

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 Bajaj Basmati Pvt Ltd

E-Auction Date: - 31.05.2025

1	Name and address of the Borrower/Guarantors	M/s Bajaj Basmati Pvt Ltd Through Its Directors Fazilka Road, Jalalabad (W)-152024 Dist-Fazilka (PB) M/s. Bajaj Rice Mills, Prop. Lt. sh. Krishan Kumar Bajaj S/o Sh. Lal Chand through Legal heirs Smt. Vijay Rani & Sh Sahil Bajaj Bajaj Basmati Pvt Ltd, Fazilka Road, Jalalabad Distt. Fazilka-152024. Smt. Vijay Rani W/o Sh. Krishan Kumar Bajaj, (Legal heir of Late Sh. Krishan Kumar Bajaj) H o. 1087-A , Bajaj street, Ward No.9 Near Govt Girls School, Jalalabad (West), Distt. Fazilka-152024 Sh Sahil Bajaj S/o Sh Krishan Kumar Bajaj (Director) M/s Bajaj Basmati Pvt Ltd Fazilka Road, Jalalabad (W)-152024 Dist-Fazilka (PB). M/s. Anand Roller Flour Mills, Prop. Ginni Bajaj W/o Sh. Sahil Bajaj, Mandi Ladhuka, Teh & District Fazilka-152123. Sh Sahil Bajaj S/o Sh Krishan Kumar Bajaj # 1087 A Bajaj Street W.No 9, Near Govt Girls School, Jalalabad (W) Dist-Fazilka (PB) 152024	Smt. Ginni Bajaj W/o Sh. Sahil Bajaj. H. No. 1087-A , Bajaj street, Ward No.9 Near Govt Girls School, Jalalabad (West), Distt. Fazilka-152024 Smt. Vijay Rani W/o Sh. Krishan Kumar Bajaj,(Guarantor) H o. 1087-A, Bajaj street, Ward No.9, Near Govt Girls School, Jalalabad (West), Distt. Fazilka-152024 M/s. Bajaj Sorts, Prop.Vijay Rani W/o Sh. Krishan Kumar Bajaj Basmati Pvt Ltd, Fazilka Road, Jalalabad Distt. Fazilka.-152024. Sh. Sahil Bajaj S/o Sh. Krishan Kumar Bajaj (Legal heir of Lt sh. Krishan Kumar Bajaj) H No. 1087-A, Bajaj Street, Ward No.9. Near Govt Girls School, Jalalabad (West), Distt. Fazilka-152024 M/s. Bajaj Fuel Company, Prop.Vijay Rani W/o Sh. Krishan Kumar Bajaj Basmati Pvt Ltd, Fazilka Road, Jalalabad 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.	(1) PROPERTY ID SBIN200001296780 a) All part and parcel of Land & Building of rice Sheller on land measuring 31K-05M vide three Title Deeds (i) Land Measuring 13K-06M bearing Khasra No 86 Killa No 3(5-6),8(8-0) situated at opposite Reliance Pump, Fazilka Road, Jalalalbad (W) registered vide Wasika No 6354 dated 16.03.1999 in the name of M/s Bajaj Rice Mills. (ii) Land measuring 13K-18M bearing Khasra No 86 Killa No 7(7-4), 14(6-140 situated at opposite Reliance Petrol Pump, Fazilka Road, Jalalalbad (W) registered vide wasika no 6306 dated 11.03.1999 in the name of M/s Bajaj Rice Mills. (iii) Land Measuring 04K-01M bearing Khasra No 86 Killa No 13/2(4-1) situated at opposite Reliance Pump, Fazilka Road, Jalalalbad (W) registered vide Wasika No 6323	



dated 12.03.1999 in the name of M/s Bajaj Rice Mills.

- b)** All part & parcel of godowns & labour quarters built on land measuring 09K-16M bearing khasra No 86 Killa no 4(8-0) 5/1(1-16) located at opposite Reliance Pump, Fazilka Road, Jalalabad (W) registered vide Vasika No 63 dated 11.04.1997 in the name of M/s Bajaj Fuel Co Prop Mrs Vijay Rani W/o Sh Krishan Kumar Bajaj
- c)** All part & parcel of godowns & labour quarters built on land measuring 03K-04M registered vide wasika no 64 dated 11.04.1997 detailed as: -
 - (i) Land measuring 02K-14M bearing Khasra No 86 Killa No 3/2(2-14) min east situated at opposite Reliance Pump, Fazilka Road, Jalalabad (W) in the name of M/s Bajaj Fuel Co Prop Mrs Vijay Rani W/o Sh Krishan Kumar Bajaj.
 - (ii) Land measuring 00K-10M i.e 1/3 share of Khasra No 86 Killa NO 7(0-15) 14(0-15) situated at opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) in the name of M/s Bajaj Fuel Co Prop Mrs Vijay Rani W/o Sh Krishan Kumar
- d)** All part and parcel of two godowns built on land measuring 08K-00M comprised in Khasra No 86 Killa no 6(8-0) located at Opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) registered vide vasika No 2456 dated 28.08.2000 in the name of Smt. Vijay Rani W/o Sh. Krishan Kumar Bajaj.
- e)** All part and parcel land measuring 16K-00M comprised as under
 - (i) Land measuring 08K-00M bearing Khasra no 60 Killa no 24(8-0) khewat No 684 khatoni No 1029 as per Jamabandi for the year 1998-99 situated at Opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) registered vide Wasika no. 2103 dated 30.09.2003 in the name of Sh Sahil Bajaj S/o Sh Krishan Kumar Bajaj
 - (ii) Land measuring 08K-00M bearing Khasra no 60 Killa no 23(8-0) khewat No 684 khatoni No 1029 as per Jamabandi for the year 1998-99 situated at Opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) registered vide Wasika no. 2795 dated 25.11.2002 in the name of Sh Sahil Bajaj S/o Sh Krishan Kumar Bajaj
- f)** All part and parcel of open plot measuring 01K-00M i.e 2/3 share of 01K- 00M comprised of 86M/7/1(0-16)14/2(015) khewat No 63 Hadbast no 196 Jamabandi for year 2008-09 located adjacent to Bajaj Basmati Pvt Ltd opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) registered vide Wasika No 199 dated 17.04.2014 in the name of Bajaj Basmati



		Pvt Ltd. g) All part and parcel of land measuring 10K-03M (203 M) situated Near Bajaj Rice Mills Jalalabad (W) Comprised as under:- (i) Land measuring 5K-13M i.e 113/815 share of 40K-15M comprised of 59M/25(4-19) 60M/25(8-0) 61M/21/1(7-4) and 85M/1/1(7-4) 10/2(7-4) and 86M/5/2(6-4) Khewat No 379,840 situated near Bajaj Rice Mills Jalalabad (W) registered vide Wasika No 2850 dated 24.09.2013 in the name of M/s Bajaj Basmati Pvt Ltd. (ii) Land measuring 04K-10M i.e 90/815 share of 40K-15M comprised of 59M/25(4-19) 60M/25(8-0) 61M/21/1(7-4) and 85M/1/1(7-4) 10/2(7-4) and 86M/5/2(6-4) Khewat No 379,840 situated near Bajaj Rice Mills Jalalabad (W) registered vide Wasika No 2787 dated 19.09.2013 in the name of M/s Bajaj Basmati Pvt Ltd. (Physical Possession) LOT No 1 (Factory Land & Building) will be sold only if bid for P&M at LOT No 2 is received or both together. (2) PROPERTY ID SBIN200012439105 Plant and Machinery of Bajaj Basmati Pvt Ltd which is installed in Rice Sheller on land measuring 12K-00M (7260 sqyads) out of total land 31K-05M vide three Title Deeds VasikaNo 6354 measuring 13K-06M, Vasika No 6306 measuring 13K-18M, Vasika No 6323 measuring 04K-01M located at Fazilika Road, Jalalabad in the name of Bajaj Basmati Pvt Ltd. (Physical Possession) (3) PROPERTY ID SBIN000000004618 All part and parcel of Land and Building measuring 05K-09M i.e 109/6431 share of land measuring 321 kanal 12 marla, khewat No 198,199 situated at Ladhuka, Tehsil & Distt Fazilka (However possession of specific Khasra No 83/M/11 min North (3-15), 12/1 min North (1-140 has been delivered) registered vide wasika no 4618 dated 02.01.2008. of M/s Anand Roller Floor Mills through Prop Ginni Bajaj W/o Sh Sahil Bajaj. (Symbolic Possession) (4) PROPERTY ID SBIN00001585727 All part and parcel of land & building (House of the Director) measuring 00K-06M i.e 43'X38' out of property bearing no 1087-A situated at Mohalla Bajaja wala Jalalabad (W) District Fazilka registered vide Wasika no 3194 dated 16.10.2008 in the name of Late Sh Krishan Kumar Bajaj through his Legal Heirs Mrs Vijay Rani and Sh Sahil Bajaj. (Physical Possession)
4	Details of the encumbrances known to the secured creditor.	1. Electricity Charges, Taxes and any other Statutory/charges due on M/s. Bajaj Basmati Pvt Ltd Foods Ltd 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.146,94,35,827.00 (Rs. One Hundred Forty Six Crore Ninty Four Lacs Thirty Five Thousand Eight Hundred and Twenty Seven Only) (Rs 75,31,85,527.00 as on 03.01.2017 with SBI, Rs 37,83,02,891.00 as on 31.10.2016 with Andhra Bank now Unon Bank of India and Rs 33,79,47,409.00 as on 10.01.2017 with Bank of Maharashtra (plus further interest at agreed rate and other expenses and other charges as applicable etc.) due to the secured creditor from M/s Bajaj Basmati Pvt Ltd.
6	Deposit of earnest money	EMD: PROPERTY ID SBIN200001296780 = Rs 92.00 lacs. PROPERTY ID SBIN200012439105 = Rs 32.90 lacs. PROPERTY ID SBIN2000000004618 = Rs 06.20 lacs.



		PROPERTY ID SBIN00001585727 = Rs 03.70 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 SBIN200001296780 = Rs 920.00 lacs. PROPERTY ID SBIN200012439105 = Rs 329.00 lacs. PROPERTY ID SBIN2000000004618 = Rs 62.00 lacs. PROPERTY ID SBIN00001585727 = Rs 37.00 lacs. EMD are to be required to be deposited on or before 30.05.2025 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 up to 04:00 PM date 30.05.2025
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 31.05.2025 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 SBIN200001296780 = Rs 01.00 lacs. PROPERTY ID SBIN200012439105 = Rs 01.00 lacs. PROPERTY ID SBIN2000000004618 = Rs 00.50 lacs. PROPERTY ID SBIN00001585727 = Rs 00.25 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	Date: 23.05.2025 Time: 11.00 hrs to 16.00 hrs 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 Password by https://baanknet.com. may be conveyed through e mail. (b)The intending purchaser/bidder are required to deposit EMD/ amount on or before 30.05.2025 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
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	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 authorized 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.
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Dated 16.05.2025
Place: Ludhiana


AUTHORISED OFFICER
STATE BANK OF INDIA

