

**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.	<b>Name and address of the Borrower / Guarantor</b>	<b>Borrower:-</b> M/s B.M. Enterprises Dhangu Road, Pathankot (Punjab)-145001
2.	<b>Name and address of Branch, the secured creditor</b>	Stressed Assets Recovery Branch 4th Floor, Aman Plaza, Tower-B, Dr. Ambedkar Chowk, Jalandhar – 144001
3.	<b>Description of the immovable secured assets to be sold.</b>	<p><b>Property ID: SBIN200029344978: Rs.1,37,00,000/-</b> (Rs.One Crore Thirty Seven Lacs only) EM of Commercial Building as per sale deed no. 2018-19/44/1727 registered on 15.06.2018 in the name of Sh. Raman Mehta measuring 11-1/2 Marla, comprised in Khasra No.408/421 min (0-17), 408/214 min(0-8), 408/241 min(4-14), 408/241 min (2-13), 408/241 min (2-0), 408/241 min (0-6), 408/241 min(6-15) Kita 7 Total measuring 17Kanal-13Marla share 11/353 i.e. 11Marla, and Khasra No.407/241 min (3-0), 407/241 (2-9), 407/241 min(3-4) Kita 3 Total 8Kanal 13Marlas share 1/346 i.e.1/2 Marla, total 11-1/2 Marla situated at Village Sraian, Hadbast Number 335, Tehsil and District Pathankot, as per Jamabandi for the year 2013-14 and bounded as under:- East: Ashwani Mehta                      West: Madhu Malhotra North: Dr. Kukreja &amp; Street      South: Bimal Joshan School</p> <p>b) All part &amp; parcel of Commercial Building as per sale deed no. 2018-19/44/1748 registered on 15.06.2018 in the name of Sh. Raman Mehta measuring 11-1/2 Marla, comprised in Khasra No.408/421 min (0-17), 408/214 min(0-8), 408/241 min(4-14), 408/241 min (2-13), 408/241 min (2-0), 408/241 min (0-6), 408/241 min(6-15) Kita 7 Total measuring 17Kanal-13Marla share 11/353 i.e. 11Marla and Khasra No.407/241 min (3-0), 407/241 (2-9), 407/241 min(3-4) Kita 3 Total 8Kanal 13Marlas share 1/346 i.e.1/2 Marla, total 11-1/2 Marla situated at Village Sraian, Hadbast Number 335, Tehsil and District Pathankot, as per Jamabandi for the year 2013-14 and bounded as under:- East: Dr.Kukreja &amp; Street              West: Sunil Mehta North: Dr. Kukreja &amp; Street      South: Bimal Joshan School</p>

4.	<b>Details of the encumbrances known to the secured creditor.</b>	Not any, in the knowledge of the bank.
5.	<b>The secured debt for recovery of which the property is to be sold</b>	Present dues of Rs.7,94,87,032.98 (Rs. Seven Crore Ninety Four Lacs Eighty Seven Thousand Thirty Two & Paise Ninety Eight only) as on 11.03.2019 plus future interest thereon at agreed rate and other misc. expenses & charges as applicable w.e.f. 12.03.2019.
6.	<b>Deposit of earnest money</b>	<b>Property ID: SBIN200029344978: Rs.13,70,000/-</b> (Rs.Thirteen Lacs Seventy Thousand only)
7.	<b>Reserve price of the immovable secured assets:</b>  <b>Bank account in which EMD to be remitted.</b>  <b>Last Date and Time within which EMD to be remitted:</b>	<b>Property ID: SBIN200029344978: Rs.1,37,00,000/-</b> (Rs.One Crore Thirty Seven Lacs only)  EMD are to be required to be deposited on or before 27.02.2024 up to 4.00 pm by interested buyers in their own wallet registered with M/s MSTC Ltd. on its auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp</a> by means of RTGS/NEFT.  Time:04:00 PM, Date: 27.02.2024
8.	<b>Time and manner of payment</b>	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 authorized 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.	<b>Time and place of public e-Auction or time after which sale by any other mode shall be completed.</b>	Date: 28.02.2024 <b>through e-auction.</b>  Time :11.00 hrs to 13.00 hrs with unlimited extensions of 5 minutes each

10	<b>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</b>	M/s MSTC  Portal  ( <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> )  <a href="http://ibapi.in">http://ibapi.in</a>
11	<b>(i) Bid increment amount:</b>  <b>(ii) Auto extension:</b> <b>Unlimited times.</b> <b>(limited / unlimited)</b>  <b>(iii) Bid currency &amp; unit of measurement</b>	<b>Property ID: SBIN200029344978: Rs.25,000/- (Rs. Twenty Five Thousand only)</b>  I. Time 11.00 hrs to 13.00 hrs with unlimited extension of 5 minutes.   II. INR
12	<b>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.</b>  <b>Contact person with mobile number</b>	<b>Date:- 23.02.2024 Time: 11.00 hrs to 16.00 hrs</b>          Name: Sh.Manjit Mahey (CM)/ Sh.Pran Nath (Manager)  Mobile No. 9503643038/ 9779585402

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 MSTC Ltd..may be conveyed through e mail.</p> <p>(b)The intending purchaser/bidder are required to deposit EMD/amount on or before 27.<b>02.2024 up to 4.00 PM</b> by interested buyers in their own wallet Registered with MSTC Ltd on its e-auction site. <a href="https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp</a> by means of RTGS/NEFT.</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 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 on line to MSTC Ltd.</p> <p>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.51516@sbi.co.in)</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, SARB, Ambedkar Chowk, Jalandhar 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> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-</p>
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		<p>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, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>(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.</p> <p>(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> <p>(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.</p> <p>(q)The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to</p>
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		<p>anybody shall be the sole responsibility of successful bidder only.</p> <p>(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.</p> <p>(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.</p>
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AUTHORISED OFFICER  
STATE BANK OF INDIA