



STRESSED ASSETS RECOVERY BRANCH,
SBI, Administrative Office Building, 3rd Floor,
Civil Lines, Fountain Chowk, Ludhiana-141001
Tel. No. 0161-5204333
E mail: sbi.05271@sbi.co.in

Annexure-2

STATE BANK OF INDIA BRANCH : SARB LUDHIANA (05271)

Address of the Branch :

Stressed Assets Recovery Branch
3rd Floor, Administrative Office Building,
Fountain Chowk, Civil Lines, Ludhiana.

Authorized Officer's Details : -

Name: Mr. Chanchal Singh
Phone Nos. of Branch : 9557170170
e-mail ID : chanchal.singh2@sbi.co.in

E-mail ID of Branch : sbi.05271@sbi.co.in
Mobile No : 9557170170
Landline No. (Office) : 0161-5204333

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act. Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.

4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
Land and Building : Vacant plot measuring 3 Kanal-8,1/2 Marla (2072 sq. yards), as 68,1/2/598 share of 29 kanal 18 marla comprised in at Khasra No. 1264/4(5-6), 1265/1(0-2), 1266/1(2-10), 1267/4(9-15), 1268/4(9-15), 1269/1(2-10), Khata No. 324/708, as per Jamabandi of Year 2004-05, situated at village Naruana, Bathinda standing in the name of Sh. Tek Chand S/o Sh. Madan Lal vide Sale Deed No. 11528 Dt: 21.10.2008.	Rs. 59.50 Lacs
TOTAL	Rs. 59.50 Lacs

For State Bank of India,

Authorized Officer.

Date: 06.12.2022

Place: Ludhiana