

## THE TERMS AND CONDITIONS OF SALE

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS (**POSSESSION - SYMBOLIC**)

1	Name and address of the Borrower	<p><b>M/s Jindal Steels (Proprietorship Firm)</b>  <b>Prop- Gaurav Jindal</b>  Admin office: 66/3, Loha Mandi Bulandshahr Road Ghaziabad U P – 201001</p> <p>Registered Office- C-369 Swaran Jayanti Puram, Ghaziabad-201002  Email: jindalsteelsgzb@gmail.com</p>						
2	Name and address of Branch, the secured creditor	<p>SBI SAMB-II, II Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001.  <a href="mailto:Sbi.50950@sbi.co.in">Sbi.50950@sbi.co.in</a> mob-8755910673</p>						
3	Description of the immovable secured assets to be sold.	<table border="1"> <tr> <td data-bbox="592 813 667 976"><b>S r N o.</b></td> <td data-bbox="667 813 1386 976"><b>Description of property  (All properties on Symbolic Possession)</b></td> </tr> <tr> <td data-bbox="592 976 667 1503"><b>1</b></td> <td data-bbox="667 976 1386 1503"> <p>Free Hold Plot Khasra no 17, Area 1517.55 Sq mtrs, situated near RMS Public School, Village Saddiq Nagar, Pargana Loni, District Ghaziabad, Ghaziabad, 201003</p> <p>OWNER/ MORTGAGOR:  Joint ownership of Mr Gaurav Jindal, Smt Sunita Jindal, Sh Aman Jindal, Mrs Ritika Jindal, Ms Saloni Jindal and Smt Savita Jindal</p> <p><b>Reserve Price Rs. 3,63,00,000.00 (Three crore sixty three lakh only)</b></p> <p><b>Earnest Money Deposit Rs. 36,30,000.00 (Thirty six lakh thirty thousand only)</b></p> </td> </tr> <tr> <td data-bbox="592 1503 667 1960"><b>2</b></td> <td data-bbox="667 1503 1386 1960"> <p>Free Hold Residential Plot Bearing No. C-369, Block – C, Area 148.75 Sq mtrs, Swarn Jayanti Puram, Ghaziabad, Uttar Pradesh, Pin- 201002</p> <p>OWNER/ MORTGAGOR:  Smt Sunita Jindal W/o Sh. Suresh Jindal</p> <p><b>Reserve Price Rs. 85,00,000.00 (Eighty-five lakh only),</b></p> <p><b>Earnest Money Deposit Rs. 8,50,000.00 (Eight lakh fifty thousand only)</b></p> </td> </tr> </table>	<b>S r N o.</b>	<b>Description of property  (All properties on Symbolic Possession)</b>	<b>1</b>	<p>Free Hold Plot Khasra no 17, Area 1517.55 Sq mtrs, situated near RMS Public School, Village Saddiq Nagar, Pargana Loni, District Ghaziabad, Ghaziabad, 201003</p> <p>OWNER/ MORTGAGOR:  Joint ownership of Mr Gaurav Jindal, Smt Sunita Jindal, Sh Aman Jindal, Mrs Ritika Jindal, Ms Saloni Jindal and Smt Savita Jindal</p> <p><b>Reserve Price Rs. 3,63,00,000.00 (Three crore sixty three lakh only)</b></p> <p><b>Earnest Money Deposit Rs. 36,30,000.00 (Thirty six lakh thirty thousand only)</b></p>	<b>2</b>	<p>Free Hold Residential Plot Bearing No. C-369, Block – C, Area 148.75 Sq mtrs, Swarn Jayanti Puram, Ghaziabad, Uttar Pradesh, Pin- 201002</p> <p>OWNER/ MORTGAGOR:  Smt Sunita Jindal W/o Sh. Suresh Jindal</p> <p><b>Reserve Price Rs. 85,00,000.00 (Eighty-five lakh only),</b></p> <p><b>Earnest Money Deposit Rs. 8,50,000.00 (Eight lakh fifty thousand only)</b></p>
<b>S r N o.</b>	<b>Description of property  (All properties on Symbolic Possession)</b>							
<b>1</b>	<p>Free Hold Plot Khasra no 17, Area 1517.55 Sq mtrs, situated near RMS Public School, Village Saddiq Nagar, Pargana Loni, District Ghaziabad, Ghaziabad, 201003</p> <p>OWNER/ MORTGAGOR:  Joint ownership of Mr Gaurav Jindal, Smt Sunita Jindal, Sh Aman Jindal, Mrs Ritika Jindal, Ms Saloni Jindal and Smt Savita Jindal</p> <p><b>Reserve Price Rs. 3,63,00,000.00 (Three crore sixty three lakh only)</b></p> <p><b>Earnest Money Deposit Rs. 36,30,000.00 (Thirty six lakh thirty thousand only)</b></p>							
<b>2</b>	<p>Free Hold Residential Plot Bearing No. C-369, Block – C, Area 148.75 Sq mtrs, Swarn Jayanti Puram, Ghaziabad, Uttar Pradesh, Pin- 201002</p> <p>OWNER/ MORTGAGOR:  Smt Sunita Jindal W/o Sh. Suresh Jindal</p> <p><b>Reserve Price Rs. 85,00,000.00 (Eighty-five lakh only),</b></p> <p><b>Earnest Money Deposit Rs. 8,50,000.00 (Eight lakh fifty thousand only)</b></p>							

		<p><b>3</b> Industrial Plot No. 81, Area 223.34 Sq Mtrs, Loha Mandi in Industrial Area Site No. 1 Buland Shaher Road, UPSIDC Ghaziabad-201001</p> <p>OWNER/ MORTGAGOR:: M/s Jindal Coloron Plus Pvt. Ltd. through its director Sh. Suresh Jindal (ex-director-Mr. Gaurav Jindal)</p> <p><b>Reserve Price Rs. 2,83,00,000.00 (Two crore eighty-three lakh only),</b></p> <p><b>Earnest Money Deposit Rs. 28,30,000.00 (Twenty eight lakh thirty thousand only)</b></p>
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which property is to be sold.	<b>Rs. 11,73,26,338/-@ (Rupees Eleven Crore Seventy Three Lakh Twenty Six Thousand Three Hundred Thirty Eight Only) as on 12.08.2024</b> along with future interest on the contractual rates with respectively together with all incidental expenses, cost charges, etc.
6	Deposit of earnest money	<b>EMD:</b> 10% of reserve price as stated in column 3 for each property to be remitted by RGS/NEFT to bank as per instructions on site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
7	Reserve Price of the immovable secured assets <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted:	<p><b>As stated in column No 3.</b></p> <p><b>As per instructions on site</b> <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a></p> <p><b>"Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction up to 4 PM.</b> Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence <b>bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem."</b></p>
8	<b>Time and manner of payment</b>	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

		after the acceptance of the offer by the Authorised Officer, failing which the amount 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 auction purchaser not exceeding three months from the date of auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	12.09.2024 (Thrusday)- New-Delhi,  11.00 AM to 4.00 P.M with auto extensions of 10 minutes each.
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 on the website of the service provider as mentioned above,	<a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  AND  <a href="https://ibapi.in">https://ibapi.in</a>
11	(i) Bid increment amount. (ii) Auto Extension: time (unlimited) (iii) Bid currency & unit of measurement.	(i) Rs.1.00 lakhs  (ii) Auto extension of 10 minutes each (unlimited)  (iii) Indian Rupee, Rupees Lac
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	07.09.2024, Tuesday 11.00 AM TO 4:00 PM, Ghaziabad  Authorised Officer: Mr. Narender Kumar, Mobile No. 7087261921 Mr. Krishan Kumar, Mobile No. 8755910673  Mr. Raman Kumar- 9991606363 (RA)
13	Other conditions	(a) Bidders shall hold a valid digital signature Certificate issued by competent authority and valid email ID (e mail ID is necessary for the intending bidder as all the relevant information and allotment of ID and

		<p>password by <b>M/s MSTC Ltd</b> may be conveyed through e mail.</p> <p>(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 license / Passport etc., (ii) Current Address-proof of communication, (iii) PAN Card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile I Land line of the bidder etc., to the Authorised Officer of State Bank of India SAMB -II New Delhi branch 11th Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001 before closing of e. auction. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of the Eligible Bidders will be identified by the State Bank of India SAMB II Branch, to participate in online e-Auction on the portal of <b>M/s MSTC Ltd.</b> who will provide User ID and Password after due verification of PAN and other documents of the Eligible Bidders.</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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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's service provider for e-auction shall not have any liability towards bidders for an 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 &amp; conditions and modalities of e-auction adopted by the service provider, before participating in the e-Auction.</p> <p>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 the bidder to comply with any of the terms and conditions of eAuction, mentioned herein will</p>
--	--	---

		<p>result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(h). Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i). The Authorised Officer shall be at the liberty to cancel the eAuction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(j). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k). 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>(l). The EMD of the unsuccessful bidder will be refunded to their respective account numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any).</p> <p>(m) 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 eAuction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(n) 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> <p>(o)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>(p). The payment of all statutory / non-statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p>
--	--	---

		<p>(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</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 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. <b>SARFAESI proceedings for taking Physical Possession of the two properties 2 &amp; 3 are ongoing.</b></p>
14	Other Information	<p>Original Application has been filed by the State Bank of India for recovery of dues vide OA No-81/2024 in DRT Delhi-2, Next Date of hearing before DRT is 02.12.2024.</p> <p>Application under section 14 has been allowed <b>and SARFAESI proceedings for taking Physical Possession of the two properties 2 &amp; 3 are ongoing.</b></p>
15	Details of pending litigation, if any, in respect of property proposed to be sold	<p>M/s Jindal Steels has filed Securitization Application No. 97/2024 u/s 17 of SARFAESI act before Debt Recovery Tribunal Lucknow. No interim relief is granted. Next Date of Hearing is 19.11.2024.</p> <p>A writ petition had been filed on 13.05.2024 by the borrower M/s Jindal Steels &amp; Another in the Hon'ble</p>

		High Court Judicature at Allahabad Lucknow Bench Lucknow and the hon'ble court has disposed off vide order dated 12.06.2024.
--	--	--

Date: 29.08.2024  
Place: New Delhi

KRISHAN KUMAR  
**AUTHORISED OFFICER**  
STATE BANK OF INDIA