

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

M/s Tharaj Castings Pvt Ltd E-Auction Date:- 28.03.2025

1	Name and address of the Borrower/Guarantors	<p>The Director M/s Tharaj Castings Pvt Ltd Regd Office D-9 Jangpura Extension, New Delhi 110014 2nd Address:- Vill Kanganwal PO Jugiana Ludhiana 141120 Punjab</p> <p>Sh Sukhdarshan Singh S/o Sh Naginder Singh Punnie 135-G, Bhai Randhir Singh Nagar, Ludhiana 141012</p> <p>Sh Kuldeep Bansal S/o Sh Prem Parkash Bansal 37-A, 2nd Lane, Model Gram Ludhiana 141002</p>	<p>Sh Naveen Dhooper S/o Sh Janki Nath Dhooper 2148, Phase-II, Dugri, Ludhiana 141013</p> <p>Sh Sukhdeep Inder Singh S/o Sh Sukhdarshan Singh 135-G, Bhai Randhir Singh Nagar, Ludhiana 141012</p>
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch, Civil Lines Fountain Chowk, ZBO Building, Ground Floor, Ludhiana-141001	
3	Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them.	<p>Property ID:-SBIN10000515360</p> <p>Plant and Machinery installed in M/s Tharaj Castings Pvt Ltd at vill. Kanganwal , PO Jugiana , Ludhiana</p> <p>Property ID:- SBINS000300440009</p> <p>(a) Equitable Mortgage of land/building measuring 08K-06M as under:-</p> <p>(i) Land measuring 02K-07M being 47/367 share of property measuring 18K-07M comprised in khasra No. 24/8, 13/2, 14 khata No. 173/225</p> <p>(ii) Land measuring 05K-19M being 119/140 share of property measuring 07K-00M , comprised in khasra No. 24/7/1 khata no. 188/246 as per jamabandi for the year 2001-2002 situated at village Pawa Hadbast No. 246 Tehsil & Distt Ludhiana in the name of M/s Tharaj Castings Pvt Ltd Regd vide wasika no 9164 dt 31.08.2007</p> <p>(b) Equitable Mortgage of factory land measuring 3 Bigha 4 Biswa 11 Biswasi (16K-00M) comprised in khasra No. 1319/539, 1328/565, 1329/570, 1330/1/577, 582, 1382/586, 1335/586, 1336/586, 1337/586, 1339/599, 1340/606, 1477/543, 1338/588, 1311/543, 1517/1316/531, 1518/1316/531, 610, 612, 613, 614, 615, 942, 1001, 1400/806, 821 khata No. 50/69, 51/70, 52/71, 54/73 to 76, 55/77 to 79, 56/80 to 82, 78/123, 124, 79/125, 126, 80/127, 128, 81/129, 130, 82/131, 132, 116/201, 117/202 to 207, 209/371 to 373, 210/374 to 378 as per jamabandi for the year 2005-06, situated at Village Kanganwal, Hadbast No. 245, The & Distt Ludhiana in the name of M/s Tharaj Castings Pvt Ltd Regd vide wasika no 9213 dt 31.08.2007</p> <p>(c) Land/bldg measuring 0-2(Biswa)-0 (00K-10M) Pukhta comprised in Khasra No. 1398/784, 786, 787, 788, 1232/796, 1237/800 khata/khatouni No. 134/238, 239 Hadbast No. 245 as per jamabandi for 2000-2001, situated at Village Kanganwal, Ludhiana in the name of S. Sukhdarshan Singh S/o S. Naginder Singh Regd vide wasika no 24150 dt 31.03.2006</p> <p>(d) Factory land measuring. 0 Bigha 19 Biswa 10 ½ Biswasi (04K-17-3/4M) pukhta comprised in khasra No. 1319/539, 1328/565, 1329/570, 1330/1/577, 582, 1382/586, 1335/586, 1336/586, 1337/586, 1339/599, 1340/606, 1477/543, 1338/588, 1311/543, 1518/1316/538, 610, 612, 613, 615, 942, 1001, 781, 821, khata No. 50/69, 51/70, 52/71, 54/73 to 76, 56/80 to 82, 78/123, 124, 79/125, 126, 80/127, 128, 82/131, 132, 116/201, 117/202 to 207, 208/369, 370, 210/374 to 378 as per jamabandi for the year 2005-06 at Vill Kanganwal Habbast No. 245 , Tehsil & Distt Ludhiana in the name of M/s Tharaj Castings Pvt Ltd Regd Vide wasika no 16762 dt 14.03.2008.</p> <p>LOT No 2 (Factory L&B) will be sold only if bid for LOT No. 1 (P&M) is received or both together</p>	



4	Details of the encumbrances known to the secured creditor.	1. Electricity Charges, Taxes and any other Statutory/charges due on M/s Tharaj Castings Pvt Ltd or properties being put on auction will be borne by the successful bidder. Litigation: 1. Bank filed the Recovery suit against the borrower/guarantors with DRT Chandigarh.
5	The secured debt for recovery of which the property is to be sold.	Rs.35,47,22,222.00 (Rs. Thirty Five Crore Forty Seven Lacs Twenty Two Thousand and Two Hundred Twenty Two only) as on 13.05.2016 (plus further interest at agreed rate and other expenses and other charges as applicable etc.) due to the secured creditor from M/S Tharaj Castings Pvt Ltd
6	Deposit of earnest money	EMD: PROPERTY ID SBIN10000515360= Rs 1.20 Lacs PROPERTY ID SBINS000300440009= Rs 61.10 Lacs
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 SBIN10000515360= Rs 12.00 Lacs PROPERTY ID SBINS000300440009= Rs 611.00 Lacs EMD are to be required to be deposited on or before 27.03.2025 up to 4.00 pm by interested buyers in their own wallet registered with https://baanknet.com on its auction site. By means of RTGS/NEFT/UPI. Time upto 04:00 PM date on or before 27.03.2025
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.	E-Auction Dated 28.03.2025 Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 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	https://baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	PROPERTY ID SBIN10000515360= Rs 0.20 Lacs PROPERTY ID SBINS000300440009= Rs 1.00 Lacs (ii) Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each. (iii) 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	SYMBOLIC POSSESSION Name: Sh. Virender K Karwal Mobile No. 8288067301



13 Other conditions

(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by <https://baanknet.com>. may be conveyed through e mail.

(b) The intending purchaser/bidder are required to deposit EMD/ amount on or before 27.03.2025 up to 4.00 PM by interested buyers in their own wallet Registered with <https://baanknet.com> on its e-auction site <https://baanknet.com> by means of RTGS/NEFT/UPI.

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. through online to <https://baanknet.com>.

Proof of remittance of EMD and other documents of KYC, Scanned copies of the original of these documents can also be submitted to Branch e-mail Id (sbi.15631@sbi.co.in)

(c) Names of Eligible Bidders will be identified by the State Bank of India, SAMB, ZBO Building, Fountain Chowk, Civil Lines Ludhiana (Branch Name) to participate in online e-Auction on the <https://baanknet.com>.

(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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

(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.

(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.

(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.

(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.

(i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(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.

(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.

(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.

(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



	<p>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 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.</p> <p>(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.</p>
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Dated: 27.02.2025
Place: Ludhiana



AUTHORISED OFFICER
STATE BANK OF INDIA