

 <p>STATE BANK OF INDIA</p>	<p>SAMB Chandigarh, SCO 99-107, First Floor, Sector-8 C, Chandigarh sbi.04262@sbi.co.in</p>
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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

1.	Name and address of the Borrower/ Guarantor	M/s Dutchply Industries Ltd Village Akbarpur, Tehsil Morinda, District Rupnagar.
2.	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch SCO 99-107, First Floor, Sector-8 C ,Chandigarh
3.	Description of the immovable secured assets to be sold.	<p>Property ID:SBINDUTCHPL M/s Dutchply Industries Limited, property situated at:</p> <p>i) All that part and parcel of factory land and building in khata no.112/84, khasra no.511/34 (0-16), 513/35 (1-02), 515/36 (2-16), 567/517/37(0-12), 567/517/37 (1-5), measuring 6 bigha 11 biswa vide sale deed no. 380 dated 01.06.2007 situated at village Akbarpur (Ranjitpura), Tehsil Morinda, District Roopnagar in the name of Sh. Ajay Bhagat and Sh. Sanjay Bhagat.</p> <p>ii) All that part and parcel of factory land and building situated at village Akbarpur (Ranjitpura), Tehsil Morinda, District Roopnagar measuring 4 bigha 16 biswa in the name of Sh. Ajay Bhagat and Sh. Sanjay Bhagat vide sale deed no. 441,442,443 dated 09.06.2008 bearing khata no. 9/11 khasra no. 570/529/20 (2-0), 530/20 (0-6), 569/529//20 (1-14), 21(4-0) share out of total area of 8 bigha 0 biswa.</p> <p>iii) All that part and parcel of factory land and building situated at village Akbarpur (Ranjitpura),</p>

		Tehsil Morinda, District Roopnagar measuring 4 bigha 11 biswa in the name of Sh. Ajay Bhagat and Sh. Sanjay Bhagat vide sale deed no. 816 dated 10.08.2009 comprised in khewat no. 112/112, Khatoni no. 184, khasra no. 510/38 (2-3), 521/114 (0-16), 523/115 (1-12).
4.	Details of the encumbrances known to the secured creditor.	There is noting of Punjab Government Excise & Taxation Department (for approx. Rs.53.72 crore) and we have filed petition (CWP 8417/2023) in the Hon'ble High Court for removal of charge.
5.	The secured debt for recovery of which the property is to be sold	Rs.56,14,83,694.40 (Rupees Fifty Six Crore Fourteen Lacs Eighty Three Thousand Six Hundred Ninety Four and Paisa forty only) as on 31.01.2026 + further interest and incidental charges.
6.	Deposit of earnest money	EMD: Rs.95,10,000/- (Ninty Five Lacs Ten Thousand Only) being the 10% of Reserve Price to be remitted on or before 11.03.2026 up to 11:00 hours by interested buyers in their own wallet registered with M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com by means of RTGS/ NEFT Time: Upto 11:00 hours, Date: 11.03.2026
7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Property ID: SBINDUTCHPL, Reserve Price: Rs.9.51 Crore Only EMD is required to be deposited on or before 11.03.2026 upto 11:00 Hours by interested buyers in their own wallet registered with M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com by means of RTGS/NEFT. Time : Upto 11:00 Hours Date: 11.03.2026
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 e-Auction purchaser not exceeding three months from the date of e-Auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date of E-auction: 11.03.2026 Time :11.00 hours to 16.00 hours with unlimited extensions of 5 minutes each e-Auction Portal: https://Baanknet.com
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 Pvt Ltd on its auction site https://baanknet.com
11.	Bid increment amount: Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i). Rs. 1,00,000/- (ii). Time 11.00 hrs to 16.00 hrs with unlimited extension of 5 minutes 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	<u>Pre-Auction Inspection:</u> Date: 07.03.2026 (Saturday) Time: From 11:00 A.M. to 01:00 P.M. Name: Jasdeep Singh Oberoi (Case officer) Mobile No.9855063474

13.	Other conditions	<p>(a) The intending bidder should abide by the rules of https://Baanknet.com 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 https://Baanknet.com 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 https://Baanknet.com before the last date & time as mentioned at Sl. No.7 above, through 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 https://Baanknet.com 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 https://Baanknet.com, 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) <u>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.</u></p> <p>(f) The bidders are required to submit acceptance of the terms & conditions and modalities of e-</p>
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		<p>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 https://Baanknet.com. 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 assigning any reason thereof. The sale is subject to confirmation by the Secured Creditor.</p>
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(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 may it 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/their name.

(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.

(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the movable and immoveable secured assets including the specification/make/size/area of such movable and immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the properties (movable and immovable secured assets) 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 make/specification/size/area, defect in title, encumbrances, or any other ground whatsoever.

(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

		<p>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>
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AUTHORISED OFFICER,
STATE BANK OF INDIA,
Stressed Assets Management Branch
Chandigarh