

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/Guarantors	<p>M/s. PACT Industries Limited 303, Hotel Taksons, Opposite- Railway Station, Ludhiana</p> <p>S.Harpreet Singh S/o. S. Avtar Singh House No. 90-B, Bhai Randhir Singh Nagar, Ludhiana.141002</p> <p>S.Eshaan Takkar S/o. S.Harpreet Singh House No. 90-B, Bhai Randhir Singh Nagar, Ludhiana.141002</p>	<p>M/s. PACT Industries Limited GT Road, Jugiana, Ludhiana</p> <p>Smt. Tanupreet Singh W/o.S.Harpreet Singh House No. 90-B, Bhai Randhir Singh Nagar, Ludhiana.141002</p> <p>M/s Kartar Finvest Pvt Ltd Kartar Complex, G T Road, Jalandhar Bye-pass, Ludhiana-141008</p> <p>M/s Preet Builders Pvt Ltd, Kartar Complex, G T Road, Jalandhar Bye-pass, Ludhiana-141008</p>
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch, Civil Lines Fountain Chowk, ZBO Building, Ground Floor, Ludhiana-141001	
3	Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them.	<p>1. Property ID: SBIN200054347004: Equitable Mortgage of Commercial Property which is plot No.B-XXXV-5 measuring 1251-1/4 Sq Yards, comprised in Khasra No.22/22/2, 32//2/2, 9/1/1, Khata No.336/417, as per jamabandi for the year 2006-07, situated at Village Sunet, Hadbast No.159, locality known as Inder Nagar, Ferozepur Road, Opposite-Milk Plant,Ferozepur Ludhiana, Registered in the name of Smt. Tanupreet Kaur W/o. Harpreet Singh, Registered Vide Title deed No.10201 dated 29-11-2017 (for area measuring 625-5/8 Sq.Yards), Title deed No. 10202 dated 29-11-2017 (for area measuring 415-5/8 Sq.Yards) and Title deed No.10198 dated 29-11-2017 (for area measuring 210 Sq.Yards).</p> <p>2. Property ID: SBIN200050552633: Plant and Machinery, in the name of M/s. PACT Industries Limited, situated at GT Road, Jugiana, Ludhiana.</p>	
4	Details of the encumbrances known to the secured creditor.	Not known to the Bank.	
5	The secured debt for recovery of which the property is to be sold.	Rs.10,67,72,927.29 (Ten Crore, Sixty Seven Lacs, Seventy Two Thousand, Nine Hundred, Twenty Seven & 29 paise only) as on 05-04-2023 plus future interest at agreed rate, other expenses and charges thereon as applicable etc.	
6	Deposit of earnest money	<p>EMD: Property at Lot No 1. is Rs.163.00 lacs Property at Lot No 2. is Rs. 8.90 lacs</p>	
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted.	<p>Property at Lot No 1. is Rs.1626.00 lacs Property at Lot No 2. is Rs. 89.00 lacs</p> <p>EMD are to be required to be deposited on or before 15-08-2024 up to 4.00 pm by interested buyers in their own wallet registered with M/s ebkray.in on its auction site.</p>	
	Last Date and Time within which EMD to be remitted:	<p>https://ebkray.in/eauction-psb/bidder-registration by means of online payment Time : upto 04:00 pm, Date up to 15-08-2024</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.	E-Auction Dated 16-08-2024 Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each if bid amount continue to be 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://ebkcray.in at their web portal https://ebkcray.in/eauction-psb/bidder-registration https://ebkcray.in
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Property at Lot No 1. is Rs 2.00 lacs Property at Lot No 2. is Rs 0.50 lacs (ii) Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each, if bid amount continue to be increase. (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	NAP as Property Under Symbolic Possession. Name: Sh. Satinder Jit Singh Mobile No. 8146295501
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 Pass word by ebkcray.in may be conveyed through e mail. (b) The intending purchaser/bidder are required to deposit EMD/ amount on or before 15.08.2024 up to 4.00 PM by interested buyers in their own wallet Registered with https://ebkcray.in on its e-auction site https://ebkcray.in/eauction-psb/bidder-registration by means of online payment. 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. through online to https://ebkcray.in 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 https://ebkcray.in (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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) The Authorized 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 may it 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, gst, taxes, rates, assessments, charges, electricity dues 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 authorized officer of the concerned bank branch only.
- (s) Bank filed the recovery suit against the Borrower/Personal Guarantor /Corporate Guarantors before DRT Chandigarh.
- (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.

Dated 20-07-2024
Place: Ludhiana



[Signature]
Authorised Officer
SAMB Ludhiana