# 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 | Sh. Ramesh Kumar S/o Som Nath<br>R/O Ward No. 9, Tehsil Khamanon, District Fatehgarh Sahib, Punjab- 140802. |
| 02 | Name and address of Branch, the secured creditor | State Bank of India, Stressed Assets Recovery Branch<br>SCO 15, 2nd Floor, Sector 7-C, Chandigarh 160019.<br>Email Id: sbi.05179@sbi.co.in |
| 03 | Description of the immovable secured assets to be sold. | House measuring 0K-8M being 8/417 share land out of total land measuring 20K-17M comprised in Khewat Khatauni No. 102/111, Khasra No. 18(8-7), 19/1/1(0-2), 20/1(0-14), 22(8-0), 23/1(3-12), 31/1(0-2) Kittas 6 situated at at Near Green Enclave, Near Matharoo Aluminium Fittings, Village Bilaspur, Tehsil Khamanon, District Fatehgarh Sahib as per Sale Deed Vasika No. 445 dated 28.08.2015 standing in name of Sh. Ramesh Kumar S/o Sh. Som Nath which is bounded as under:<br>**North:** Open Plot-52'-0",<br>**South:** House of Jasvir Singh-52'-0",<br>**East:** Puneet Arora-42'-0",<br>**West:** Passage-42'-0"<br>**The property is under Bank's possession.** |
| 04 | Details of the encumbrances known to the secured creditor. | Nil |
| 05 | The secured debt for recovery of which the property is to be sold | **Rs. 30,52,210.00 (Rupees Thirty Lac Fifty Two Thousand Two Hundred Ten Only) as on 06.09.2021** plus future interest at the contractual rate together with incidental expenses, cost, charges etc. w.e.f. **07.09.2021** minus repayment made thereafter, if any. |
| 06 | Deposit of earnest money | **EMD**: **Rs 2,15,100 (Rupees Two Lac Thirty Nine Thousand only)** being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own Wallet provided by **Baanknet portal** on its e-auction site https://baanknet.com by means of RTGS/NEFT |
| 07 | Reserve price of the immovable secured assets:<br>**Bank account** in which EMD to be remitted.<br><br>**Last Date and Time** within which EMD to be remitted:<br><br>Through online mode | **Rs. 21,51,000.00 (Rupees Twenty One Lac Fifty One Thousand only)**<br><br>Bidders own wallet Registered with https://baanknet.com on its e-auction site https://baanknet.com/ by means of RTGS/NEFT Collection Account<br><br>**Time: 16:00 Hrs** **Date: 26.02.2026** |

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| 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: 26.02.2026**<br><br>Time: From 11.00 AM to 03:00 PM with unlimited extension of 5 minutes each |
| 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 | **Baanknet portal** on its e-auction site<br><br>**https://baanknet.com** |
| 11 | (i) Bid increment amount:<br>(ii) Auto extension: (limited / unlimited)<br>(iii) Bid currency & unit of measurement | **Rs. 10,000/-**<br>Unlimited extension of 5 minutes each<br><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. Contact person with mobile number | **Date: 10.02.2026 Time: 11:00 Hrs to 14:00 Hrs**<br>Name: Sh. Mousam Pal<br>Mobile No. 9501610518<br><br>Name Subhash Chander<br>Mobile No. 9728558877 |
| 13 | Other conditions | (a). The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by Baanknet portal well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).<br><br>(b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with **Baanknet portal** at https://baanknet.com by means of NEFT/ RTGS transfer from his bank account. |

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| | | (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with **Baanknet portal** is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.<br><br>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.<br><br>(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><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><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.<br><br>(h) 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.<br><br>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.<br><br>(j) 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.<br><br>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.<br><br>(l) 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><br>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **Baanknet portal**. The Bidder has to place a request with **Baanknet portal** for refund of the same back to his bank account. The bidders will not be |

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| | | entitled to claim any interest, costs, expenses and any other charges (if any).<br><br>(n) 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.<br><br>(o) 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.<br><br>(p) 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.<br><br>(q) 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><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 Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of 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.<br><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 auction will be entertained. |
| 14 | Details of pending litigation, if any, in respect of property to be sold. | No such litigation pending as per Bank record. |

Date: 03.02.2026
Place: Chandigarh

MOUSAM PAL
**AUTHORISED OFFICER**
STATE BANK OF INDIA

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