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

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1	Name and address of the Borrower	**M/s Kwality Overseas Pvt. Ltd.** Regd Office: 863, Industrial Area A, Ludhiana-141001 Admin Office: D-15/2, Okhla Industrial Area. Phase-I, New Delhi-110020 Email: admin@rkglala.com **Sh. Rakesh Kumar Goyal** **(Director & Guarantor)** 2-C, Sarabha Nagar, Ludhiana, Punjab-141001 Email: rkglala@yahoo.com **Smt. Geeta Goyal** **(Director & Guarantor)** 2-C, Sarabha Nagar, Ludhiana, Punjab- 141001 Email:geet_66@icloud.com **Sh. Rajat Goyal** **(Guarantor& Mortgagor)** **(Proprietor of M/s Gupta Loom Industries)** 2-C, Sarabha Nagar, Ludhiana, Punjab-141001 Email: rj.goyal23@gmail.com
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch-II 11th Floor, Jawahar Vyapaar Bhawan, STC Building, Janpath, 1 Tolstoy Marg, New Delhi-110001 agmcl1.50950@sbi.co.in, Mob - 9166344999
3	Description of the immovable and movable secured assets to be sold.	A. Land & Building: Industrial shed situated at M.C. No. B-XXIII-2498/870, Plot No.851, R.K. Road, Industrial Area-A- Ludhiana with land measuring 2140 Sq Yards and 31800 Sq. ft. building constructed thereon, in the name of M/s Gupta Loom Industries through Proprietor Shri Rajat Goyal. B. Plant & Machinery: i. Hengyl Circular Knitting Machine (Model HY-S) (42" X 24G X 252F): 2 Nos. ii.Sewtex JC-8700 Industrial High Speed Singhe needle lockstitch sewing machine: 31 Nos. iii.Pegasus M952-52H: 21 Nos. iv.DG Set 125 KVA with silent enclosure (Sudhir): 1 No. v.Jack JK-8900C Industrial Single needle Lockstitch sewing machine: 25 Nos. vi.Work Tables with Wooden top and Steel structure: 50 Nos. vii.Sewing Machines: 12 Nos.

		viii.Sewtex JC-766-4-514 Industrial 4 thread overlock Serger Sewing Machine: 6 Nos. and others C. Inventory: Approx. 2300 Fabric Rolls and few Packed items **Note: The e-auction is only for a single Lot constituting of Land & Building, Plant & Machinery and Inventory. No bids will be entertained/ accepted for Land & Building, Plant & Machinery and Inventory separately.**
4.	Possession	Physical Possession
5.	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorized Officer, there are no (known) encumbrance on the assets. 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.
6.	The secured debt for recovery of which the property is to be sold	Rs. 50,01,38,785.80/- (Fifty Crores One Lacs Thirty-Eight Thousand Seven Hundred Eighty-Five and Eighty Paise Only) as on 31.10.2026 plus further interest, cost, charges & other expenses etc.
7.	Deposit of earnest money	EMD Rs. 76,20,000.00 ((Rupees Seventy-Six Lacs 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 M/s PSB ALLIANCE (BAANKNET) URL: https://baanknet.com
8	Reserve price of the Secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Rs.7,62,00,000.00 (Rupees Seven Crore Sixty-Two Lacs Only) Break-up of Reserve Price: Land & Building: Rs. 7,07,00,000 Plant & Machinery: Rs. 44,00,000 Inventory: Rs. 11,00,000 **As per instructions on site** https://baanknet.com “Interested bidder may deposit Pre-Bid EMD at https://baanknet.com before the close of e-Auction on 03.12.2026. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment at https://baanknet.com and updating 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. **Important Notes:** a) The e-auction is only for a single Lot constituting of Land & Building, Plant & Machinery and Inventory. No bids will be entertained/ accepted for Land & Building, Plant & Machinery and Inventory separately. b) Appropriation of Bid Amount: The Reserve Price of L&B, P&M and Inventory are in ratio 93:6:1. The final Bid Amount/ Sale Price shall also be appropriated/ adjusted in same proportion (i.e., 93%:6%:1%). c) The list of Plant & Machinery and Inventory uploaded on the website https://baanknet.com is as per valuation reports obtained by the Bank in May 2026. The intending bidders to do their own physical verification at the time of pre-auction inspection and the Bank shall not be liable in any manner whatsoever in respect of availability/ non-availability of any particular item(s) as stated in the list.
9	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 auction purchaser not exceeding three months from the date of e-auction.
10	Time and place of public auction or time after which sale by any other mode shall be completed.	Date: 03.12.2026 (Thursday) Time: 12:00 Noon to 3:00 PM With auto extension of 10 minutes each (unlimited) Place: Online
11	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

12	(i) Bid increment amount: (ii) Auto extension: times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.2,00,000.00 (Rs. Two Lakh Only) Auto extensions of 10 Minutes each (unlimited) Indian Rupees (INR)
13	Date and Time during which inspection of the immovable & movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 25.11.2026 (Wednesday) Time: 12.00 Noon to 3:00 PM . Ms. Mahima Gupta Mobile No. 9166344999 Ms. Vandana RM Mobile No. 9490188128 e-mail: agmcl1.50950@sbi.co.in
14	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-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., to the BAANKNET Portal and to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tostoy Marg, New Delhi-110001 before auction date. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer agmcl1.50950@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 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. (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 correspondences 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 at https://baanknet.com. 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 and assets therein 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/GST/ TDS etc. for transfer of the property in his/her name. (Over and above the sale price) (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) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured asset 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 bidders 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. (s) 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. (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.
15	Details of pending litigation if any, in respect of property proposed to be sold.	SA No. 196/2024(DRT-II, Delhi) filed by M/s Cannon Industries Pvt. Ltd. V/s SBI. NDoH is 13.11.2026. OA No. 55/2020 (DRT-II Delhi). NDoH is 11.03.2027.

Place: New Delhi

Date: 10.11.2026

Mahima Gupta
Authorised Officer
State Bank of India