

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.**

**PROPERTY WILL BE SOLD ON 19.08.2025**

**"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS**

01	Name and Address of the Borrower	<p>1.M/s PACT Industries Limited, 303, Hotel Taksons, Opp. Railway Station, Ludhiana-141002</p> <p>2<sup>nd</sup> address :- G.T Road, Jugiana, Ludhiana</p> <p>2. Sh Harpreet Singh S/o Sh. Avtar Singh</p> <p>R/o 90-B, Bhai Randhir Singh Nagar, Ludhiana-141002</p> <p>3. Smt. Tanupreet Kaur W/o Sh. Harpreet Singh</p> <p>R/o 90-B, Bhai Randhir Singh Nagar, Ludhiana-141002</p> <p>4. Sh Eshaan Takkar S/o Sh. Harpreet Singh</p> <p>R/o 90-B, Bhai Randhir Singh Nagar, Ludhiana-141002</p> <p>5. M/s Preet Builders Pvt Ltd</p> <p>Kartar Complex, G T Road, Jalandhar Bye-pass, Ludhiana-141008</p> <p>6. M/s Kartar Finvest Pvt Ltd</p> <p>Kartar Complex, G T Road, Jalandhar Bye-pass, Ludhiana-141008</p>
02	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, STRESSED ASSET MANAGEMENT BRANCH (SAMB), GROUND FLOOR, ADMINISTRATIVE OFFICE BUILDING, NEAR FOUNTAIN CHOWK, CIVIL LINES, LUDHIANA
03	Description of the immovable secured assets to be sold	<p><b>1.Property ID: SBIN200054347004</b> :-Equitable Mortgage of Commercial Property which is plot No B XXXV-5 measuring 1251-1/4 sq. yards, comprised in Khasra no.22/22/2, 32/2/2, 9/1/1, Khata no.336/417, as per Jamabandi for the year 2006-07, situated at Village Sunet, Hadbast No 159, locality known as Inder Nagar, Ferozepur Road, Ludhiana, owned by Smt. Tanupreet Kaur W/o Sh</p>





		<p>Harpreet Singh vide title deed no 10201 dated 29.11.2017 (for area measuring 625-5/8 sq. yds), title deed no 10202 dated 29.11.2017 (for area measuring 415-5/8 sq. yds) and title deed no 10198 dated 29.11.2017 (for area measuring 210 sq. yds).</p> <p>East: Exterior Solutions West: Owner's Plot North: Ferozepur Road South: Other's property</p>
04	Details of the encumbrances known to the secured creditor	Properties are to be sold on "As is where is, As is what is and Whatever there is basis".
05	The secured debt for recovery of which the property is to be sold	Rs.10,67,72,927.29p (Rs. Ten Crore, Sixty Seven Lakh, Seventy Two Thousand, Nine Hundred, Twenty Seven and Paise Twenty Nine Only) outstanding as on 05.04.2023 with interest calculated upto 28.02.2023) plus future interests, charges thereon.
06	Deposit of earnest money	<p><b>1. Property ID: SBIN200054347004:-</b> Rs163.00 Lacs</p> <p>EMD amount as mentioned above being the 10% of Reserve price to be transferred / deposited on or before 18.08.2025 by bidders in his / her/ their own Wallet registered with its e-auction site  <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a> by means of online payment</p> <p>Time 16.00PM, Date 18.08.2025</p>
07	<p>Reserve price of the immovable secured assets:</p> <p>Account/ Wallet in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p><b>1. Property ID: SBIN200054347004:-</b> Rs1626.00 Lacs</p> <div style="border: 1px solid black; padding: 5px;"> <p>Bidders own Wallet registered with its e-auction site  <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a> by means of online payment.</p> </div> <p>18.08.2025 up to 16:00 Hours(preferably) at baanknet.com</p>
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	Time :- 11:00 Hours to 16:00 Hours with unlimited extensions of 10 minutes each if bid amount continue to increase. Dated: 19.08.2025 Through E- Auction
10	The e-Auction will be conducted through the Bank's approved service provider	Portal <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a>
11	(i) Bid increment amount:  (ii) Auto extension:  (iii) Bid currency & unit of measurement	<b>1. Property ID: SBIN200054347004:- Rs 2.00 Lacs</b>  ii) 10.00 Minute  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	Symbolic Possession    Sh.Labh Singh 9417938292 Virender Kumar Pun 8894217020





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 Password by ebkray.in may be conveyed through e mail.</p> <p>(b)The intending purchaser/bidder are required to deposit EMD/amount on or before 18.08.2025 up to 4.00PM in their own wallet registered with baanknet.com on its e-auction site <a href="https://baanknet.com/eauction-psb/bidder-registration">https://baanknet.com/eauction-psb/bidder-registration</a> by means of online payment.</p> <p>(c) 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. on line to baanknet.com</p> <p>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.15631@sbi.co.in)</p> <p>(d) Names of eligible Bidders will be identified by the State Bank of India, SAMB, ZBO Building, Fountain Chowk, Civil Lines Ludhiana (Branch Name) to participate in online e-Auction on the baanknet.com. 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 or delay in access to the site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the</p>
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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 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 submitted the bid / participated in the e-Auction will be entertained.

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

प्राधिकृत अधिकारी / AUTHORISED SIGNATORY  
तनावग्रस्त आस्ति प्रबन्धन शाखा, लुधियाना  
STRESSED ASSETS MANAGEMENT BRANCH, LUDHIANA

**AUTHORISED OFFICER  
STATE BANK OF INDIA**