

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on 06.03.2025 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis

1.	Name and address of the Borrower/Guarantor	<p>1. Rex Sewing Machines Company Private Limited (Borrower and Mortgagor) Regd. Office: B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>2. Sh. Anant Dandona s/o Sh. Dinesh Dandona (Director & Personal Guarantor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>3. Sh. Dinesh Dandona son of Sh. Om Parkash (Director & Personal Guarantor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>4. Sh. Bhupesh Dandona s/o Sh. Om Parkash (Director & Personal Guarantor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>5. Sh. Om Parkash Dandona s/o Sh. Charan Dass (Director & Personal Guarantor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>6. Smt. Rajni Dandona wife of Sh. Dinesh Dandona, (Personal Guarantor & Mortgagor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>7. Smt. Nidhika Dandona wife of Sh. Bhupesh Dandona (Personal Guarantor & Mortgagor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>8. Smt. Saroj Dandona wife of Sh. Om Parkash (Personal Guarantor) i) 11-K, Sarabha Nagar, Ludhiana, ii) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana, 141014</p> <p>9. D & B Business Private Limited (Corporate Guarantor) B-XXIX-1210, G.T. Road, Dhandari Kalan, Ludhiana</p>
2.	Name and address of Branch, the secured creditor	<p>State Bank of India</p> <p>Stressed Assets Management Branch</p> <p>Zonal Office Building, Ground Floor</p>



Civil Lines, Fountain Chowk

Ludhiana- 141001

3. Description of the immovable secured assets to be sold.

1.PROPERTY ID: SBIN15631RSM

(a) CERSAI ID: SBIN200010732229

Property/Factory Land & Buildings bearing M.C. No.B-XXIX-1210, measuring 6080 sq. yards out of property measuring 9492 sq. yards comprised in khasra No.60//23/7, 62//21-22, 63//3-4/1-8-14-15/1-16-17-18-23-24-25, 72//4/2-5-6, 73//1-2/ 1-10, 62//11/2- 18/2-19-20, 63//9-10-11-12-13-19-20-22,, 64//5/5-6/2, 62//8/1/1-14/1/1-18/1/2, 62//13/2-12/4 khata No.387/402-388/403-136/147- 562/586, as per jamabandi for the year 1996-97, situated at Village Dhandari Kalan, Backside G.S. Auto, G.T. Road, District Ludhiana, as per sale deeds executed and registered on 18.06.2002 vide wasika No.5177 and 5178 in the name of M/s Rex Sewing Machines Co. Pvt. Ltd.

(b) CERSAI ID: SBIN200010732544

Property/Factory Land & Building bearing M.C. No. B-XXIX-1062/11-A measuring 835 sq. yards comprised in khasra No. 60//23/7, 63//3, 4/1, 8, 14, 62//21, 22, 63//15/1, 16, 17, 18, 23, 24, 25, 72//4/2, 5, 6, 73//1, 73//2/1, 10, 62//11/2, 18/2, 19, 20, 63//9, 10, 11, 12, 13, 20, 64//5/5, 6/2, 63//19, 22 khata No. 475/488, 476/489, 477/490, 480/493, 481/494, 482/495, 484/497, 485/498, 486/499 as per jamabandi for the year 2006-07 situated at Village Dhandari Kalan, Backside G.S. Auto, G.T. Road, District Ludhiana, as per three sale deeds executed and registered on 11.05.2012 at wasika No.1831, 1832 and 1833 in the name of M/s Rex Sewing Machines Co. Pvt. Ltd.

(c) CERSAI ID: SBIN200002934072

Property/Factory Land & Building bearing M.C. No. B-XXIX-1210 measuring 3412 sq. yards out of property measuring 9492 sq. yards comprised in khasra No. 60//23/7, 63//3, 4/1, 8, 14, 62//21, 22, 63//15/1, 16, 63//17, 63//18, 63//23, 24, 25, 72//4/2, 5, 6, 73//1, 73//2/1, 10, 62//11/2, 18/2, 19, 20, 63//9, 63//10, 11, 12, 13, 20, 64//5/5, 6/2, 63//19, 63//22, khata No. 445/462, 446/463, 447/464, 448/465, 449/466, 450/467, 451/468, 452/469, 453/470, 454/471, 455/472, 456/473, as per jamabandi for the year 2001-02 situated at Village Dhandari Kalan, Backside G.S. Auto, G.T. Road, District Ludhiana as per sale deed executed and registered on 07.05.2004 at wasika No.3245 in the names of Smt. Rajni Dandona and Smt. Nidhika Dandona.

d. CERSAI ID: SBIN200058269759

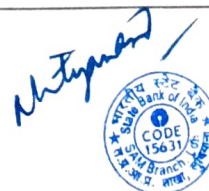
Property bearing M.C. No. B-XXIX-1062/11, measuring 180 sq.yards, comprised in khasra No.62//11/2, 18/2, 19, 20, 63//9, 10, 11, 12, 13, 19, 20, 22, 64//5/5, 6/2 khata No. 482 to 486/495 to 499 as per jamabandi for the year 2006-07 situated at village Dhandari Kalan, Backside G.S. Auto, G.T. Road, District Ludhiana as per sale deed executed and registered on 10.03.2014 at wasika No. 9085 in the name of M/s Rex Sewing Machines Co. Pvt. Ltd.



		<p>e. CERSAI ID: SBIN200058269809</p> <p>Property bearing M.C. No. B-XXIX-1062/12, measuring 500 sq. yards, comprised in khasra No.60//23/7, 63//3, 4/1, 8, 14, 62//21, 22, 63//15/1, 16, 63//17, 63//18, 63//23, 24, 25, 72//4/2, 5, 6, 73//1, 73//2/1, 10, 62//11/2, 18/2, 19, 20, 63//9, 63//10, 11, 12, 13, 20, 64//5/5, 6/2, 63//19, 63//22, khata No. 475/488 to 486/499 as per jamabandi for the year 2006-07 situated at village Dhandari Kalan, Abadi known as Guru Gobind Singh Colony, Tehsil and District Ludhiana as per sale deed executed and registered on 01.02.2012 at wasika No.13289 in the name of M/s Rex Sewing Machines Co. Pvt. Ltd.</p> <p>NOTE: ALL THE ABOVE PROPERTIES WILL BE SOLD AS A SINGLE LOT.</p> <p>[The above properties also stand cross-collateralized as security for the repayment of various credit facilities to the tune of Rs.23.35 crore granted to M/s Rex Global Ltd.]</p>
4.	Details of the encumbrances known to the secured creditor.	Properties are to be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis.
5.	The secured debt for recovery of which the property is to be sold	Rs.16,62,26,794.95 (Rupees Sixteen Crore Sixty Two Lacs Twenty Six Thousand Seven Hundred and Ninety Four and Ninety Five Paise only) as on 08.02.2023 plus future interest, other expenses and charges thereon as applicable due to the secured creditor.
6.	Deposit of earnest money	PROPERTY ID: SBIN15631RSM Rs. 263.60 lacs.
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:	<p>PROPERTY ID: SBIN15631RSM Rs. 2936.00 lacs.</p> <p>EMD are to be required to be deposited on or before 05.03.2025 up to 4.00 pm by interested buyers in their own wallet registered with https://baanknet.com On its auction site.</p> <p>https://baanknet.com/eauction-psb/bidder-registration</p> <p>by means of online payment</p> <p>Time:4PM,Date: 05.03.2025</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	Date 06.03.2025 through e-auction.

Handwritten signature

	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 if bid amount continue to increase.
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	https://baanknet.com at their web portal https://baanknet.com/eauction-psb/bidder-registration https://baanknet.com/eauction-psb
11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs- 2.00 lacs. Time 11.00 hrs to 16.00 hrs with unlimited extension of 10 minutes each, if bid amount continue to increase. 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:- 03.03.2025 Time: 11.00 hrs to 16.00 hrs. Name: Sh. Manjit Singh, (Assistant Manager) / Sh. Vinay Chatli, (Assistant General Manager) Mobile No. 9592221756 / 9872777992
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 baanknet.com may be conveyed through e mail. (b)The intending purchaser/bidder are required to deposit EMD/amount on or before 05.03.2025 up to 4.00PM by interested buyers in their own wallet registered with https://baanknet.com in on its e-auction site. https://baanknet.com/eauction-psb/bidder-registration by means of online payment. (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 baanknet.com 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)

(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 baanknet.com. (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.

(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.

(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.

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

(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.

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

(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.

(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).

(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.

(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) 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.



(q) 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.

(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.

(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.

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA


प्राधिकृत अधिकारी/Auth. Officer
तनावग्रस्त आसि प्रबन्धक शाखा, लुधियाना
Stressed Assets Management Branch, Ludhiana



(Authorized officer)

State Bank of India