

**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

01	<b>Name and address of the Borrower(s)/Guarantor(s)</b>	<p>1.JAIN UDHAY HOSIERY PVT. LTD. Registered Office: F-36, Sunder Nagar Ludhiana.</p> <p>2.JAIN UDHAY HOSIERY PVT. LTD. Plot No. B-8, Part-A, Punjab Apparel Park Ltd. G.T. Road Doraha, Distt. Ludhiana</p> <p>3.Sh. Tarsem Kumar Jain S/o Sh. Manohar Lal Jain since deceased through its legal heirs: - a). Sh. Naveen Jain S/o Late Sh. Tarsem Kumar Jain S/o Sh. Manohar Lal Jain b). Smt. Manu Jain W/o Late Sh. Sanjeev Kumar Jain c). Sh. Abhinav Jain S/o Sh. Sanjeev Kumar Jain S/o Late Sh. Tarsem Kumar Jain d) Sh. Abhishek Jain S/o Sh. Sanjeev Kumar Jain S/o Late Sh. Tarsem Kumar Jain All of four are R/o 11-Mahavir Enclave, Barewal Road Ludhiana, Punjab-141012.</p> <p>4. Sh. Ashok Kumar Jain S/o Sh. Manohar Lal Jain R/o 14-Mahavir Enclave, Barewal Road Ludhiana, Punjab-141012.</p> <p>5. Sh. Arvind Kumar Jain S/o Sh. Ashok Kumar Jain R/o House No. 257, Madhopuri-4, Ludhiana IInd Address: House No. 184, Block-A, Agar Nagar, Ludhiana</p>
02	<b>Name and address of Branch, the secured creditor</b>	Stressed Asset Management Branch State Bank of India, Ground Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana -141001
03	<b>Description of the immovable secured assets to be sold</b>	<b>Property ID: SBIN100000764920:</b> Equitable Mortgage of leasehold rights of Land and Factory building at Industrial Plot, bearing No. B-20, Part-A, Punjab Apparel Park Ltd. Doraha, Ludhiana. Measuring 4500 Sq. Yards Land Measuring 4 Bigha 10 Biswa Out of land measuring 9 Bigha 13 Biswa, Khasra No. 77(3-12), 78(6-1) Kitta 2 Khata No. 204/215, As Per Jamabandi 2006-07 Situated at Village Barmalipur H.B. No. 237, Tehsil Payal, Distt Ludhiana & leased to M/s Jain Udhay Hosiery Pvt. Ltd. Vide Lease Deed No. 224, dated 02.05.2008. Registered with The Sub Registrar Payal.
04	<b>Details of the encumbrances known to the secured creditor.</b>	Not any, in the knowledge of the Bank.  Punjab Apparel Park maintenance charges and any other charges will be borne by successful bidder.
05	<b>The secured debt for recovery of which the property is to be sold</b>	Rs.45.24crore till 31.12.2016 with further interest and other charges/ expenses thereon.
06	<b>Deposit of earnest money</b>	<p><b>Property ID: SBIN100000764920: Rs. 13.70 Lac</b></p> <p>EMD are to be required to be deposited on or before 29.07.2025 up to 4.00 pm by interested buyers in their own wallet registered with <b>M/s baanknet.com</b>. on its auction site.</p> <p><a href="https://baanknet.com/eauction-psb/bidder-registration.in">https://baanknet.com/eauction-psb/bidder-registration.in</a> by means of RTGS/NEFT.</p> <p>Time: 16:00 hrs., Date: 29.07.2025.</p>
07	<p><b>Reserve price of the immovable secured assets:</b></p> <p><b>Bank account in which EMD to be remitted.</b></p> <p><b>Last Date and Time within which EMD to be remitted:</b></p>	<p><b>Property ID: SBIN100000764920: Rs. 1.37 Cr.</b></p> <p>Bidders own wallet Registered with <b>M/s baanknet.com</b> on its auction site.</p> <p><a href="https://baanknet.com/eauction-psb/bidder-registration.in">https://baanknet.com/eauction-psb/bidder-registration.in</a>. by means of RTGS/NEFT. 29.07.2025 up to 16:00 Hours</p>

✓

08	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 Authorized 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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date 30.07.2025 through e-auction. 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.	Portal: <a href="https://baanknet.com/eauction-psb/bidder-registration.T">https://baanknet.com/eauction-psb/bidder-registration.T</a> M/s baanknet.com
11	(i) Bid increment amount:  (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Property ID: i. SBIN100000764920: Rs. 0.50lac  Rs. 50,000/- (Rupees Fifty thousand only) ii Unlimited extension 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: - 28.07.2025, Time: 11.00 hrs. to 13.00 hrs.  Name: Mrs. Anu Jaggi / Mrs. Baljit Kaur Mobile No. 9779584736 / 9877184522
13	Other conditions	<p>(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 <b>M/s baanknet.com</b>. may be conveyed through e mail.</p> <p>(b)The intending purchaser/bidder are required to deposit EMD/ amount on or before 29.07.2025 up to 4.00 PM by interested buyers in their own wallet Registered with <b>M/s baanknet</b>. on its e-auction site: <b><a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a></b>.by means of RTGS/NEFT.</p> <p>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 <b>M/s baanknet.com</b>. 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)</p> <p>(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 ebkray Portal</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 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.</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 &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.</p>

(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 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.

Dated: - 08.07.2025

  
AUTHORISED OFFICER,  
STATE BANK OF INDIA,  
SAMB-LUDHIANA