(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 Jindal Arhat Centre** Proprietor : Sh. Prem Kumar s/o Sh. Harbans Lal, Baba Ram Sarup Wali Gali, Factory Road Rampuraphul, Tehsil Phul, District Bathinda 151103.
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Recovery Branch, 3rd Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana 141001 (Punjab) Email ID – sbi.05271@sbi.co.in
03	Description of the immovable secured assets to be sold	**Property ID: SBIN0527100106** Triple Storey Residential House in street Baba Ram Sarup Wali Gali, Factory road, Rampuraphul Bathinda vide deed no. 154 dated 12.08.2015 in the name of Sh. Prem Kumar s/o Sh. Harbans Lal measuring 108.33 Sq. Yard, situated at Baba Ram Sarup Wali Gali, Near railway Fatak, Factory Road Rampuraphul, Bathinda.
04	Details of the encumbrances know to the secured creditor	Property is non encumbered.
05	The secured debt for recovery of which the property is to be sold	Rs. 23,13,748/- (Twenty Three Lacs Thirteen Thousand Seven Hundred Forty Eight Only), as on 07.02.2018 plus future interest and expenses thereon.
06	Deposit of earnest money	**EMD**: **Rs. 1,34,700/-** **(Rupees One Lakh, Thirty Four Thousand and Seven Hundred only)** being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jspby means of RTGS/NEFT.
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. 13,47,000/-** **(Rupees Thirteen Lakh Forty Seven Thousand only)** Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. **25.02.2024 upto 14:00 Hrs**
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 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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: **26.02.2024 through e-auction**. 11.00 hrs to 15:00 hrs
10	The e-Auction will be conducted through the Bank's approved service provider	M/s.MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp.
11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 20000/- Unlimited extension of 10 minutes each 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: 19.02.2024 Time: 11:00 Hrs to 15:00 Hrs Name: VINOD K LAKHANPAL(Authorized officer) Mobile No. 97795-85781
13	Other conditions	(a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC.Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd. On its before **25.02.2024 upto 14.00 Hrs** by own wallet registered with MSTC ltd on its E-auction site. https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by means of NEFT/ RTGS transfer from his bank account. (c) The intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

		(d) The EMD of the successful bidder will be automatically transferred to the Bank once that sale is confirmed by the respective Authorised Officer of the Bank and remaining amount .i.e 25% of the sale price to be paid immediately. (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 wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC 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). (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. (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, 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 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. Forany 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.

AUTHORISED OFFICER,
SARB,Ludhiana