

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	M/s Khosla Knits, B-IV-1859, Mohalla Naughara, Near Dal Bazaar, Ludhiana, Punjab Sh. Vishal Khosla (partner) S/o sh. Bhushan Khosla, R/o Hno. P-68, Street No. 1, Basant Vihar Colony, Noorwala Road, Ludhiana,, Punjab Sh. Vikas Khosla (partner) S/o sh. Bhushan Khosla, R/o Hno. P-68, Street No. 1, Basant Vihar Colony, Noorwala Road, Ludhiana, Punjab
02	Name and address of Branch, the secured creditor	Stressed Asset Recovery Branch State Bank of India, 3 rd Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana 141001
03	Description of the immovable secured assets to be sold	1) Property ID: SBIN0527100392 Property bearing MC No B-4- 1857 measuring 60 sq yds situated at mohalla naughara, near mohalla lanje Ludhiana, registered vide Vasika no 999 dated 10.04.2013 standing in the name of Sh Vishal Khosla s/o Sh Bhushan Khosla and Sh Vikas Khosla s/o Sh Bhushan Khosla 2) Property ID: SBIN0527100393 Property bearing P-69/B measuring 100 sq yds comprised on khasra no.227, khata no 420/435 as per jamabandi for the year 2001-02, situated at taraf sekhewal, locality known as Basant Vihar Colony Noorwala Road Ludhiana, registered vide Vasika no 13846 dated 30.11.2005 standing in the name of Sh Vishal Khosla s/o Sh Bhushan Khosla and Sh Vikas Khosla s/o Sh Bhushan Khosla 3) Property ID: SBIN0527100394 Property bearing MC No B-4-1856 measuring 66 sq yds situated at mohalla naughara, near katra noharia, Ludhiana, registered vide Vasika no 18319 dated 03.02.2005 standing in the name of Sh Vishal Khosla s/o Sh Bhushan Khosla and Sh Vikas Khosla s/o Sh Bhushan Khosla
04	Details of the encumbrances know to the secured creditor	Not known to the Bank
05	The secured debt for recovery of which the property is to be sold	Rs. 3,15,11,649/- (Rupees three crore fifteen lakh eleven thousand six hundred forty nine only) as on 29.11.2022 and also liable to pay future interest at the contractual rate on the aforesaid amount together with

		incidental expenses, cost, charges		
06	Deposit of earnest money	1)	Property bearing MC No B-4- 1857 measuring 60 sq yds situated at mohalla naughara, near mohalla lanje Ludhiana	Rs. 2,24,100/- (Rupees two lakh twenty four thousand one hundred only)
		2)	Property bearing P-69/B measuring 100 sq yds., situated at taraf sekhewal, locality known as Basant Vihar Colony Noorwala Road Ludhiana	Rs. 4,06,900/- (Rupees four lakh six thousand nine hundred only)
		3)	Property bearing MC No B-4-1856 measuring 66 sq yds situated at mohalla naughara, near katra noharia, Ludhiana	Rs. 2,43,200/- (Rupees two lakh forty three thousand two hundred only)
		<p>Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance on its e-auction site https://ebkray.in/ by means of RTGS/NEFT.</p>		
07	Reserve price of the immovable secured assets:	1)	Property bearing MC No B-4- 1857 measuring 60 sq yds situated at mohalla naughara, near mohalla lanje Ludhiana	Rs. 22,41,000/- (Rupees twenty two lakh forty one thousand only)
		2)	Property bearing P-69/B measuring 100 sq yds., situated at taraf sekhewal, locality known as Basant Vihar Colony Noorwala Road Ludhiana	Rs. 40,69,000/- (Rupees forty lakh sixty nine thousand only)
		3)	Property bearing MC No B-4-1856 measuring 66 sq yds situated at mohalla naughara, near katra noharia, Ludhiana	Rs. 24,32,000/- (Rupees twenty four lakh thirty two thousand only)
	Account/ Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted	<p>Interested bidder may deposit Pre-Bid EMD with M/s PSB Alliance on its e-auction site https://ebkray.in/ before the close of e-Auction on 24.12.2024 by 3 PM. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.</p>		
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: 24.12.2024 through e-auction. 11:00 AM to 03:00 PM (With auto extension of 10 minutes each)
10	The e-Auction will be conducted through the Bank's approved service provider	M/s PSB Alliance at the web portal https://ebkray.in/
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 25,000/- Unlimited extension of 10 minutes each 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: 17.12.2024 Time: 11:00 A.M. to 1:00 P.M. Name: Chanchal Singh(Authorized officer) Mob: 9557170170
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 password by M/s PSB Alliance 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 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., to M/s PSB Alliance by the close of e-auction. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer at chanchal.singh2@sbi.co.in

(c) Names of the Eligible Bidders will be identified by the State Bank of India SARB Ludhiana Branch, to participate in online e-Auction on the portal M/s PSB Alliance who will provide User ID and Password after due verification of PAN and other documents 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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.

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 the 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.

(h). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i). The Authorized Officer shall be at the liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason.

(j). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k). 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.

(l). The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank/PSB Alliance . The bidders will not be entitled to claim any interest, costs, expenses, and any other charges(if any).

		<p>(m) 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>(n) 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>(o) 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>(p). 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.</p> <p>(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues /liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever.</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 Authorized 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.</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>
14	Details of pending litigation, if any, in respect of property(ies)	As per our knowledge, there are no pending litigations as on date.

	proposed to be sold.	
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**AUTHORISED OFFICER,
STATE BANK OF INDIA**

Date: 15.11.2024

Place: Ludhiana