

**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 via E-Auction on 12.03.2024

1	Name and address of the Borrower	M/s Atma Ram Mela Ram Steels Pvt Ltd
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch, Civil Lines Fountain Chowk, ZBO Building, Ground Floor, Ludhiana.
3	Description of the immovable secured assets to be sold.	Property ID: SBIN200000664553 Industrial plot measuring 21452 sq yards situated at Plot No. 2, Grain Market, Mullanpur Dakha, Dist Ludhiana in the name of M/s Atma Ram Mela Ram, Merchants & Commission Agents, Talab Mandi, Ludhiana a partnership firm of Sh. Parmod Kumar and Smt. Nirmala Devi, as per sale deed no 5506 dated 12.12.1974. Bounded by East : Road, West: Main Road, North: FCI Godowns, South: Neighbour
4	Details of the encumbrances known to the secured creditor.	Not Known
5	The secured debt for recovery of which the property is to	Rs.21,20,25,352.50 (Rupees Twenty One Crore Twenty Lacs Twenty Five Thousand Three Hundred Fifty Two and paise Fifty only) as on 30.11.2013 (plus further interest at agreed rate and other expenses and other charges as applicable.
6	Deposit of earnest money	EMD: Property at Lot No 1. Rs 73.90 lacs being the 10% of Reserve price. EMD are to be required to be deposited on or before 11.03.2024 up to 4.00pm by interested buyers in their own wallet registered with M/s MSTC Ltd. on its auction site https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp by means of RTGS/NEFT Time: 4PM, Date: 11.03.2024
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs	Property at Lot No 1. Rs 7.39 Crore A/c No 35132004256 IFSC: SBIN0015631 Bank : State Bank Of India Address: SAMB Branch Fountain Chowk Ludhiana Time : 16.00 hrs Date : 11.03.2024 (hard copy) Time : 16.00 hrs Date : 12.03.2024 (Online)
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.	Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 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 portal https://www.mstcecommerce.com/auctionhome/ibapl/index.jsp http://ibapi.in
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Property at Lot No 1.Rs 0.50 lacs (ii) Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each. (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: 01.03.2024 Time: 11.00 hrs to 13.00 hrs Name: Sumit Chawla Mobile No. 7837137480



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/amout on or before 11.03.2024 up to 4.00PM by interested buyers in their own wallet Registered with MSTC Ltd on its e-auction site. https://www.mstcecommerce.com/auctionhome/ibapl/index.jspby 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 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. 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.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. (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, 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>
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Date: .28.02.2024

Place: Ludhiana

AUTHORISED OFFICER,
STATE BANK OF INDIA,

