

THE TERMS AND CONDITIONS OF SALE**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	M/s. Eximious Hospitality Pvt. Ltd (Formerly Known as M/s. SPS Hospitality & Entertainment Private Limited) Borrower & Guarantor B-4, 304, Sahara Grace, M G Road, Sector, Sector-28, Gurgaon, Haryana 122002 Also at: BB Mall A 95 A Phase I 3rd floor, Industrial Area, Neelam Chowk Bhiwadi, Distt Alwar Rajasthan 301019 Directors /Guarantors/Legal heirs 1)Mr. Sanjeev Kumar S/o Lt Sh Basant Lal Director & Guarantor 2)Mrs. Savita Nandrajog W/o Sh Sanjeev Kumar Director & Guarantor 3) Legal heirs of Sheela Rani W/o Lt Sh Basant Lal(Guarantor) i) Smt Satya W/o Tarsem Lal Chaudhary ii)Smt Neelam W/o Shammi Paul Khullar iii)Smt Veena W/o Rakesh Kumar Chadha iv) Sh Sanjeev Kumar S/o Sh Late Basant Lal B-4, 304, Sahara Grace, M G Road, Sector, Sector-28, Gurgaon, Haryana 122002 Also at A 23 4th floor KIBITHU Homes Sector 47 Gurugram Haryana 122018 Email:financebbmall@gmail.com mdbbmall@gmail.com sanjeevv.nandrajogg@gmail.com sanjeevjajanpuria@gmail.com	
2	Name and address of Branch, the secured creditor	SBI SAMB-II, II Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001. Sbi.50950@sbi.co.in & agmcl3.50950@sbi.co.in mob-9717644500	
3	Description of the immovable/movable secured assets to be sold.	Sr N o.	Description of immovable/movable properties Mortgaged/Hypothecated/charged to Bank (Properties on Physical Possession)
		1	Sale of Assets of M/s. Eximious Hospitality Pvt Ltd. (formerly known SPS Hospitality & Entertainment Pvt Ltd at hotel space BB mall, A-95 (A), Neelam chowk industrial area, Bhiwadi, Distt Alwar, Rajasthan

		A part of the Property consisting of commercial hotel space Reception at Ground Floor with super area 480 Sq Feet, Banquet Hall at Third Floor with super area 9200 Sq Feet Hotel area consisting of Restaurant, Kitchen, Gym Back Office etc Fourth Floor with super area 10802.58 Sq Feet Hotel Rooms at Fifth Floor with super area 10200.00 Sq Feet All Furniture Fixture lying at Ground,3rd,4th,5th Floors at hotel space of BB Mall A-95(A) Neelam Chowk Industrial Area Bhiwadi Rajasthan Reserve Price 14,02,00,000/- (Rs. Fourteen Crore Two Lakhs only) Earnest Money Deposit Rs 1,40,20,000/- (Rs One Crore Forty lakhs Twenty thousand only)
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the authorised Officer, Known encumbrances- Nil. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank
5	The secured debt for recovery of which property is to be sold.	Rs 53,28,85,560 (Rupees Fifty Three Crore Twenty Eight Lakh Eighty Five Thousand Five Hundred Sixty Rupees Only) as on 31/07/2026 plus further interest at contractual rate and all other misc. expenses, charges, costs etc. incurred or to be incurred as applicable
6	Deposit of earnest money	Rs 1,40,20,000/- (Rs One Crore Forty lakhs Twenty thousand only) being 10% of the Reserve Price to be remitted/transferred/ deposited by the bidders in his/her/their own wallet provided by https://BAANKNET.com
7	Reserve price of the movable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	14,02,00,000/- (Rs. Fourteen Crore Two Lakhs only As per instructions on site https://baanknet.com "Interested bidder may deposit Pre-Bid EMD with https://baanknet.com by 28.09.2026 upto 5 pm Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com 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."
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 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, the period may be extended by the secure creditor if required by the auction purchaser and agreed upon by the Secure Creditor that 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.	29.09.2026 (Tuesday) New-Delhi, 12.00 Noon 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,	https://baanknet.com
11	(i) Bid increment amount. (ii) Auto Extension: time (unlimited) (iii) Bid currency & unit of measurement.	(i) Rs.10.00 lakhs (Rs Ten Lakhs Only) (ii) Auto extension of 10 minutes each (unlimited) (iii) Indian Rupee, Rupees Lakh
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	22.09.2026, Tuesday 12.00 noon to 04:00 PM,Bhiwad Rajasthan Authorised Officer: Mr. Sushila Mangle, Mobile No. 9717644500 Mr. Ravi Shanker, Mobile No. 9012141888
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 https://baanknet.com may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-uction, 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., to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tostoy Marg, New Delhi-110001 before closing of eauction. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer agmcl3.50950@sbi.co.in (c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Asset Management Branch-II to participate in online e-auction on the portal https://baanknet.com. https://baanknet.com will provide User ID and Password after due verification of PAN and other documents of the Eligible Bidders (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. (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.
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		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. (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 auction will be entertained.
14	Details of pending litigation, if any, in respect of property proposed to be sold	OA No-1047/2019 in DRT 1 Delhi SBI vs M/s Eximious Hospitality Pvt Ltd SA /35/2024 Eximious Hospitality Pvt Ltd vs SBI DRT Delhi 2

Sushila Mangle
Authorised Officer
State Bank Of india
Date: 19.08.2026

The Chairperson

Members

1.AGM(Admin) Place : New Delhi

2. AGM & CLO

Secretary Case Officer