

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

1.	Name and address of the Borrower/Guarantor	<p>1.M/s Oswal Fashion Pvt. Ltd., G.T. Road (West), Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008</p> <p>2. OSWAL FASHION PVT.LTD Corporate Guarantor through its Principal /officer /Director, Office No 23, # B-20-350, Krishna Nagar, New Shopping Centre, Ghumar Mandi, Ludhiana - 141001</p> <p>3. Sh.Vikas Jain Director/Guarantor, M/S Oswal Fashion Pvt. Ltd., G.T. Road (WEST), OPP. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008</p> <p>4. Sh. Vikas Jain S/o Late Sh. Kimti Lal Jain R/o 1804/A/6A Barewal Garden Estates, Ludhiana141012</p> <p>5. Sh. Vikas Jain S/O Late Sh. Kimti Lal Jain Office No 23, # B-20-350, Krishna Nagar, New Shopping Centre, Ghumar Mandi, Ludhiana - 141001</p> <p>6. Smt. Tina Jain w/o Sh. Vikas Jain R/o 1804/A/6A Barewal Garden Estates, Ludhiana 141012</p> <p>7. Smt Tina Jain Director/Guarantor, M/S Oswal Fashion Pvt. Ltd., G.T. Road (WEST), OPP. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008</p> <p>8. Smt Tina Jain Director/Guarantor, M/S Oswal Fashion Pvt. Ltd. Office No 23, # B-20-350, Krishna Nagar, New Shopping Centre, Ghumar Mandi, Ludhiana - 141001</p> <p>9. Smt. Meena Jain w/o Late Sh. Kimti Lal Jain R/o 1804/A/6A Barewal Garden Estates, Ludhiana 141012</p> <p>10. Smt Meena Jain Director/Guarantor, M/S Oswal Fashion Pvt. Ltd., G.T. Road (WEST), OPP. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana, 141008</p> <p>11. Smt Meena Jain Director/Guarantor, M/S Oswal Fashion Pvt. Ltd. Office No 23, # B-20-350, Krishna Nagar, New Shopping Centre, Ghumar Mandi, Ludhiana - 141001</p> <p>12. M/s Oswal Apparels Pvt. Ltd. G.T. Road (West), Opp. Balwant Sales Corporation, Jalandhar Bye Pass, Ludhiana 141008</p> <p>13. M/s Oswal Apparels Pvt. Ltd. Office No 23, # B-20-350, Krishna Nagar, New Shopping Centre, Ghumar Mandi, Ludhiana - 141001</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Management Branch Zonal Office Building Civil Lines, Fountain Chowk</p>



		Ludhiana- 141001
3.	Description of the immovable secured assets to be sold.	Property ID-SBIN200006523258 -Property/Showroom at lower Ground Floor bearing M.C. No -XIX-112/A/2 measuring 4945 Sq Ft.(super area) or 3709 Sq. Ft. (Carpet area) and 230.49 Sq. Yards (share in land) built on plot no 407 comprised in khasra no 1216/666/532/461, 1514/1218/666/532/461, 1517/1218/666/532/461, 1516/1218/666/532/461, 1515/1218/666/532/461, 1217/666/532/461, Khata no 134/149, 135/150, 136/151 to 153 situated at Taraf Gehlewal, locality known as Elite's Arcade, Mall Road, Ludhiana in the name of Oswal Fashion Pvt Ltd.
4.	Details of the encumbrances known to the secured creditor.	Properties are be sold on ' AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS ' Basis.
5.	The secured debt for recovery of which the property is to be	Rs.47,15,50,238.00 (Rupees Forty Seven crore Fifteen lacs Fifty Thousand Two Hundred and Thirty Eight only) with further interest and incidental expenses, costs, charges etc as stated above in terms of this notice u/s 13 (2) of Act, the Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.,
6.	Deposit of earnest money	Property ID-SBIN200006523258 : Rs.9.50 lakh
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:	Property ID-SBIN200006523258 : Rs.0.95 crore EMD are to be required to be deposited on or before 18.08.2025 up to 16.00 pm by interested buyers in their own wallet registered with its auction site https://baanknet.com/eauction-psb/bidder-registration means of RTGS/NEFT. Time:16:00 PM, Date: 18.08.2025
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.	Date: 19.08.2025 through e-auction. Time :11.00 hrs to 16.00 hrs with unlimited extensions of 10 minutes each if bid amount continue to increase.
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	Portal: https://baanknet.com/eauction-psb/bidder-registration



	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	Rs.50,000/- i. Time 11.00 hrs to 16.00 hrs with unlimited extension of 10 minutes
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	Property ID-SBIN200006523258 Symbolic possession Name: Varinder Kumar Pun / Labh Singh Mobile No. 8894217020 / 9417938292
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 ebkay.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 by interested buyers in their own wallet registered with baanknet.com on its e-auction site.https://baanknet.com/eauction-psb/bidder-registration 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. through on line to baanknet.com 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. (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 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</p>



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.

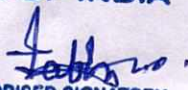
(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

(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 आर्स्ट प्रबन्धन शाखा, लुधियाना
STRESSED ASSETS MANAGEMENT BRANCH, LUDHIANA
Authorized officer
State Bank of India