



तनावग्रस्त आस्ति प्रबंधन शाखा, आंचलिक कार्यालय बिल्डिंग,
फव्वारा चौक, सिविल लाइंस, लुधियाना-141001-
Stressed Assets Management Branch, Zonal Office Building
Fountain Chowk, Civil Lines, Ludhiana-141001
Tel: 0161-4564615, Fax: 0161-4564616
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Appendix – IV-A

Annexure II

[See Proviso to rule 8 (6) & Rule 6(2)]

SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & Rule 6(2) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical/Symbolic possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on “ As is Where is”, “ As is What is” and “ Whatever there is” basis on **21.08.2019**, for recovery of Rs.9,72,32,556.11 (Rupees Nine Crore Seventy Two lacs Thirty Two Thousand five hundred Fifty Six paise Eleven only) as on 02.09.2015 (plus further interest at agreed rate and other expenses and other charges as applicable due to the secured creditor from M/s Guru Nanak Cotton Factory 1. Sh Vaneet Kumar s/o Darshan Paul 2. Smt Sarita Rani w/o Sh Suresh Kumar 3. Sh Deepak Kumar s/o Sh Suresh Kumar The reserve price will be Rs.3,49,00,000/- (Rupees Three crores Forty Nine lacs only) and the earnest money deposit will be Rs. 34,90,000/- (Rupees Thirty Four lacs Ninety Thousand only) the latter amount to be deposited with the Bank on or before **19.08.2019 by DD & 20.08.2019(online) Time 16.00 Hrs**

(Short description of the **immovable property**)

1 Plant & Machinery of Unit at Ratia Road Boha

2. a) EM of Factory Land and Building 2 acres (9680 Sq. yards) **16 Kanal** situated at Ratia Road sale deed No. 40 dated 07.04.2008 in the name of Ram Kumar

b). Land measuring **22K-06M** located at Ratia Road, Boha, vide Sale Deed No. 3678, 3679, 4097 & 4098 dated 25.01.2011 in the name of Sh. Ram Kumar (Director), Sh. Suresh Kumar (Director) and Shri Poli Ram (Guarantor)

c) Land measuring **2K-10M** (1893.03 Sq. yards) with single storey construction covering 2700 sq. fts. situated at Ratia Road, Boha, vide Sale Deed No. 4082 dated 22.02.2011 Sh. Ram Kumar (Director), Sh. Suresh Kumar (Director) and Shri Poli Ram (Guarantor (**Total land 40 Kanal 16 Marla**))

3. Equitable mortgage of double Storey-residential house No. 153 measuring 20x67 situated at ward No. 2, Govt. Boys School, Street near Old Police Station, Bareta vide Sale Deed No. 646 dtd 12.07.1971 in the name of Sh. Megh Raj S/o Sh. Ram Ditta Mal

4. Equitable mortgage of one double store shop No. 44 measuring 10' - $\frac{3}{4}$ " x 72' (774 sq ft) situated at Anaj Mandi, Budhladha vide Sale Deed No. 303 dated 06.05.1993 & 3195 dated 29.02.2008 in the name of Smt. Rukmani Devi (Guarantor) W/o Sh. Ram Kumar and Smt. Satya Devi (Guarantor) W/o Sh. Shivji Ram

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.sbi.co.in *

(*) specific link created for the particular e-Auction can be mentioned in the Blank.

Date: 01.08.2019

Place: Ludhiana

AUTHORISED OFFICER,

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	M/s Gurunanak Cotton Factory
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch ,Civil Lines Fountain Chowk, ZBO Building, Ground Floor, Ludhiana.
3	Description of the immovable secured assets to be sold.	<p>1.Plant & Machinery of Unit at Ratia Road Boha</p> <p>2.a) EM of Factory Land and Building 2 acres (9680 Sq. yards) 16 Kanal situated at Ratia Road sale deed No. 40 dated 07.04.2008 in the name of Ram Kumar</p> <p>b). Land measuring 22K-06M located at Ratia Road, Boha, vide Sale Deed No. 3678, 3679, 4097 & 4098 dated 25.01.2011 in the name of Sh. Ram Kumar (Director), Sh. Suresh Kumar (Director) and Shri Poli Ram (Guarantor</p> <p>c) Land measuring 2K-10M (1893.03 Sq. yards) with single storey construction covering 2700 sq. fts. situated at Ratia Road, Boha, vide Sale Deed No. 4082 dated 22.02.2011 Sh. Ram Kumar (Director), Sh. Suresh Kumar (Director) and Shri Poli Ram (Guarantor (Total land 40 Kanal 16 Marla)</p> <p>3.Equitable mortgage of double Storey-residential house No. 153 measuring 20x67 situated at ward No. 2, Govt. Boys School, Street near Old Police Station, Bareta vide Sale Deed No. 646 dtd 12.07.1971 in the name of Sh. Megh Raj S/o Sh. Ram Ditta Mal</p> <p>4.Equitable mortgage of one double store shop No. 44 measuring 10'- ¾" x 72' (774 sq ft) situated at Anaj Mandi, Budhladha vide Sale Deed No. 303 dated 06.05.1993 & 3195 dated 29.02.2008 in the name of Smt. Rukmani Devi (Guarantor) W/o Sh. Ram Kumar and Smt. Satya Devi (Guarantor) W/o Sh. Shivji Ram</p>
4	Details of the encumbrances known to the secured creditor.	Not Known
5	The secured debt for recovery of which the property is to	Rs.9,72,32,556.11 (Rupees Nine Crore Seventy Two lacs Thirty Two Thousand five hundred Fifty Six paise Eleven only) as on 02.09.215 (plus further

		interest at agreed rate and other expenses and other charges as applicable.
6	Deposit of earnest money	<p>EMD: Property at Lot No 1.Rs 3.80 lacs Property at Lot No 2.Rs 22.20 lacs Property at Lot No 3.Rs 4.10 lacs Property at Lot No 4.Rs 4.80 lacs</p> <p>being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (unit name) Name of the Branch drawn on any Nationalized or Scheduled Bank</p>
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: Rs	<p>Property at Lot No 1.Rs 0.38 Crore Property at Lot No 2.Rs 2.22 Crore Property at Lot No 3.Rs 0.41 Crore Property at Lot No 4.Rs 0.48 Crore</p> <p>A/c No 35130683352 IFSC: SBIN0000674 Bank : State Bank Of India Address: SAMB Branch Fountain Chowk Ludhiana</p> <p>Time : 16.00 hrs Date : 19.08.2019 (hard copy) Time : 16.00 hrs Date : 20.08.2019 (Online)</p>
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 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.	Time: 11.00 hrs to 13.00 hrs with unlimited extensions of 5 Minutes each
10	The e-Auction will be conducted through the Bank's approved service provider.	M/s.C1 India Private Limited at their web portal https://www.bankeauctions.com .

	e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Property at Lot No 1.Rs 0.10 lacs Property at Lot No 2.Rs 0.50 lacs Property at Lot No 3.Rs 0.10 lacs Property at Lot No 4.Rs 0.10 lacs (ii) Time: 11.00 hrs to 13.00 hrs with unlimited extensions of 5 Minutes each. (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: 16.08.2019 Time: 12.00 hrs to 13.00 hrs Name: Kaiash Chander Mobile No. 8427008739

13	Other conditions	<p>(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 M/s C 1 India Pvt Ltd 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 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., to the Authorised Officer of State Bank of India , SAMB ,ZBO Building , Fountain chowk, civil lines Ludhiana (Branch Name and address) by 19.08.2019 upto 16.00 hrs(Hard copy) and 20.08.2019 upto 16.00 hrs (online). Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India SAMB ,ZBO Building , Fountain chowk, civil lines Ludhiana to participate in online e-Auction on the portal_ https://www.bankeauctions.com .M/S C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN 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 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.</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 / service provider for e-Auction shall not have any liability towards bidders for any interruption</p>

		<p>or delay in access to the site irrespective of the causes.</p> <p>(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.</p> <p>(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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>(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.</p>
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		<p>(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> <p>(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.</p> <p>(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.</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 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.</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 e-Auction will be entertained.</p> <p>Property at Lot No 1 to Lot 4 will be sold on consolidated basis.</p> <p>(u) In case Plant & Machinery at Lot No 1 is not sold, bank has right to cancel the auction for properties at Lot No 2</p>
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Date: .01.08.2019

Place: Ludhiana

(Kailash Chander)
 AUTHORISED OFFICER,
 STATE BANK OF INDIA,