

**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	M/s Harbans Commission Agent through its Proprietor Late Shri Harbans Lal son of Shri Mehar Chand Shop No. 14, New Grain Market, Village & Post Office Longowal, District Sangrur - 148106
2	Name and address of the Branch, and secured creditor	State Bank of India, SARB, Urban Estate Phase-III, Pargati Bhawan, Patiala (Pb)
3	Description of the immovable secured assets to be sold	<p>i) Plot measuring 427.50 Sq. Yards detailed as under</p> <p>a) Vide Sale Deed No. 469 dated 27.07.2011 for plot measuring 6.5 marla at Longowal A standing in the name of Sh. Shankar Dayal S/o Sh. Harbans Lal comprising in Khewat No.31, Khatauni No.61 to 64 comprising in Khasra No.348//6/2(4-15) 348//7/3/2(2-10), 348//14/1 Min (1-3) 348//14/1/1 Min (0-7) 348//14/1/1(0-17) 348//5/2(1-12) Kite 6 measuring 11 Kanal 4 Marla to the extent of its 13/448 Share situated in Village Longowal District Sangrur.</p> <p>b) vide sale deed no. 930 dated 31.12.2010 for plot measuring 7.75 marla at Longowal A standing in the name of Sh. Bikramjit Singh S/o Sh. Mukhtiar Singh and Shankar dayal S/o Sh. Harbans Lal comprising in Land bearing Khewat No.31, Khatauni No.61 to 64 comprising in Khasra No.348//6/2(4-15) 7/3/2(2-10), 14/1 Min (1-3) 14/1 Min (0-7), 14/1/1(0-17), 5/2(1-12) Kite 6 measuring (Gair Marusi Abadi) 11 Kanal 4 Marla to the extent of its 1/256 Share i.e. 0-0.7/8 Marla and Khewat No.32, Khatauni No.65 comprising in Khasra No.348//7/2(1-18) 7/3/1(0-8) Kite 2 measuring (Gair Mumkin Abadi) 2 Kanal 6 Marla to the extent of its 3/46 Share i.e. 0-3 Marla situated in Village Longowal A, District Sangrur</p> <p>ii) Plot measuring 772.50 sq. Yards detailed as under :</p> <p>a) Vide sale deed no. 235 dated 03.06.2011 for Land measuring 0-13.3/4 Marla standing in the name of Sh. Harbans Lal S/o Sh. Mehar chand situated at Patti Dulladh Sidh Samadha Road, VPO Longowal comprising in Khewat No.33 Khatauni No.66 comprising in Khasra No.348//7/1 Min (0-13.3/4) Kite 1 measuring 0-13.3/4 Marle situated in village Longowal, District Sangrur.</p> <p>b) Vide sale deed no. 193 dated 27.05.2009 for Land measuring 12 Marla standing in the name of Sh. Harbans Lal S/o Sh. Mehar chand & Smt. Murti Devi W/o Sh. Bidhi Chand situated at Patti Dulladh Sidh Samadha Road, VPO Longowal comprising in Khata No.31/61 to 64 comprising in Khasra No.348//7/3/2(2-10) 14/1 Min (1-3) 6/2(4-15) 348//14/1 Min (0-7) 348//14/1/1(0-17), 348//5/2(1-12) Kite 6 measuring 11 Kanal 4 Marla to the extent of its 9/224 Share i.e. 0-9 Marla And Khata No.32/65 comprising in Khasra No.348//7/2(1-18), 7/3/1(0-8) Kite 2 measuring 2 Kanal 16 Marla to the extent of its 3/46 Share i.e. 0-3 Marla, total land measuring 0-12 Marla situated in Longowal, District Sangrur</p>



4	Details of the encumbrances known to the secured creditor	None
5	The secured debt for recovery of which the property is to be sold	Rs. 35,52,708.93 as on 12.06.2016 plus interest and charges thereon
6	Deposit of earnest money	EMD: Rs.,1,64,600/- (Rs. 87,600.00 & Rs. 77,000.00) being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank
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	Rs.16,46,000/- (Rs.8,76,000.00 & Rs. 7,70,000.00) A/c No.65243311074 IFSC SBIN0050773 Bank : State Bank of India Address: Urban Estate Phase-II, Patiala (Pb) Time : 16.00 : Date : 06.06.2019 (for hard copy) Time : 16.00 : Date : 07.06.2019 (for online payment)
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	Place : Patiala Date : 10.06.2019 Time : 11.00 to 13.00
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	M/s E-Procurement Technologies Ltd, Ahmedabad at the web portal sbi.auctiontiger.net (http: address of website)
11	i) Bid increment amount: ii) Auto extension: times	i) Rs.10,000/- ii) Unlimited



	(limited/unlimited)	
	iii) Bid currency & unit of measurement	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: 28.05.2019 Time: 11.00 to 13.00 Name : Dinesh Bhatia Mobile No. 81466-14109
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 Pass word by M/s E-Procurement Technologies Ltd (vendor name) may be conveyed through e mail.</p> <p>(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., to the Authorised Officer of State Bank Of India, SAR Branch, Urban Estate Phase-III, Pargati Bhawan, Patiala (Pb) by 26.02.2019 and 14.00 time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, SARB Patiala (Branch Name) to participate in online e-Auction on the portal sbi.auctiontiger.net (name of the portal) M/s E-Procurement Technologies Ltd (name of the vendor) who 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 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 & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the</p>



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.

Date: _____

Place: _____

AUTHORISED OFFICER
STATE BANK OF INDIA

