**(Annexure-15 A)**

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.**

**Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis**

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| 01 | Name and Address of the Borrower | M/S ARUN BKO, SHOP NO 32, NEW GRAIN MARKET, JALALABAD (WEST), DISTRICT FAZILKA, PUNJAB-152024.<br>**2ND ADDRESS**<br>M/S ARUN BKO, VILLAGE KAHNEWALA, KAHNE WALA ROAD, JALALABAD (WEST), DISTRICT FAZILKA, PUNJAB 152024.<br>**PARTNER:** SH SUKHWINDER SINGH S/O SH RESHAM SINGH C/O SHOP NO 32, NEW GRAIN MARKET, JALALABAD (WEST), DISTRICT FAZILKA (PARTNER OF M/S ARUN BKO)<br>**2ND ADDRESS**<br>SH SUKHWINDER SINGH S/O SH RESHAM SINGH, R/O VILLAGE KATHGARH, PO CHAK VARO KE, TEHSIL JALALABAD (WEST) DISTRICT FAZILKA, PUNJAB-152024.<br>**PARTNER:** SH MALKIT SINGH S/O SH RESHAM SINGH C/O SHOP NO 32, NEW GRAIN MARKET, JALALABAD (WEST), DISTRICT FAZILKA (PARTNER OF M/S ARUN BKO)<br>**2ND ADDRESS**<br>SH MALKIT SINGH S/O SH RESHAM SINGH, R/O VILLAGE-KATGARH, PO CHAK VARO KE, TEHSIL JALALABAD (WEST), DISTRICT-FAZILKA, PUNJAB-152024. |
| 02 | Name and address of Branch, the secured creditor | Stressed Asset Recovery Branch<br>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- SBIN0527100166**<br><br>EM of Industrial Land & Brick Kiln Building Measuring **15 Kanal 7 Marla** i.e.307/580 share **out of 29 Kanals** comprised in Rect No.31, Killa No 8 (8-0), 12(8-0), 18(5-13), 19(7-7), Khewat No. 97, Jamabandi Year 2007-08, in the name of M/s Arun BKO registered vide sale deed no. 3117 dated 14/09/2012 situated at Village Kahnewala, Tehsil Jalalabad(w), District-Fazilka-152024, Punjab. The boundaries of the secured property have been delineated in accordance with description contained in the Demand Notice issued under section 13(2) dated 20.02.2017 and the Possession notice issued under section 13(4) dated 16.06.2017, as detailed herein below:-<br><br>East: Baljit Kaur<br><br>West: Pritpal Singh Patwari.<br><br>North: Land of Subhash Doomra |

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| | | South: Kacha Road.<br><br>**The aforesaid Sale Deed no 3117 dated 14.09.2012 does not contain any specific particulars or details regarding the demarcation of the secured property.** |
| 04 | Details of the encumbrances know to the secured creditor | No such in the knowledge of Bank. |
| 05 | The secured debt for recovery of which the property is to be sold | **Rs.56,82,514.87 (Rupees Fifty Six Lakh Eighty Two Thousand Five Hundred Forteen and Paisa Eighty Seven Only) with interest calculated upto 20.02.2017, Plus future Interest, Charges Less any amount received** |
| 06 | Deposit of earnest money | **EMD:**<br>**Rs. 6,50,600/- (Six Lakh Fifty Thousand Six Hundred Only)** being the 10% of 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. |
| 07 | Reserve price of the immovable secured assets:<br>Account/ Wallet in which EMD to be remitted.<br><br>Last Date and Time within which EMD to be remitted | Rs. 65,06,000/- (Sixty Five Lakh Six Thousand Only)<br><br>EMD are to be required to be deposited on or before 08.12.2026 up to 15:00 Hrs 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>08.12.2026 up to 15:00 Hrs |
| 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 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: 08.12.2026 through e-auction.<br><br>11.00 AM to 16:00 PM |
| 10 | The e-Auction will be conducted through the Bank's approved | M/s. PSB Alliance |

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| | service provider | at the web portal<br><br>**(https://baanknet.com)** |
| 11 | (I) Bid increment amount:<br>(ii) Auto extension:<br>(iii) Bid currency & unit of measurement | Rs. 50,000/- (Fifty Thousand Only)<br>Unlimited extension of 10 minutes each<br>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: 25.11.2026 Time: 13:00 Hrs to 15:00 Hrs<br><br>Name: Jaibir Singh<br><br>Mobile No.99881-92220 |
| 13 | Other conditions | (a) 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>(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 jaibir.singh@sbi.co.in<br>(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.<br>(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. |

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| | | (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.<br>(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.<br>(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 canceled/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.<br>(h). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.<br>(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.<br>(j). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.<br>(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.<br>(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).<br>(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.<br>(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.<br>(o)The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/ transfer charges/, Registration expenses, fees etc. |

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| | | for transfer of the property in his/her name.<br>(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.<br>(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable 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>(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.<br>(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, in respect of property(ies) proposed to be sold. | As per our knowledge, there are no pending litigation as on date. |

**19.11.2026**
**Ludhiana**

**AUTHORISED OFFICER,**
**State Bank of India.**