

	STATE BANK OF INDIA Stressed Assets Recovery Branch 3 rd Floor, Fountain Chowk, Civil Lines, Ludhiana e-mail : sbi.05271@sbi.co.in
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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

1.	Name and address of the Borrower / Guarantor	Borrower:-J B Cofab St No 5, Aman Nagar, Kotakpura, Distt Faridkot
2.	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch Ground Floor,Civil lines, Fountain chowk, Ludhiana
3.	Description of the immovable secured assets to be sold.	Equitable Mortgage of shop cum flat no. 42 at New Grain Market, Kotkapura, measuring 177.77 sq. yards vide sale ded no. 1772 dated 22.10.2003 in the name of Sh. Ashok Kumar s/o Hari Chand, boundaries detailed as below East : SCF 41, West: SCF-43,North: Road, South: Govt. Service Line (Property ID : SBIN200041376191)
4.	Details of the encumbrances known to the secured creditor.	Not any, in the knowledge of the bank.
5.	The secured debt for recovery of which the property is to be sold	Present dues of Rs3,14,36,093.89 as on 31.07.2021plus future interest thereon at agreed rate and other expenses and charges as applicable etc.
6.	Deposit of earnest money	347540.00

7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	3475403.00 EMD are to be required to be deposited on or before 25.08.2026 up to 03.00 PM by interested buyers in their own wallet registered with M/s MSTC Ltd. on its auction site https://baanknet.com/eauction-psb/ by means of RTGS/NEFT. Time:03:00 PM, Date: 21.02.2026
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 authorized 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.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date 25.08.2026 through e-auction. Time :11.00 hrs to 16.00 hrs with unlimited 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 in the website of the service provider as mentioned above	https://baanknet.com/eauction-psb/ https://baanknet.com/eauction-psb/

11.	(i) Bid increment amount: (ii) Auto extension: Unlimited times. (limited / unlimited) (iii) Bid currency & unit of measurement	I. Rs.25000.00 II. Time 11.00 hrs to 16.00 hrs with unlimited extension of 10 minutes III. 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:-23.08.2026 UP TO 15.00 HRS Name: Sushil Kumar Shrivastva / Amritpal Singh Mobile No. 8219239766 / 9779733480
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 Pass word by https://baanknet.com/eauction-psb/ may be conveyed through e mail. (b)The intending purchaser/bidder are required to deposit EMD/amount on or before 25.08.2026 up to 03.00 Pm by interested buyers in their own wallet Registered with MSTC Ltd on its e-auction site.https://baanknet.com/eauction-psb by means of RTGS/NEFT. (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 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. through on line to MSTC Ltd. 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.05271@sbi.co.in) (c) Names of Eligible Bidders will be identified by the State Bank of India, SARB Civil lines, Foutain chowk, Ludhiana to participate in online e-Auction on the https://baanknet.com/eauction-psb/Portal. (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. (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
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		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 A/c numbers shared with the Bank. 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 e-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 it may 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 off 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. (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
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		submitted the bid / participated in the e-Auction will be entertained.
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AUTHORISED OFFICER
STATE BANK OF INDIA