

**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/Guarantors	M/s. Ganesh Rice Mills Near Reliance Petrol Pump Jalalabad Road, Sri Muktsar Sahib-152026	Sh. Amrinder Singh S/o Sh. Jagir Chand, Village Chak Sotrian, Jalalabad, Distt Fazilka-152024  ii) Sh. Amrinder Singh S/o Sh. Jagir Chand, Model Town, DAV College Road, Jalalabad, Distt Fazilka-152024.	Sh. Pushpinder Singh S/o Sh. Jangir Chand (Partner) C/o M/s Ganesh Rice Mills. Jalalabad Road, Muktsar Sahib, Distt Muktsar Sahib-152026.  Sh. Pushpinder Singh S/o Sh. Jangir Chand, Village ChakSotrian, Jalalabad,  Distt- Fazilka-152024	Smt. Swarna Rani W/o Sh. Hakam Chand, Village ChakSotrian, Jalalabad, Distt- Fazilka-152024  Smt. Swarna Rani W/o Sh. Hakam Chand  Model Town, DAV College Road, Jalalabad,
	Sh. Sarvjeet Singh Josan S/o Sh. Hakam Chand, Model Town, DAV College Road, Jalalabad, Distt- Fazilka-152024  Sh. Sarvjeet Singh Josan S/o Sh. Hakam Chand, Village Chak Sotrian, Jalalabad, Distt Fazilka-152024.	Sh. Hakam Chand S/o Sh. Mehnga Ram, Village ChakSotrian, Jalalabad, Distt- Fazilka-152024  Sh. Hakam Chand S/o Sh. Mehnga Ram, Model Town, DAV College Road, Jalalabad (W) , Distt- Fazilka-152024	Sh. Rajiv Kumar S/o Sh. Sher Chand (Partner) C/o M/s Ganesh Rice Mills. Jalalabad Road, Muktsar Sahib, Distt Muktsar Sahib-152026  Sh. Rajiv Kumar S/o Sh. Sher Chand , Village Chak Sotrian, Jalalabad (W), Distt- Fazilka-152024	Sh. Pushpinder Singh S/o Sh. Jangir Chand, Partner M/s. Ganesh Rice Mills, Model Town, DAV College Road, Jalalabad (W), Distt- Fazilka-152024
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><b>1. Property ID: SBIN200001759317:</b></p> <p>EM of Factory land and building measuring 21K-3M situated at Near Reliance Petrol Pump, Jalalabad Road, Muktsar in the name of M/s Ganesh Rice Mills with details as under:</p> <p>a) 12K-5M comprised of Khasra No.74M/18/2(4-5), 19(8-0) Khewat No.193, Khatoni No.284, 285 as per Jamabandi 1995-96, Hadbast No.54 situated at Muktsar-1 Regd vide on 14.07.1999 at Wasika No.1513.</p> <p>b) 8K-18M comprised of 74M/18/1/2(1-10), 20/1(0-8), 20/2(7-0) Khewat No.193 Khatoni No.284 as per Jamabandi 1995-96 Hadbast No.54 situated at Muktsar-1, Regd on 23.08.1999 at Wasika No.2202.</p> <p><b>2. Property ID: SBIN200001760306:</b></p> <p>Residential house measuring 3K-10M located near Model town, DAV College Road, Jalalabad (W) comprised of khasra no.106m/17/2/2/2 (1-5), 17/2/1/1/2 (1-0), 17/2/1/2/2(0-15), 18/1/1/2(0-10) Khewat No.1741 as per jamabandi year 2003-04 in the name of Sh. Pushpinder Singh and Sh. Amrinder Singh purchased vide Sale Deed registered at Wasika No 3025 dated 14.09.2006.</p>		
4	Details of the encumbrances known to the secured creditor.	<p>1. Income Tax Department Lien for Rs.71385020/- on Jamabandi of M/s. Ganesh Rice Mills.</p> <p>2. Excise Department Due for Rs.80.66 Lac and Sale Tax Department Due Rs.196.19 Lac against M/s. Ganesh Rice Mills.</p> <p>3. Electricity Charges due on M/s. Ganesh Rice Mills.</p> <p><b>Litigation:</b></p> <p>1. Bank filed the Recovery suit against the borrower/guarantors with DRT Chandigarh.</p> <p>2. Borrower filed the SA with DRT Chandigarh against SARFAESI Action</p> <p>3. Bank Filed CWP No. 12363/2024 against Income Tax for Lien Removal on property of Ganesh Rice Mills, Situated at Muktsar</p>		



5	The secured debt for recovery of which the property is to be sold.	Rs. 21,14,28,605/- (Rs. Twenty One Crore Fourteen lac Twenty Eight thousand Six hundred Five only) as on 25.07.2016 plus future interest thereon at agreed rate and other expenses and charges as applicable etc.
6	Deposit of earnest money	<b>EMD:</b> <b>1. Property ID: SBIN200001759317</b> Lot No 1. is Rs.15.10 lacs <b>2. Property ID: SBIN200001760306</b> Lot No.2 is Rs. 14.50 lacs
7	Reserve price of the immovable secured assets:  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted:	<b>1. Property ID: SBIN200001759317</b> Lot No 1. is Rs.151.00 lacs <b>2. Property ID: SBIN200001760306</b> Lot No. 2 is Rs.145.00 lacs  EMD are to be required to be deposited on or before 26.06.2025 up to 4.00 pm by interested buyers in their own wallet registered with its auction site <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a> means of RTGS/NEFT.  Date 26.06.2025 Time 04:00 PM
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 27.06.2025  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	Portal: <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a>
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.50,000/-  (ii) Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each. (iii) INR
12	<b>Date and Time</b> 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: 18-06-2025 Time: 12.30.00 hrs to 2.00 hrs Name: Varinder Kumar Pun / Labh Singh Mobile No. 8894217020 / 9417938292





- (a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID and Password by ebkay.in may be conveyed through e mail.
- (b) The intending purchaser/bidder are required to deposit EMD/amount on or before 26.06.2025 up to 4.00PM by interested buyers in their own wallet registered with baanknet.com on its e-auction site. <https://baanknet.com/eauction-psb/bidder-registration> by means of online payment.
- (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 Licence/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 on line to 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, S.A.M.B. ZBO Building, Fountain Chowk, Civil Lines Ludhiana (Branch Name) to participate in online e-Auction on the 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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (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 it may 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 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 authorised officer of the concerned bank branch only.
- (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.

For STATE BANK OF INDIA

Authorised Officer  
S.A.M.B. ZBO Building, Fountain Chowk, Civil Lines, Ludhiana  
AUTHORISED OFFICER