(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE
Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

01	Name and Address of the Borrower	M/s Babbar Brothers Shop No 114, Addl New Grain Market Fazilka
02	Name and address of Branch, the secured creditor	Stressed Asset Recovery Branch State Bank of India, Ground Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana 141001
03	Description of the immovable secured assets to be sold	Property ID SBIN0527100437 All part and parcel of immovable property ie Shop No 114 measuring 20' * 125' (2500 sq feet) situated in additional new grain market , Fazilka registered in the name of Sh Anmol Babbar s/o Sh Kharait Lal Babbar registered vide sale deed no 2078 dated 23.07.2007
04	Details of the encumbrances know to the secured creditor	Property is unencumbered.
05	The secured debt for recovery of which the property is to be sold	Rs 62,41,123.00/-(Rupees Sixty Two lakh forty one thousand one hundred twenty three only) as on 03.04.2023 and with future interest from 04.04.2023 with cost and charges etc thereon Possession date 07.01.2025
06	Deposit of earnest money	EMD: Rs 4,60,000/- (Rupees Four Lakh Sixty Thousand only) being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by portal http://baanknet.com by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted	Rs. 46,00,000/- (Rupees Forty Six Lakh only) Bidders own wallet Registered with M/s PSB Alliance on its e-auction site https://baanknet.com by means of RTGS/NEFT. Before close of eAuction
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 Authorized 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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 18.11.2026 through e-auction. 11:00 Hrs to 16:00 Hrs
10	The e-Auction will be conducted through the Bank's approved service provider	M/s PSB Alliance at the web portal https://baanknet.com
11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 25,000/- Unlimited extension of 10 minutes each 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: 17.11.2026 Time: 14:00 Hrs to 15:00 Hrs Name: Sh Sushil Kumar Srivastava (Authorized officer) Mobile No. 8219239766
13	Other conditions	(a) Bidders shall hold a valid digital signature Certificate issued by competent authority and valid email ID (e mail 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 e mail. (b).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 sushil6kumar@sbi.co.in (c) 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.



		(d). The successful bidder shall be required to submit the final prices, quoted during the e-auction 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. (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. (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. 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. (h). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i). 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. (j). The bid submitted without the EMD shall be summarily rejected. The property 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 correspondence regarding any change in the bid shall be entertained. (l). 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). (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 e-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 it may 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 name. (p). 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. (q) 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. (r) 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. (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. 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.

Date: 22.10.2026

Place: Ludhiana

AUTHORISED OFFICER

STATE BANK OF INDIA