



STATE BANK OF INDIA

SAMB Chandigarh, SCO 99-107, First Floor,
Sector-8 C, Chandigarh
sbi.04262@sbi.co.in

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/ Guarantor	M/s KRM Tyres Plot No. 5-A, EPIP, Phase-I, Jharmajri, Baddi, District Solan, Himachal Pradesh - 174103.
2.	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch SCO 99-107, First Floor, Sector-8 C, Chandigarh
3.	Description of the immovable secured assets to be sold.	Property ID:SBINKRMTYRE M/s KRM Tyres, property situated at (Plot bearing Khata No. 324/448, Khasra No. 46//18(8-0), out of which share is measuring 4 Kanal 19 Marla 22 Square Feet situated at Village Wariana, Near Kapurthala Road, Tehsil and District Jalandhar, standing in the name of Sh. Nipun Jain (Guarantor), bearing Title Deed (Gift Deed No. 1018, Registered on 11.05.2010 at Jalandhar, Punjab).
4.	Details of the encumbrances known to the secured creditor.	
5.	The secured debt for recovery of which the property is to be sold	Rs.27,76,47,986.97 (Rupees Twenty Seven Crore Seventy Six Lacs Forty Seven Thousand Nine Hundred Eight Six and Paise ninty seven only) as on 31.12.2024 + further interest at agreed rate and other expenses & other charges as applicable.
6.	Deposit of earnest money	EMD: Rs.12,00,000/-(Twelve Lacs Only) being the 10% of Reserve Price to be remitted on or before 27.01.2025 up to 16:00 PM by interested buyers in their own wallet registered with M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com by means of RTGS/ NEFT Time: 16:00 PM, Date: 27.01.2025



7.	<p>Reserve price of the immovable secured assets:</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 ID:SBINKRMTYRE, Rs.1.20 Crore Only</p> <p>EMD is required to be deposited on or before 27.01.2025 by interested buyers in their own wallet registered with M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com by means of RTGS/NEFT.</p> <p>Time : 04:00 PM Date : 27.01.2025</p>
8.	Time and manner of payment	<p>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.</p>
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: 28.01.2025</p> <p>Time :11.00 hrs to 16.00 hrs with unlimited extensions of 5 minutes each</p>
10.	<p>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</p>	<p>M/s PSB Alliance Pvt Ltd on its auction site https://baanknet.com</p>
11.	<p>Bid increment amount:</p> <p>Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i). Rs. 1,00,000/-</p> <p>(ii). Time 11.00 hrs to 16.00 hrs with unlimited extension of 5 minutes</p> <p>INR</p>



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	Physical possession Name: Case officer Mobile No.9855063474 Date of inspection: 23.01.2025 at 12:00 Noon to 02:00 PM
13.	Other conditions	<p>(1) The E-Auction is being held on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" and no complaint basis, to the best of knowledge and information of the Authorised Officer, there are no encumbrances on the property/ies. However, the intending bidders should make their own independent enquiries regarding the encumbrances title of property/ies put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.</p> <p>(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders sites on 23.01.2025 from 12:00 Noon to 02:00 p.m.</p> <p>(3) The interested bidders shall submit their offer along with EMD through website https://baanknet.com (the user ID and password can be obtained by registering name with https://baanknet.com through their login ID and Password. The EMD will be payable through NEFT to bidder's own wallet registered with M/s PSB Alliance Pvt. Ltd. on its auction site. Please note that the EMD must be deposited in the wallet registered with M/s PSB Alliance Pvt. Ltd. on or before 27.01.2025.</p> <p>(4) After Registration by the bidders in the web Portal, the intending purchaser / bidder is required to get the copies of the following documents uploaded in the web portal before last date of submission of the bid(s) viz. (i) Copy of the NEFT / RTGS Challan (ii) Copy of PAN card (iii) Proof of identification (KYC) viz. copy of Voter ID Card / Driving License / Passport etc., (iv) Copy of proof of address (v) Duly Filed up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected.</p> <p>(5) The interested bidders who require assistance in creating Login ID and Password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s PSB Alliance Pvt. Ltd. within office hours during the working days.</p> <p>(6) Only buyers holding valid User ID / Password and confirmed payment of EMD through NEFT / RTGS shall be eligible for participating in the online auction process.</p> <p>(7) The interested bidders who have submitted their EMD</p>



not below the 10% of reserve price through <https://baanknet.com> shall be eligible for participating in the E-Auction. The E-Auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" against the Property in case bid is placed in the last 5 minutes of the closing time of the E-Auction, the closing time will be automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer / Secured Creditor.

(8) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not earn any interest. The successful bidder shall deposit 25% of the 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 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 same for which it may be subsequently sold. 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) The prospective qualified bidders may avail online training on E-Auction from M/s PSB Alliance Pvt. Ltd., <https://baanknet.com> prior to the date of E-Auction. Neither the Authorised Officer / Bank nor M/s PSB Alliance Pvt. Ltd., <https://baanknet.com> shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the E-Auction event.

(10) The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fees etc. and also all the Statutory / Non Statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody.

(11) TDS as per provisions of "Sec. 194 -IA of the Income Tax 1961" applicable.

(12) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute



right to accept or reject any or all offer(s) or adjourn / postpone / cancel the E-Auction without assigning any reason thereof.

(13) The bidders are advised to go through the detailed terms and conditions of E-Auction available on the website of M/s PSB Alliance Pvt. Ltd. (a) <https://www.sbi.co.in> (b) <https://baanknet.com> before submitting their bids and taking part in E-Auction.

(14) The publication is subject to the force majeure clause.

(15) 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.

(16) The bid once submitted by the bidder, can not 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 therein will result in forfeiture of the amount paid by the defaulting bidder.

(17) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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. 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. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sold responsibility of successful bidder only. The property being leasehold property, the lease rentals and any other amount/charges etc. due towards Estate Office shall be sole responsibility of Successful Bidder. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD, eligibility of the bidder, authority of the person representing the bidder, interpretation and the 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 name branch only.

(18) Special Instructions:- Bidding in the last moment should be avoided in the bidders own interest are neither the State Bank of India nor Service Provider will be responsible for any lapse / failure (Internet failure / power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as



		power supply back-up etc., so that they are able to circumvent such situation & are able to participate in the auction successfully.
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AUTHORISED OFFICER,
STATE BANK OF INDIA,
Stressed Assets Management Branch
Chandigarh

