will also issue a**

separate E-Auction Notice on the same newspapers on 20.08.2026 in respect of this building in the Newspapers for e-auction to be conducted on 23.09.2026 through Baanknet Portal.

2. Lot No.1-4 Property ID: SBIN200007656501, SBIN200017334326, SBIN042625677, SBIN200001248138: The owners of the said properties have also given these properties on lease to M/s. Josan Foods Pvt Ltd for 20 Years (i.e. 23-07-2013 to 22-07-2033), these lease rights will be e-auctioned by Liquidator on same date when the e-auction of the Land will be conducted by the Bank for the sale of above-mentioned LOTs. Details of lease hold rights are as under:

Lot No.	Lease deed No. and Date	Area of Leas Land
1	1952/24.07.2013	04K-00M
2	1990/24.07.2013	03K-16M
3	1951/24.07.2013	04K-00M
4	1950/27.07.2013	04K-19M
	Total Lease Hold Rights	**16K-15M**

For the sale to be confirmed by the Bank, an interested Bidder must bid for the assets to be put on e-auction , i.e. Land in the name of Corporate Guarantor/Personal Guarantors being auctioned by the Bank under SARFAESI provisions and Building Structure/Lease hold rights, being auctioned by the Liquidator under IBC provisions and be declared as Successful Bidder in both the e-auctions, simultaneously (i.e. by submitting H1 Bids (Highest Bidder) in both the e-auctions).

Date: **29.08.2026**
Place: **Chandigarh**

(Hardeep Singh)
Authorised Officer, State Bank of India

Bank website	E-auction website	Property Location	Photograph and Video Land and Building