

TERMS AND CONDITIONS OF SALE

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	1.Durable Transformers Pvt. Ltd., (Through its Managing Director), Regd Office: Focal Point, Behind Jiwan Milk Plant, Muktsar Faridkot Bye Pass, Kotkapura - 151204. 2. Durable Ceramics Pvt. Ltd. (Through its Managing Director), Regd Office: Focal Point, Behind Jiwan Milk Plant, Muktsar Faridkot Bye Pass, Kotkapura - 151204. 3. Sh. Rattan Singla S/o Sh. Laxmi Narain Singla, (Director & Guarantor) (Since Deceased) Through his legal heirs: (i) Smt. Shashi Singla, W/o Sh. Rattan Singla, R/o Hira Singh Nagar, Behind Dashmesh Public School, Kotkapura - 151204. (ii) Sh.Saurabh Singla S/o Sh.Rattan Singla, R/o Hira Singh Nagar, Behind Dashmesh Public School, Kotkapura - 151204. (iii) Ms. Astha Singla D/o Sh. Rattan Singla, R/o Hira Singh Nagar, Behind Dashmesh Public School, Kotkapura - 151204. 4. Sh. Saurabh Singla S/o Sh. Rattan Singla, (Director & Guarantor) M/s Durable Transformers Pvt. Ltd., Focal Point, Behind Jiwan Milk Plant, Muktsar Faridkot Bye Pass, Kotkapura - 151204. Alternate Address:- Hira Singh Nagar, Behind Dashmesh Public School, Kotkapura - 151204. 5. Smt. Shashi Singla, W/o Sh. Rattan Singla, (Guarantor), R/o Hira Singh Nagar, Behind Dashmesh Public School, Kotkapura - 151204. 6. Sh. Parmod Kumar S/o Sh. Laxmi Narain Singla (Guarantor), R/o Hira Singh Nagar, Behind Dashmesh Public School, Kotkapura - 151204. 7. Manju Goel (Guarantor), R/o Mukatsar Faridkot Bye Pass, Kotkapura - 151204. 8. Munish Goel, (Guarantor), R/o Muktsar Faridkot Bye Pass, Kotkapura - 151204. 9. Silica Resorts Pvt. Ltd. (Corporate Guarantee) Focal Point, Behind Jiwan Milk Plant Muktsar Faridkot Bye Pass, Kotkapura - 151204.				
2	Name and address of Branch, the Secured Creditor	State Bank of India Stressed Assets Management Branch (SAMB), 1 st Floor, S.C.O. 99-107, Sector-8C, Madya Marg, Chandigarh-160009				
3	Description of the immovable secured assets to be sold.	<table><tr><th>Lot No.</th><th>Description of the immovable asset</th></tr><tr><td>1.</td><td>PROPERTY ID SBIN400011537413: Land measuring 10 Kanal – 11 Marla, situated at Muktsar Road, Kotkapura, Distt Faridkot, comprising of; i) Land measuring 7K-1M, comprised in Khasra No 433//26/1(6-9) and 434//28/1(0-12), Khewat No 211, 215, Khatauni No 333, 334, in the name of Smt Shashi Singla W/o Sh Rattan Kumar Singla, vide Sale Deed No 1333 dated 06.09.2006.</td></tr></table>	Lot No.	Description of the immovable asset	1.	PROPERTY ID SBIN400011537413: Land measuring 10 Kanal – 11 Marla, situated at Muktsar Road, Kotkapura, Distt Faridkot, comprising of; i) Land measuring 7K-1M, comprised in Khasra No 433//26/1(6-9) and 434//28/1(0-12), Khewat No 211, 215, Khatauni No 333, 334, in the name of Smt Shashi Singla W/o Sh Rattan Kumar Singla, vide Sale Deed No 1333 dated 06.09.2006.
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		ii) Land measuring 3K-10M comprised in Khasra No 433//26/2/(3-4)Min, Khewat No 191, Khatauni 302, and Khasra No 434//28/2(0-6), Khewat No 194, Khatauni No 312, in the name of Sh Rattan Kumar Singla S/o Sh Lakshmi Narain, vide Sale Deed No 2446 dated 13.03.2003. (Now after the death of Sh Rattan Kumar, property is in the name of Smt Shashi Singla, Smt Astha Singla and Sh Saurabh Singla as per Jamabandi for the year 2019-20) (This Property covers credit facilities given to M/s Durable Transformers Pvt Ltd and M/s Durable Ceramic Pvt Ltd.)
	2.	PROPERTY ID SBIN400011549656: Land measuring 15 Kanal – 19.08 Marla, situated at Muktsar Road, Kotkapura, Distt Faridkot, comprising of; i) Land measuring 5 Marals i.e. 5/52 share of 2 Kanal 12 Marla, comprised in Khasra No 194//20/2/2(2-0), and 195//16/1/4(0-12), Khewat No 16, Khatauni 27, in the name of Smt Shashi Singla W/o Sh Rattan Kumar Singla, vide Sale Deed No 1263 dated 18.07.2008. ii) Land measuring 3 Kanals, i.e., ½ share of 6 Kanals, comprised in Khasra No 195//15/1(6-0), in the name of Sh Rattan Kumar Singla S/o Sh Lakshmi Narain Singla, vide Sale Deed No 219 dated 18.04.1994. (Now after the death of Sh Rattan Kumar Singla, property is in the name of Smt Shashi Singla, Smt Astha Singla and Sh Saurabh Singla as per Jamabandi for the year 2019-20) iii) Land measuring 2 Kanals, comprised in Khasra No 195//6/2(2-0), in the name of Sh. Parmod Kumar S/o Lakshmi Narain, vide Sale Deed No 358 dated 27.04.1994. iv) Land measuring 1 Kanal - 4½ Marla i.e. 49/104 share of 2 K-12 M, comprised in Khasra No 194//20/2/2(2-0), and 195//16/1/4(0-12), in the name of Sh Parmod Kumar S/o Sh Lakshmi Narain vide Sale Deed No 2076 dated 01.07.1994. v) Land measuring 18 Marla, comprised in Khasra No 195//7(Min), in the name of Sh Rattan Kumar Singla S/o Sh Lakshmi Narain Singla vide Sale Deed No 2844 dated 08.08.1995. (Now after the death of Sh Rattan Kumar Singla, property is in the name of Smt Shashi Singla, Smt Astha Singla and Sh Saurabh Singla as per Jamabandi for the year 2019-20) vi) Land measuring 17½ Marla, comprised in Khasra No 195//7(Min), Khewat No 17, in the name of Sh Parmod Kumar S/o Sh Lakshmi Narain Singla vide Sale Deed No 1742 dated 21.01.1997. vii) Land measuring 17¼ Marla, comprised in Khasra No 195//16(Min), in the name of Smt Shashi Singla W/o Sh Rattan Kumar Singla vide Sale Deed No 1851,



		dated 17.2.1998. viii) Land measuring 2 Kanal i.e. 2/3 share of 3 Kanals, comprised in Khasra No 195//25/2/2(3-0), in the name of Sh Rattan Kumar Singla S/o Sh Lakshmi Narain, vide Sale deed No 1397 dated 27.10.1998. (Now after the death of Sh Rattan Kumar Singla, property is in the name of Smt Shashi Singla, Smt Astha Singla and Sh Saurabh Singla as per Jamabandi for the year 2019-20) ix) Land measuring 1 Kanal i.e. 17/100 share of 6 Kanal, comprised in Khasra No 194//21Min(6-0), in the name of Sh. Parmod Kumar S/o Sh Lakshmi Narain Singla, vide Sale deed No 1868 dated 29.12.1998. x) Land measuring 3 Kanal i.e. ½ share of 6 Kanal, comprised in Khasra No 195//15/1(6-0), Khewat No 125, Khatauni 174, in the name of Sh Rattan Kumar Singla S/o Sh Lakshmi Narain Singla, vide Sale Deed No 1492, dated 4.10.2006. (Now after the death of Sh Rattan Kumar Singla, property is in the name of Smt Shashi Singla, Smt Astha Singla and Sh Saurabh Singla as per Jamabandi for the year 2019-20) xi) Land measuring 17 Marla, comprised in Khasra No 195//16/1/1/1(0-17), Khewat No 17, Khatauni No. 2, in the name of Smt. Shashi Singla w/o Sh Rattan Kumar Singla vide Sale Deed No 532 dated 16.05.2008. (This Property covers credit facilities given to M/s Durable Transformers Pvt Ltd and M/s Durable Ceramic Pvt Ltd.)						
4	Details of the encumbrances known to the Secured Creditor	To the best of knowledge and information of the authorised Officer, there are no (known) encumbrance on the assets. 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. 22,06,77,862.90 (Rupees Twenty Two Crores Six Lacs Seventy Seven Thousand Eight Hundred sixty two and Ninety Paise only) as on 31.10.2017 (plus future interest at contractual rate and all other expenses, costs etc. incurred or to be incurred as applicable).						
6	Deposit of Earnest Money	<table><tr><th>Lot No.</th><th>Earnest Money Deposit (EMD) Amount</th></tr><tr><td>1.</td><td>Rs. 23,00,000/- (Rupees Twenty Three Lac only)</td></tr><tr><td>2.</td><td>Rs. 19,80,000/- (Rupees Nineteen Lac Eighty Thousand only)</td></tr></table> EMD Amounts as above, being 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last-minute issues. Lien to the	Lot No.	Earnest Money Deposit (EMD) Amount	1.	Rs. 23,00,000/- (Rupees Twenty Three Lac only)	2.	Rs. 19,80,000/- (Rupees Nineteen Lac Eighty Thousand only)
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		extent of EMD amount will be applied on the wallet by the system.							
7	Reserve Price of the immovable secured asset: Bank account in which Earnest Money Deposit (EMD) is to be remitted: Last Date and Time within which EMD wallet to be remitted:	<table><tr><th>Lot No.</th><th>Reserve Price</th></tr><tr><td>1.</td><td>Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lac only)</td></tr><tr><td>2.</td><td>Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lac only)</td></tr></table> Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET Portal. 16.11.2026, Time up to 03:50 PM at BAANKNET Portal.	Lot No.	Reserve Price	1.	Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lac only)	2.	Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lac only)	
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1.	Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lac only)								
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8	Time and manner of payment	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 amount 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. A/c. No: 31626203126 IFSC: SBIN0004262 Name of Branch: SAMB Branch Chandigarh Bank: State Bank of India							
9	Time and place of public auction or time after which sale by any other mode shall be completed	Date: 16.11.2026 (Monday) Time: From 11:00 AM to 04:00 PM with unlimited extensions of 10 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 on the website of the service provider as mentioned above.	https://www.baanknet.com/login							
11	(i) Bid increment amount: (ii) Auto extension: (limited/unlimited) (iii) Bid currency & unit of measurement	<table><tr><th>Lot No.</th><th>Bid Increment Amount (INR)</th></tr><tr><td>1.</td><td>Rs. 1,00,000/-</td></tr><tr><td>2.</td><td>Rs. 1,00,000/-</td></tr></table> Unlimited extensions of 10 minutes each. INR (Rs.)	Lot No.	Bid Increment Amount (INR)	1.	Rs. 1,00,000/-	2.	Rs. 1,00,000/-	
Lot No.	Bid Increment Amount (INR)								
1.	Rs. 1,00,000/-								
2.	Rs. 1,00,000/-								



12	Date and time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number:	10.11.2026 from 12:00 Hrs to 14:00 Hrs For information or any clarification, the intending bidders may contact: (1) Mr. Hardeep Singh, Chief Manager & Authorised Officer, SBI, SAMB Chandigarh, E-mail ID: team01samb.cha@sbi.co.in, Mobile: 9796159604, or (2) Mr. Virender Kumar Punn, Assistant General Manager, SBI, SAMB Chandigarh, E-mail ID: team01samb.cha@sbi.co.in, 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 help line 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 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 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) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request for return of deposit either in part or full/ cancellation of sale will be entertained.

(21) 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.

(22) 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 be any claim or whatsoever from the bidder thereon affecting the auction process.

(23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves the right to confirm the sale of immovable property, only if plant and machinery is sold out.

14	Details of pending litigation, if any, in respect of property proposed to be sold	To the best of our knowledge, there are no pending litigations in respect of the property proposed to be sold.
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Date: 08.10.2026
Place: Chandigarh


 (Hardeep Singh)
 Authorised Officer,
 State Bank of India

Bank website	E-auction website	Property Location		Photograph and Video	
		SBIN400011537413	SBIN400011549656	SBIN400011537413	SBIN400011549656
					