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	Name and address of the Borrower	M/s Home Decor Proprietor- Sh. Sandeep Deewan SCO 14, Royal Estate, Zirakpur-140603
02	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch SCO 15, 2nd Floor, Sector 7-C, Chandigarh 160019 Email Id: sbi.05179@sbi.co.in
03	Description of the immovable secured assets to be sold.	1. Equitable Mortgage of residential Plot No 439, measuring 2 Biswa 13 Biswasi situated at Saini Vihar, Phase I, Baltana, Zirakpur bearing khata no. 303/432, Khasra No. 206(4-0), 207(4-0), 208(4-0), 209(4-0), 210 (4-0), 211(3-14) , kitte 6 being 53/9480 share of total 23 Bighas & 14 Biswas i.e. 2 Biswas and 13 Biswasi (Size 20' x 60' = 133 Sq. Yards), Hadbast no.47, registered Vide sale deed no. 14218 dated 28.12.2012 in the name of Smt. Sunita Rani W/o Santokh Singh Arora. 2. Equitable Mortgage of residential Plot No 440, measuring 2 Biswa 13 Biswasi situated at Saini Vihar, Phase I, Baltana, Zirakpur bearing khata no. 303/432, Khasra No. 206(4-0), 207(4-0), 208(4-0), 209(4-0), 210 (4-0), 211(3-14) , kitte 6 being 53/9480 share of total 23 Bighas & 14 Biswas i.e. 2 Biswas and 13 Biswasi (Size 20' x 60' = 133 Sq. Yards), Hadbast No. 47, registered Vide sale deed no. 18116 dated 23.02.2012 in the name of Smt. Sunita Rani W/o Santokh Singh Arora. **Note – 1) The above mentioned plots are also cross collateralized in the TL (50.00 Lakhs) of M/s Singh Auto.** **2) Both the plots are adjacent to each other and are hence being sold together. The Reserve price pertains to both the plots together.**
04	Details of the encumbrances known to the secured creditor.	Nil
05	The secured debt for recovery of which the property is to be sold	**Rs. 42,36,399/-** as on **30.05.2017** plus future interest at the contractual rate together with incidental expenses, cost, charges etc. w.e.f. **31.05.2017** minus repayment made thereafter, if any.
06	Deposit of earnest money	**EMD**: **Rs 4,74,000/-** being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Collection Account, State Bank of India, SARB, Chandigarh drawn on any Nationalised or Scheduled Bank
07	Reserve price of the immovable secured assets: **Bank account** in which EMD to be remitted.	**Rs. 47,40,000/-** Collection Account A/c No.: 31477236965 IFSC: SBIN0003246

भारतीय स्टेट बैंक State Bank of India S.A.R.B Code:5179 SCO 15, Sec. 7-C, 2nd Floor, CHD.

	Last Date and Time within which EMD to be remitted: Through DD Hard Copy Through online remittance	Bank : State Bank of India, Sector 7C, Chandigarh Address: SCO 15, Sector 7C, Chandigarh **Time : 16:00 Hrs** **Date : 25.06.2020** **Time : 16:00 Hrs** **Date : 26.06.2020**
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 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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 30.06.2020** Time: 120 minutes from 11.00 AM to 01:00 PM with unlimited extension of 5 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	**M/s e-Procurement Technologies Ltd.** at the web portal **https://sbi.auctiontiger.net**
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	**Rs. 10,000/-** Unlimited extension of 5 minutes each 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: 24.06.2020 Time: 11:00 Hrs to 13:00 Hrs** Name: Sh. Jagdish Kumar Gupta Mobile No. 9779585298
13	Other conditions	(a) Bidders shall hold a 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.** 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 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, SARB, Chandigarh, SCO 15, 2nd Floor, Sector 7-C, Chandigarh by date: **26.06.2020** and time: 16:00 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of the branch i.e. sbi.05179@sbi.co.in.

(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Chandigarh to participate in online e-Auction on the portal https://sbi.auctiontiger.net **Vendor: M/s e-Procurement Technologies Ltd.** who will provide User ID and Password after due verification of PAN of the Eligible Bidders.

(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

भारतीय स्टेट बैंक State Bank of India S.A.R.B Code:5179 SCO 15, Sec. 7-C, 2nd Floor, CHD.

		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: 30.05.2020
Place: Chandigarh

भारतीय स्टेट बैंक
State Bank of India
S.A.R.B
Code:5179
SCO 15, Sec. 7-C, 2nd Floor, CHD.

AUTHORISED OFFICER,
STATE BANK OF INDIA