

**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 M.G. Gold Realtors (P) Ltd.
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch State Bank of India SCO 27-28, 2 nd Floor, Sector 7-C, Chandigarh 160019
03	Description of the immovable secured assets to be sold.	Lot "A": Residential House No. 16,17 situated at , Green City, Phase-I, Tehsil Rajpura, District Patiala measuring 500 sq. Yards, bearing khewat no. 195/369 as per jamabandi 2008-19 , being 500/67700 share of land measuring 26 bighas 14 biswas, situated at Village Neelpur, Tehsil Rajpura, District Patiala in the name of Smt. Lajwanti W/o Sh. Hakam Chand S/o Sh. Raj Dita Ram vide title deed no. 7177 dt. 06.12.2011. Lot "B": Residential House No. 1, Sec-21-C, Chanderlok, Mandi Gobindgarh, measuring 08 Biswas bearing khasra no. 2117/504 (0-1) vide title deed no. 1313 dt. 13.11.1995 in the name of Smt. Santosh Kumari W/o Sh. Ashwani Kumar and 1/2 share of khasra no. 2115/504(0-1),2156/513(0-3) total 0 kanal 04 biswas being 0 kanals 02 marlas, khasra no. 2146/513(0-1), total 0 kanala 03 biswas vide sale deed no. 1036 dt. 24.07.2006 & 510 dt.21.07.2014 in the name of Sh. Vinod Kumar S/o Sh. Ashwani Kumar, situated in Village Jasran, Tehsil Mandi Gobindgarh, District Fatehgarh Sahib.
04	Details of the encumbrances known to the secured creditor.	Nil
05	The secured debt for recovery of which the property is to be sold	Rs. 8,26,72,401.00 as on 25.07.2016 plus future interest at the contractual rate together with incidental expenses, cost, charges etc. w.e.f. 26.07.2016 minus repayment made thereafter, if any.
06	Deposit of earnest money	EMD LOT "A": Rs 10,90,000 being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Branch Parking Account, State Bank of India, SARB, Chandigarh drawn on any Nationalized or Scheduled Bank EMD LOT "B": Rs 13,77,000.00 being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Branch Parking Account, State Bank of India, SARB, Chandigarh drawn on any Nationalized or Scheduled Bank
07	Reserve price of the immovable secured assets:	LOT "A" : Rs. 1,09,00,000.00 LOT "B" : Rs. 1,37,79,000.00



	Bank account in which EMD to be remitted.	Branch Parking Account A/c No.: 37608351638 IFSC: SBIN0005179 Bank : State Bank of India, SARB, Chandigarh Address: SCO 27-28, 2 nd Floor, Sector 7C, Chandigarh
	Last Date and Time within which EMD to be remitted:	Time : 16:00 Hrs Date : 25.02.2019
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 15 th 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: 27.02.2019 Time: 120 minutes from 11.00 AM to 01:00 PM with unlimited extension of 5 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	M/s E-Procurement Technologies Ltd. at the web portal http://sbi.auctiontiger.net
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 25,000/- Unlimited extension of 5 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: 18.02.2019 Time: 13:00 hrs to 15:00 hrs. Name: Dogar Singh Salhan Mobile No. 9815141477
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 M/s E-Procurement Technologies Ltd. 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 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, SARB, Chandigarh, SCO 27-28, 2nd Floor, Sector 7-C, Chandigarh by date: 22.02.2019 and time: 16:00 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Chandigarh to participate in online e-Auction on the portal <https://sbi.auctiontiger.net> Vendor: **M/s E-Procurement Technologies Ltd.** who will provide User ID and Password after due verification of PAN 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 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 price.



	<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> <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>
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Date: 24.01.2019
Place: Chandigarh


(Pardeep Kumar Arora)
AUTHORISED OFFICER
STATE BANK OF INDIA

