

## **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/Guarantors	M/s. Ganesh Rice Mills Near Reliance Petrol Pump Jalalabad Road, Sri Muktsar Sahib- 152026	Sh. Amrinder Singh S/o Sh. Jagir Chand, Village Chak Sotrian, Jalalabad, Distt Fazilka-152024  ii) Sh. Amrinder Singh S/o Sh. Jagir Chand, Model Town, DAV College Road, Jalalabad, Distt Fazilka-152024.	Sh. Pushpinder Singh S/o Sh. Jangir Chand (Partner) C/o M/s Ganesh Rice Mills. Jalalabad Road, Muktsar Sahib, Distt Muktsar Sahib-152026.  Sh. Pushpinder Singh S/o Sh. Jangir Chand, Village ChakSotrian, Jalalabad, Distt- Fazilka-152024	Smt. Swarna Rani W/o Sh. Hakam Chand, Village ChakSotrian, Jalalabad, Distt- Fazilka-152024  Smt. Swarna Rani W/o Sh. Hakam Chand Model Town, DAV College Road, Jalalabad, Distt- Fazilka-152024
	Sh. Sarveet Singh Josan S/o Sh. Hakam Chand, Model Town, DAV College Road, Jalalabad, Distt- Fazilka-152024  Sh. Sarveet Singh Josan S/o Sh. Hakam Chand, Village Chak Sotrian, Jalalabad, Distt Fazilka-152024.	Sh. Hakam Chand S/o Sh. Mehnga Ram, Village ChakSotrian, Jalalabad, Distt- Fazilka-152024  Sh. Hakam Chand S/o Sh. Mehnga Ram, Model Town, DAV College Road, Jalalabad (W) , Distt- Fazilka-152024	Sh. Rajiv Kumar S/o Sh. Sher Chand (Partner) C/o M/s Ganesh Rice Mills. Jalalabad Road, Muktsar Sahib, Distt Muktsar Sahib-152026  Sh. Rajiv Kumar S/o Sh. Sher Chand , Village Chak Sotrian, Jalalabad (W), Distt- Fazilka-152024	Sh. Pushpinder Singh S/o Sh. Jangir Chand, Partner M/s. Ganesh Rice Mills, Model Town, DAV College Road, Jalalabad (W), Distt- Fazilka-152024
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch SCO No. 97-107 First Floor Sector-8C, Madhya Marg, Chandigarh-160018 EMAIL: <a href="mailto:sbi.04262@sbi.co.in">sbi.04262@sbi.co.in</a> , <a href="mailto:team6samb.cha@sbi.co.in">team6samb.cha@sbi.co.in</a> Phone: 0172-4567162		
3	Description of the immovable secured assets to be sold.	<b><u>1. Property ID: SBIN200001760306:</u></b>  Residential house measuring 3K-10M located near Model town, DAV College Road, Jalalabad (W) comprised of khasra no.106m/17/2/2/2 (1-5), 17/2/1/1/2 (1-0), 17/2/1/2/2(0-15), 18/1/1/2(0-10) Khewat No.1741 as per jamabandi year 2003-04 in the name of Sh. Pushpinder Singh and Sh. Amrinder Singh purchased vide Sale Deed registered at Wasika No 3025 dated 14.09.2006.		
4	Details of the encumbrances known to the secured creditor.	<b><u>Litigation:</u></b>  1. Bank filed the Recovery suit against the borrower/guarantors with DRT Chandigarh. 2. Borrower filed the SA with DRT Chandigarh against SARFAESI Action.  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. 21,14,28,605/- (Rs. Twenty One Crore Fourteen lac Twenty Eight thousand Six hundred Five only) as on 25.07.2016 plus future interest thereon at agreed rate and other expenses and charges as applicable etc.		
6	Deposit of earnest money	1. <b><u>Property ID: SBIN200001760306</u></b> is Rs.14.50 lacs being the 10% of the Reserve Price, to be deposited in the wallet to be maintained by Bidders on <a href="https://Baanknet.com">https://Baanknet.com</a>		

7	<p>Reserve price of the immovable secured assets:</p> <p><b>Bank account</b> in which EMD to be remitted.</p> <p><b>Last Date and Time</b> within which EMD to be remitted:</p>	<p><b>Property ID: SBIN200001760306</b> Rs.145.00 lacs(One crore fourty five lacs only)</p> <p>Through wallet to be maintained by Bidders on <a href="https://Baanknet.com">https://Baanknet.com</a></p> <p>Before the start of e-auction <b>at 11 AM on 08.01.2026</b> or as per the guidelines for participation in e-auction, as available on <a href="https://Baanknet.com">https://Baanknet.com</a> (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)</p>
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 auction purchaser not exceeding three months from the date of auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p><b>Date: 08.01.2026, E-auction online through <a href="https://baanknet.com">https://baanknet.com</a></b></p> <p>Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 minutes each.</p>
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 <a href="https://Baanknet.com">https://Baanknet.com</a>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p>Rs.100,000/-</p> <p>Auto extension of 10 minutes each (unlimited).</p> <p>Indian Rupee</p>
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	<p><b>Pre-Auction Inspection: Symbolic Possession</b></p> <p>Contact Persons:</p> <p>Sh. Labh Singh, Chief Manager &amp; Authorised Officer, Mobile 9417938292</p> <p>Shri. Virender Kumar Punn, Assistant General Manager &amp; Authorised Officer, Mobile 8894217020</p>
13	<b>Other Observations</b>	<p>(a) The intending bidder should abide by the rules of <a href="https://Baanknet.com">https://Baanknet.com</a> vis-à-vis the auction in respect of KYC guidelines, Balance in their Wallet for covering the EMD Amount etc.</p> <p>(b) Participation in e-auction will be allowed by <a href="https://Baanknet.com">https://Baanknet.com</a> 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 <a href="https://Baanknet.com">https://Baanknet.com</a> before the last date &amp; time as mentioned at Sl. No.7 above, through</p>

	<p>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 <a href="https://Baanknet.com">https://Baanknet.com</a> 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.</p> <p>(c) The successful bidder will be communicated suitably by <a href="https://Baanknet.com">https://Baanknet.com</a>, subject to further confirmation by Bank after validation of each of the eligibility criteria/KYC details/EMD amount deposit etc.</p> <p>(d) 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.</p> <p>(e) 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.</p> <p>(f) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-auction adopted by the service provider before participating in the e-auction.</p> <p>(g) 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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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.</p> <p>(j) The bids submitted without the EMD shall be summarily rejected. Further, the properties shall not be sold below the reserve price.</p> <p>(k) 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.</p> <p>(l) The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be refunded by <a href="https://Baanknet.com">https://Baanknet.com</a>. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any).</p> <p>(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 auction without</p>
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		<p>assigning any reason thereof. The sale is subject to confirmation by the Secured Creditor.</p> <p>(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.</p> <p>(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/their name.</p> <p>(p) 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 and will be over and above the Bid Price.</p> <p>(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 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.</p> <p>(r) 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.</p> <p>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.</p>
14	<u>Litigation</u>	<p>1. Bank filed the Recovery suit against the borrower/guarantors with DRT Chandigarh.</p> <p>2. Borrower filed the SA with DRT Chandigarh against SARFAESI Action.</p>

#### Authorized officer