

**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 (e-auction to be held on 03.12.2024)

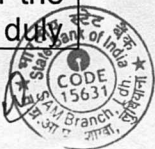
1.	Name and address of the Borrower/Guarantor	<p>M/s Garg International Pvt. Ltd. (Borrower)</p> <p>i). Sh. Harish Gupta s/o Sh. Satpal Gupta (Guarantor)                      ii). Sh. Rajesh Gupta s/o Sh. Satpal Gupta (Guarantor)                      iii). Smt. Sushma Devi w/o Sh. Satpal Gupta (Guarantor)                      iv) M/s Garg Corporation Ltd. (Corporate Guarantor)</p>
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><b>Property ID: SBIN200000189916</b>  <b>CERSAI ID: 200000189916</b></p> <p><b>Residential House M.C. No. B-XIX-159/1, House No.198, Civil Lines, The Mall, Back-side Carnival Shopping Complex, Mall Road, Ludhiana, in the joint names of Smt. Sushma Devi w/o Sh. Satpal Gupta and Sh. Satpal Gupta s/o Sh. Banarsi Dass. Details are as under:</b></p> <p>i) As per Wasika No. 11949 dated 14.11.1986, Khasra No. 1670/887/671/462, 1671/887/671/462                      ¼ share of 547.50 sq.yds. = 136.87 sq. yds.</p> <p>ii) As per Wasika No. 12273 dated 19.11.1986 Khasra No. 1670/887/671/462, 1671/887/671/462                      ¼ share of 547.50 sq.yds. = 136.87 sq. yds.</p> <p>iii) As per Wasika No. 13476 dated 11.12.1986 Khasra No. 1670/887/671/462, 1671/887/671/462                      ¼ share of 547.50 sq.yds. = 136.87 sq. yds.</p> <p>iv) As per Wasika No. 15864 dated 27.01.1987 Khasra No. 1670/887/671/462, 1671/887/671/462                      ¼ share of 547.50 sq.yds. = 136.87 sq. yds.</p> <p>v) As per Wasika No. 21173 dated 14.09.1994 Khasra No. 1669/887/671/462                      1/3 share of 384 sq.yds. = 128 sq. yds.</p> <p>vi) As per Wasika No. 20955 dated 13.09.1994 Khasra No. 1669/887/671/462                      1/3 share of 384 sq.yds. = 128 sq. yds.</p> <p>vii) As per Wasika No. 20957 dated 13.09.1994 Khasra No. 1669/887/671/462</p>



		<p>1/3 share of 384 sq.yds. = 128 sq. yds.</p> <p>viii) As per Wasika No. 30020 dated 22.02.1994 Khasra No. 1669/887/671/462 Area = 142.73 sq. yds.</p> <p><b>Total Land area = (136.87 x 4) + (128 x 3) + (142.73)</b></p> <p><b>= 1074.23 sq. yds.</b></p> <p><b>(The property is in Symbolic Possession of the Secured Creditor)</b></p>
4.	Details of the encumbrances known to the secured creditor.	Properties are to be sold on <b>“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”</b> Basis’
5.	The secured debt for recovery of which the property is to be sold	Rs.10,58,55,254/- (Rupees Ten Crore Fifty Eight Lac Fifty Five Thousand Two hundred Fifty Four only) as on 26.07.2010 (plus further interest at agreed rate and other expenses and other charges as applicable etc.)
6.	Deposit of earnest money	<p><b>EMD:</b></p> <p><b>Property ID: SBIN200000189916: EMD</b> amount of Rs.65.99 lacs being the 10% of Reserve Price to be remitted on or before 02.12.2024 up to 4:00 PM by interested buyers in their own wallet registered with <a href="https://ebkray.in/eauction-psb/bidder-registration">https://ebkray.in/eauction-psb/bidder-registration</a> by means of online payment.</p>
7.	<p>Reserve price of the immovable secured assets:</p> <p><b>Bank account</b> in which EMD to be remitted.</p> <p><b>Last Date and Time</b> within which EMD to be remitted: Rs</p>	<p><b>Property ID: SBIN200000189916: Rs.6.59 Cr</b></p> <p>EMD is required to be deposited on or before 02.12.2024 by interested buyers in their own wallet registered with <a href="https://ebkray.in">https://ebkray.in</a>. on its auction site <a href="https://ebkray.in/eauction-psb/bidder-registration">https://ebkray.in/eauction-psb/bidder-registration</a> by means of online payment.</p> <p>Time: 04:00 PM Date: 02.12.2024.</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.	<p>Date of E-auction: 03.12.2024</p> <p>Time :11:00 hrs to 16.00 hrs with unlimited extensions of 10 minutes each if bid amount continue to increase.</p>



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	<a href="https://ebkray.in">https://ebkray.in</a> at their web portal  <a href="https://ebkray.in/eauction-psb/">https://ebkray.in/eauction-psb/</a>
11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.50000/- (ii) Time 11:00 hrs to 16:00 hrs with unlimited extensions of 10 minutes each if bid amount continue to increase. (iii) INR
12.	<b>Date and Time</b> 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	The property being in Symbolic Possession of the Secured Creditor, it can be inspected from outside only.  Name: Sh. Vinay Chatli / Sh. Manjit Singh  Mobile No: 9872777992 / 9592221756
13.	<b>Other conditions</b>	(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 <b>ebkray.in</b> may be conveyed through e mail). (b) The intending purchaser/bidder is required to deposit EMD/amount on or before 02.12.2024 up to 4.00 PM in her own wallet Registered with MSTC Ltd on its e-auction site. <a href="https://ebkray.in/eauction-psb/bidder-registration">https://ebkray.in/eauction-psb/bidder-registration</a> by means of online payment. (c) 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. online at <b>ebkray.in</b> 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 ( <a href="mailto:sbi.15631@sbi.co.in">sbi.15631@sbi.co.in</a> ) in addition to uploading online at <b>ebkray.in</b> (d) 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 ebkray portal. (e) The successful bidder shall be required to submit the final price, 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.

(f) 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.

(g) 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.

(h) 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.

(i) 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.

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

(k) 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.

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

(m) Conditional bids shall be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

(n) 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).

(o) 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) 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.

(q) 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.



(r) 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.

(s) In case 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.

(t) 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.

Date: 11.11.2024

AUTHORISED OFFICER

कृते भारतीय स्टेट बैंक  
FOR STATE BANK OF INDIA

प्राधिकृत अधिकारी/Auth. Officer  
तनावग्रस्त आस्ति प्रबन्धक शाखा, लुधियाना  
Stressed Assets Management Branch, Ludhiana  
STATE BANK OF INDIA