

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/Guarantor	<p>(M/s Cereal Exports Pvt Ltd)</p> <ul style="list-style-type: none"> ● 1. Sh. Nikhil Garg ● 2. Sh. Parveen Kumar
2.	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Management Branch Zonal Office Building Civil Lines, Fountain Chowk Ludhiana- 141001</p>
3.	Description of the immovable secured assets to be sold.	<p>i. Equitable Mortgage of commercial property Plot No. 12 (10'x30-4 1/2), situated at New Grain Market, Ferozepur vide sale deed no. 6650 dated 28.02.2001 registered in the name of Sh. Suresh Kumar S/o Radhe Sham.</p> <p>ii Equitable Mortgage of commercial plot booth No. 12 measuring (10'x30-4 1/2), situated at New Grain Market, Ferozepur registered vide sale deed no. 1659 dated 31.05.2005 in the name of Rajesh Kumar S/o Radhe Sham.</p> <p>iii Equitable Mortgage of residential property no. 88, measuring 14.87 marla (40x90) being 134/1440 share in the land measuring 8K-0M comprised in Khewat No. 183, Rect No. 61 Killa No. 8(8-0) situated at Krishan Enclave (Vill. Satiye Wala), Tehsil and Distt. Ferozepur, registered vide sale deed no. 2975 dated 27/07/2012, registered in the name of Smt. Santosh Kumari W/o Suresh Kumar.</p> <p>iv. Equitable Mortgage of land measuring 3 Kanal, being 60/4389 share in the land measuring 219 Kanal 09 Marla, Khewat No. 292, Rect. No. 92, Killa No. 17 (5-14) situated at Village Satiye Wala, Tehsil and Distt. Ferozepur, registered vide sale deed No. 1877 dated 17.09.2015 and Tatima Deed no 4250 dated 26/02/2016 registered in the name of Smt. Narinder Kaur w/o Jasbir Singh. West Street 20"</p>

		<p>wide.</p> <p>v. Equitable Mortgage of property measuring 4.96 Marla being 45/1152 share out of the land measuring 6 Kanal 8 Marla, comprised in Rect. No. 92, Killa No. 16/2/1 (6-8), situated at Vill. Satiye Wala, Tehsil and Distt. Ferozepur, registered vide sale deed no. 884 dt 21.05.2001 in the name of Parveen Kumar S/o Suresh Kumar.</p>
4.	Details of the encumbrances known to the secured creditor.	Property mortgaged with SBI
5.	The secured debt for recovery of which the property is to be sold	<p>I. Rs. 6,00,000/-</p> <p>II. Rs 6,00,000/-</p> <p>III. Rs. 44,00,000/-</p> <p>IV. Rs. 48,00,000/-</p> <p>V. Rs. 5,00,000/-</p>
6.	Deposit of earnest money	<p>EMD:</p> <p>i. Rs. 60,000/-</p> <p>ii Rs. 60,000/-</p> <p>iii. Rs. 4,40,000/-</p> <p>iv. Rs. 4,80,000/-</p> <p>v. Rs. 50,000/-</p> <p>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 Stressed Assets Management Branch, Ludhiana drawn on any Nationalised or Scheduled Bank</p>
7.	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted: Rs</p>	<p>i. Rs. 6,00,000/-</p> <p>ii. Rs. 6,00,000/-</p> <p>iii. Rs. 44,00,000/-</p> <p>iv. Rs. 48,00,000/-</p> <p>v. Rs. 5,00,000/-</p> <p>A/c No.: 35132004256 IFSC: SBIN0015631 Bank : State Bank of India Address: SAMB, Branch Zonal Office Building Fountain Chowk, Ludhiana</p> <p>Time : 16.00 hrs Date : 31.08.2020 (hard copy) Time : 16.00 hrs Date : 01.09.2020 (Online)</p>

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 15 th 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.	Time :11.00 hrs to 13.00 hrs with unlimited extensions 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 (Auctiontiger) at the web portal - https://auctiontiger.net
11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.20,000/- (ii) Time 11.00 hrs to 13.00 hrs with unlimited extension of 5 minutes (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: 27.08.2020 Time: 11.30 hrs to 13.00 hrs Name: Baljit Singh/ Vinod Kataria Mobile No. 9004641654/ 8146537123
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 M/s E- Procurement Technologies Ltd. (Auctiontiger) 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

		<p>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, SAMB,Civil Lines, Fountain Chowk , Ludhiana(Branch Name and address) by 31.08.2020 up to 16.00 hrs (hard Copy) and date 01.09.2020 upto 16.00 hrs (online). 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, SAMB, ZBO Building, Fountain Chowk, Civil Lines Ludhiana (Branch Name) to participate in online e-Auction on the portal https://auctiontiger.net M/s E- Procurement Technologies Ltd. (Auctiontiger) (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 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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder,</p>
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PLACE Ludhiana
Dated 13.08.2020

AUTHORISED OFFICER
STATE BANK OF INDIA