

**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	<p><b>Borrower:</b> SH. MANISH KUMAR GARG S/O SH. AMAR NATH, Proprietor : <b>M/s New Luxmi Tent and Caterers</b>, 89/169, Sher Jung Kohli Wali Gali, Guru Nanak Pura, Rampuraphul, Tehsil Phul, District Bathinda 151103.</p> <p><b>GUARANTORS:</b> (I). Sh. Amar Nath s/o Sh. Jagan Nath, 89/169, Sher Jung Kohali Wali Gali, Guru Nanak Pura, Rampuraphul Tehsil -Phul, District - Bathinda (151103) (ii). Sh. Lachhman Dass s/o Sh. Jagan Nath Taghi wali Gali, Guru Nanak Pura Mohalla Rampuraphul Tehsil Phul, District Bathinda 151103.</p>
02	Name and address of Branch, the secured creditor	Stressed Asset Recovery Branch State Bank of India, 3 <sup>rd</sup> Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana 141001.
03	Description of the immovable secured assets to be sold	Double storey residential House Situated at Ward No. 17, Tangi Wali Gali, Guru Nanak Pura Mohalla, Rampuraphul, Tehsil Phul, District Bathinda, measuring 247 Sq. Yards registered vide deed no. 6815 dated 11.03.2005 in the name of Sh. Lachhman Dass s/o Sh. Jagan Nath and Sh. Amar Nath s/o Sh. Jagan Nath.
04	Details of the encumbrances known to the secured creditor.	Property is non encumbered.
05	The secured debt for recovery of which the property is to be sold	Rs. 34,58,024.00 inclusive of interest applied up to 07.02.2018 with further interest and other charges/ expenses thereon.
06	Deposit of earnest money	Rs. 2.90 lacs
07	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:	Rs. 28.40 lacs  Stressed Asset Reso Centre A/c No.: 31663015446 IFSC: SBIN0000674 Bank : State Bank of India, SARB, Ludhiana  Time : 16.00Hrs Date 18.07.2020 For Hard Copy Time : 16.00Hrs Date 18.07.2020 For Online
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: 21.07.2020 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 C1 India Pvt. Ltd. at the web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 20000.00 Unlimited extension of 5 minutes each 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: 15.07.2020 Time: 11:00 Hrs to 13:00 Hrs Name: Sanjeev Kumar Mobile No. 9779584325 Name: Sakal Deo Singh Mobile No. 96501-04397
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 Pass word by <b>M/s C1 India Pvt. Ltd.</b> 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, Ludhiana , 3<sup>rd</sup> Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana by date: 18.07.2020 and time: 16:00 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Ludhiana to participate in online e-Auction on the portal <https://www.bankeauctions.com> Vendor: **M/s C1 India Pvt. Ltd.** who will provide User ID and Password after due verification of PAN of the Eligible Bidders.

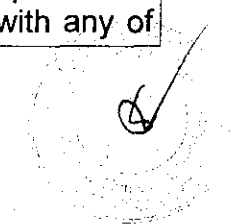
(d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

(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 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

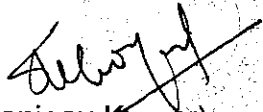


etc., owing to anybody shall be the sole responsibility of successful bidder only.

(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: 02.07.2020  
Place: LUDHIANA

  
(Sanjeev Kumar)  
**AUTHORISED OFFICER,**  
STATE BANK OF INDIA,