

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/Guarantors	M/s. Ganesh Rice Mills Near Reliance Petrol Pump, Jalalabad Road, Sri Muktsar Sahib-152026	Sh. Amrinder Singh S/o Sh. Jagir Chand, Village Chak Sotrian, Jalalabad, Distt- Fazilka-152024	Sh. Pushpinder Singh S/o Sh. Jangir Chand, Village Chak Sotrian, Jalalabad, Distt- Fazilka-152024	
		Smt. Swarna Rani W/o Sh. Hakam Chand, Village Chak Sotrian, Jalalabad, Distt- Fazilka-152024	Sh. Sarvjeet Singh Josan S/o Sh. Hakam Chand, Village Chak Sotrian, Jalalabad, Distt- Fazilka-152026	Sh. Hakam Chand S/o Sh. Mehnga Ram, Village Chak Sotrian, Jalalabad, Distt- Fazilka-152024	
		Sh. Pushpinder Singh S/o Sh. Jangir Chand, Partner M/s. Ganesh Rice Mills, Model Town, DAV College Road, Jalalabad (W), Distt- Fazilka-152024	Sh. Rajiv Kumar S/o Sh. Sher Chand Partner M/s. Ganesh Rice Mills, Village Chak Sotrian, Jalalabad (W), Distt- Fazilka-152024	Sh. Hakam Chand S/o Sh. Mehnga Ram, Model Town, DAV College Road, Jalalabad (W), Distt- Fazilka-152024	
		Sh. Amrinder Singh S/o Sh. Jangir Chand, Model Town, DAV College Road, Jalalabad (W), Distt- Fazilka-152024	Sh. Sarvjeet Singh Josan S/o Sh. Hakam Chand, Model Town, DAV College Road, Jalalabad, Distt- Fazilka-152024	Smt. Swarna Rani W/o Sh. Hakam Chand Model Town, DAV College Road, Jalalabad, Distt- Fazilka-152024	
2	Name and address of the Branch, secured creditor	Stressed Assets Management Branch, Civil Lines Fountain Chowk, ZBO Building, Ground Floor, Ludhiana-141001			
3	Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them.	<p><u>1. Property ID: SBIN200001759317:</u></p> <p>EM of Factory land and building measuring 21K-3M situated at Near Reliance Petrol Pump, Jalalabad Road, Muktsar in the name of M/s Ganesh Rice Mills with details as under:</p> <p>a) 12K-5M comprised of Khasra No.74M/18/2(4-5), 19(8-0) Khewat No.193, Khatoni No.284, 285 as per Jamabandi 1995-96, Hadbast No.54 situated at Muktsar-1 Regd vide on 14.07.1999 at Wasika No.1513.</p> <p>b) 8K-18M comprised of 74M/18/1/2(1-10), 20/1(0-8), 20/2(7-0) Khewat No.193 Khatoni No.284 as per Jamabandi 1995-96 Hadbast No.54 situated at Muktsar-1, Regd on 23.08.1999 at Wasika No.2202.</p> <p><u>2. Property ID: SBIN200001768446:</u></p> <p>EM of a plot in residential situated at area measuring 1K-5.5M i.e.64'6"×108' i.e.51/14040 share of 351 kanals Khewat no.1718 as per Jamabandi 2003-04, located near Asia Model School, Dashmesh Nagri, Jalalabad (W) in the name of Sh. Hakam Chand S/o Sh. Mehnga Ram purchased vide Sale Deed registered on 08.05.2008 at Wasika No.541</p> <p><u>3. Property ID: SBIN200006228647:</u></p> <p>EM of residential Plot in the name of Smt Swarna Rani w/o Sh Hakam Chand located at Model Town, DAV College Road, Jalalabad measuring 2 kanal 8 marla comprised in Khasra No. 106M/out of Killa No. 19/1(2-8) south side Khewat No.</p>			



		<p>1943 Khatoni No.3053 as per Jamabandi for the year 2008/09 vide vasika no 5557 dated 07/03/2011.</p> <p>4. Property ID: SBIN200006228700:</p> <p>Residential Plot measuring 16 marla i.e 50*86 i.e. 16/160 share of 8 Kanals bearing Khasra no. 125M /4(8-0), Regd in the name of Sh Hakam Chand located near D.A.V. College, Model Town, Jalalabad(w) purchased vide vasika no 3551 dated 06/11/2008.</p> <p>5. Property ID: SBIN200001760306:</p> <p>Residential house measuring 3K-10M located near Model town, DAV College Road, Jalalabad (W) comprised of khasra no.106m/17/2/2/2 (1-5), 17/2/1/1/2 (1-0), 17/2/1/2/2(0-15), 18/1/1/2(0-10) Khewat No.1741 as per jamabandi year 2003-04 in the name of Sh. Pushpinder Singh and Sh. Amrinder Singh purchased vide Sale Deed registered at Wasika No 3025 dated 14.09.2006.</p> <p>6. Property ID: SBIN200001769434:</p> <p>Residential house measuring 3 kanals comprised of Khasra No.106M/18/1/2min (1-7) South and 18/2min (1-13) south, Khewat No.1733, Khatoni No.2944, Jamabandi year-2003-04 located in Model Town, DAV College Road, Jalalabad in the name of Sh. Hakam Chand S/o Sh. Mehnga Ram vide sale deed no. 3150 dated 26.09.2006</p>
4	Details of the encumbrances known to the secured creditor.	<p>1. Income Tax Department Lien for Rs.71385020/- on Jamabandi of M/s. Ganesh Rice Mills.</p> <p>2. Excise Department Due for Rs.80.66 Lac and Sale Tax Department Due Rs.196.19 Lac against M/s. Ganesh Rice Mills.</p> <p>3. Electricity Charges due on M/s. Ganesh Rice Mills.</p> <p>Litigation:</p> <p>1. Bank filed the Recovery suit against the borrower/guarantors with DRT Chandigarh.</p> <p>2. Borrower filed the SA with DRT Chandigarh against SARFAESI Action.</p>
5	The secured debt for recovery of which the property is to be sold.	Rs. 21,14,28,605/- (Rs. Twenty One Crore Fourteen lac Twenty Eight thousand Six hundred Five only) as on 25.07.2016 plus future interest thereon at agreed rate and other expenses and charges as applicable etc
6	Deposit of earnest money	<p>EMD:</p> <p>Property at Lot No 1. is Rs.15.80 lacs</p> <p>Property at Lot No 2. is Rs. 2.00 lacs</p> <p>Property at Lot No 3. is Rs 3.70 lacs</p> <p>Property at Lot No 4. is Rs.0.50 lacs</p> <p>Property at Lot No. 5 is Rs.14.20 lacs</p> <p>Property at Lot No. 6 is Rs.22.80 lacs</p>
7	Reserve price of the immovable secured assets:	<p>Property at Lot No 1. is Rs.158.00 lacs</p> <p>Property at Lot No 2. is Rs. 20.00 lacs</p> <p>Property at Lot No 3. is Rs 37.00 lacs</p> <p>Property at Lot No 4. is Rs.5.00 lacs</p> <p>Property at Lot No. 5 is Rs.142.00 lacs</p>



	<p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Property at Lot No. 6 is Rs.228.00 lacs</p> <p>EMD are to be required to be deposited on or before 26.02.2024 up to 4.00 pm by interested buyers in their own wallet registered with M/s MSTC Ltd on its auction site.</p> <p>https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.</p> <p>Time 04:00 PM date 26.03.2024</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 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.	E-Auction Dated 28-03-2024 Time: 11.00 hrs to 16.00 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.mstc at their web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp https://ibapi.in
11	(i) Bid increment amount: (ii) Auto extension:	Property at Lot No 1. is Rs 0.50 lacs Property at Lot No 2. is Rs 0.25 lacs Property at Lot No 3. is Rs 0.25 lacs Property at Lot No 4. is Rs.0.10 lacs Property at Lot No. 5 is Rs.0.50 lacs Property at Lot No. 6 is Rs.0.50 lacs



	times. (limited / unlimited) (iii) Bid currency & unit of measurement	(ii) Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 5 Minutes each. (iii) INR
1 2	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: 15.03.2024 Time: 11.00 hrs to 16.00 hrs Name: Sh. Satinder Jit Singh Mobile No. 8146295501
1 3	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 MSTC Ltd. may be conveyed through e mail.</p> <p>(b)The intending purchaser/bidder are required to deposit EMD/ amount on or before 26.03.2024 up to 4.00 PM by interested buyers in their own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 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 MSTC Ltd. 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 MSTC 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>



- (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 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 06-03-2024
Place: Ludhiana



AUTHORISED OFFICER
STATE BANK OF INDIA