

**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	<p>Borrower:-</p> <p>1. M/s Stan Autos Private Limited G.T. Road, Near Sherpur Chowk Ludhiana, Punjab – 141003</p> <p>2nd Address: D-6, 2nd Floor, South Extension, Part-1, New Delhi-49</p> <p>3rd Address: Plot No.58, Pocket E, Section-1, Bawana, DSIDC, New Delhi-110039</p> <p>Guarantors:-</p> <p>1. Sh. Anil Kumar Malhotra S/o Late Sh. Banwari Lal Malhotra R/o # 9, Rose Enclave, Mahal Bahgat, Civil Lines, Ludhiana – 141001</p> <p>2. Smt. Seema Malhotra W/o Sh. Anil Kumar Malhotra, R/o # 9, Rose Enclave, Mahal Bahgat, Civil Lines, Ludhiana – 141001</p> <p>3. Sh. Raghav Malhotra S/o Sh. Anil Kumar Malhotra, R/o # 9, Rose Enclave, Mahal Bahgat, Civil Lines, Ludhiana – 141001</p> <p>4. Sh. Prashant Malhotra S/o Sh. Anil Kumar Malhotra, R/o # 9, Rose Enclave, Mahal Bahgat, Civil Lines, Ludhiana – 141001</p> <p>5. M/s Stan Cars Private Limited Plot No.58, Pocket E, Section-1, Bawana, DSIDC, New Delhi-110039</p> <p>2nd Address: Plot no.9, Industrial Area Phase-I, Chandigarh – 160001</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Management Branch Zonal Office Building Civil Lines, Fountain Chowk, Ludhiana- 141001</p>



3	Description of the immovable secured assets to be sold.	<p>Property ID: SBIN200011516014 Residential Building bearing MC NO. B-XX-81/11/3. Built on area measuring 930 sq yards comprised in Khasra No.3930/2812/947 etc. 3096/2811/947 etc. Khata No. 1080/1333 as per Jamabandi for the year 2004-05, Hadbast No.164, situated at Mahal Baghat, Locality Known as Bachint Lane, Near Sant Nagar, Civil Lines, Tehsil and District-Ludhiana.</p> <p>Registered in the name of Sh. Anil Kumar Malhotra S/o Late Sh. Banwari Lal Malhotra and Smt. Seema Malhotra W/o Sh. Anil Kumar Malhotra vide Wasika no. 885 dated 10.04.2008 and Wasika no. 886 dated 10.04.2008.</p> <p>Property ID: SBIN200035267869 Built on plot admeasuring 500.50 sq yards comprised Khasra No. 5073/3929/2812/947 etc. 3096/2811/947 etc. Khata No. 1080/1334 as per Jamabandi for the year 2004-05, Hadbast No.164, situated at Mahal Baghat, Locality Known as Sant Nagar, College Road, Tehsil and District – Ludhiana.</p> <p>Registered in the name of Sh. Anil Kumar Malhotra vide Wasika No. 14075 dated 11.11.2008 & Wasika No. 4428 dated 04.06.2010 and Smt. Seema Malhotra vide Wasika No. 4431 dated 04.06.2010.</p>
4	Details of the encumbrances known to the secured creditor.	Not any, in the knowledge of the bank.
5	The secured debt for recovery of which the property is to be sold	Rs.41,99,88,003.18 as on 27.08.2021 plus accrued/ penal interest, charges due to the secured creditor after 27.08.2021
6	Deposit of earnest money	EMD for Property ID: SBIN200011516014 Rs.65.00 Lac Property ID: SBIN200035267869 Rs.69.40 Lac deposited along with KYC documents online with https://baanknet.com on or before 15.04.2025.
7	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Property ID: SBIN200011516014 Rs.6.50 crore Property ID: SBIN200035267869 Rs.6.94 crore</p> <p>EMD are to be required to be deposited online with https://baanknet.com.</p> <p>on or before 15.04.2025 up to 4.00 pm</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 amount 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.
9	Time and place of public auction or time after which sale by any other mode shall be completed.	E-auction will be conducted online with https://baanknet.com on 16.04.2025. 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	PSB Alliance at the portal (https://baanknet.com address of website)
11	(i) Bid increment amount: (ii) Auto extension: times. (limited/unlimited) (iii) Bid currency & unit of measurement	Rs.50,000.00 Time 11.00 hrs to 16.00 hrs with unlimited extension of 10 minutes INR
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Property under Symbolic Possession.
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 Password by M/s. https://baanknet.com (vendor name) may be conveyed through e mail. b) 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., to the Authorised Officer of State Bank of India, Stresses Assets Management, Branch, Civil Lines, Fountain Chowk, Ludhiana by 15.04.2025 and 04:00 PM time. Scanned copies of the original of these documents can also be



		<p>submitted to e-mail Id sbi.15631@sbi.co.in of Authorised Officer.</p> <p>c) Names of Eligible Bidders will be identified by the State Bank of India, SAM Branch, Ludhiana to participate in online e-auction on the portal https://baanknet.com will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</p> <p>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.</p> <p>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.</p> <p>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. 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 bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p>
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		<p>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.</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 auction will be entertained.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold	Account of the company under Liquidation and Bank also filed the Recovery suit against the borrower and guarantors before DRT Chandigarh.

Date: 21.03.2025

Place: Ludhiana


 Authorised Officer,
 State Bank of India,
 SAM Branch, Ludhiana