

(Annexure-15 A)

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 Jai Kabir Traders Prop. Sh Tarsem Lal S/o Sh. Rajinder Malhotra R/o Dhiansar Morh Kartholi, Bari Brahmana, Jammu Jammu-
02	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch Administrative Office, Bahu Plaza, Jammu email ID- sbi.05273@sbi.co.in
03	Description of the immovable secured assets to be sold	Property ID: SBIN527300021 All part & parcel of property situated at Dhiansar Morh, Kartholi, Bari Brahmana, Jammu, mortgage of 2 shops at front and four rooms at back, area 4.19 marlas, Kharsa no. 64 min within the registration sub-district Samba & bounded as North-19', South-19' ,east-60', West-60'
04	Details of the encumbrances know to the secured creditor	No such in the knowledge of Bank.
05	The secured debt for recovery of which the property is to be sold	Rs.98,65,337/-(Rupees Ninety eight lac sixty five thousand three hundred thirty seven only) as on 06.09.2024 plus future interest at the contractual rate together with incidental expenses, cost, charges etc. w.e.f. 07.09.2024 minus repayment made thereafter, if any.
06	Deposit of earnest money	EMD: Rs.5,11,000.00 (Rupees Five lac Eleven thousand only) being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their Global EMD Wallet well in advance.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted	Rs.51,10,000.00 (Rupees Fifty one lac ten thousand only) Bidder's Global EMD wallet maintained with https://ebkray.in (Bidder / purchaser to register on e-auction portal. 27.09.2024 upto 16:00 Hrs. Interested bidders may deposit pre-bid EMD with https://ebkray.in before start of E-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment on https://www.ebkray.in 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.
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

		<p>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. In case of failure to deposit the amount as mentioned above with I the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and authorised officer shall have the liberty to conduct the fresh auction/ sale of the property and the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to A/c 38354956766, IFSC SBIN0014501 SBI Bank: SARB COLLECTION ACCOUNT, JAMMU</p>
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	<p>Date: 30.09.2024 through e-auction. 10:30 hrs to 16:00 hrs (With unlimited extension of 10 min each) online e-Auction platform (https://ebkcray.in) (With unlimited extension of 10 min each)</p>
10	The e-Auction will be conducted through the Bank's approved service provider	<p>Platform (https://ebkcray.in) for e-Auction will be provided by Bank's e-Auction service provide. The intending bidders/ purchaser are required to participate in the e-Auction process at e-Auction service provider website https://ebkcray.in. The service provider will also provide online demonstration/ training for the intending bidders/purchasers on e-Auction on the portal before the e-Auction. The sale notice containing the terms and conditions of sale is uploaded in the Bank's website/ webpage portal https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://ebkcray.in). The intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from portal (https://sbi.co.in/web/sbi-in-the-news/auctionnotices/sarfaesi-and-others and https://www.eBkcray.in)</p>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<p>(i) Rs. 10000.00 (ii) Unlimited extension of 05 minutes each (ii) Indian Rupees 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	<p>Date: 19.09.2024 Time: 10:30Hrs to 16:00Hrs Name: Balbir Raj(Authorized officer) Mobile No. 9779585242 Email sbi.05273@sbi.co.in</p>
13	Other conditions	(a). The Bidders should get themselves registered on

	<p>https://ebkay.in by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance Pvt Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b). The Intending bidder should transfer his EMD amount on or before 27.09.2024 upto 04.00pm by own Global wallet registered with M/s. PSB Alliance Pvt Ltd on its E-auction site. https://ebkay.in by means of NEFT/ RTGS transfer from his bank account.</p> <p>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., to the Authorised Officer of State Bank of India, SARB, Jammu , Administrative Office, Bahu Plaza , Jammu</p> <p>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.05273@sbi.co.in)</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Jammu to participate in online e-auction on the M/s. PSB Alliance Pvt Ltd https://ebkay.in portal.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(h) The bid once submitted by the bidder, cannot be</p>
--	---

	<p>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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s. PSB Alliance Pvt Ltd. The Bidder has to place a request with M/s. PSB Alliance Pvt Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(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> <p>(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.</p> <p>(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.</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 Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of 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</p>
--	---

		<p>required to contact the concerned authorised 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 auction will be entertained.</p>
--	--	---

Date: 12.09.2024

Place: Jammu

**AUTHORISED OFFICER,
SARB, Jammu**