

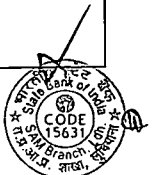
THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis

M/s Orion Auto Tech Ltd

E-Auction Date: - 31.05.2025

1	Name and address of the Borrower/Guarantors	<p>M/s Orion Auto Tech Ltd (Through its Directors) D-9, Jangpura Extension, New Delhi-110014</p> <p>2nd address:- Ludhiana – Delhi G T Road Vill- Khakat, Ludhiana 141120</p> <p>3rd address:- Village Daad, Green Avenue Pakhawal Road, Ludhiana-141021</p>	<p>M/s Rednitas Enterprises Pvt Ltd, (Guarantor) D-9, Jungpura Extn, New Delhi-111014</p>
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch,Civil Lines Fountain Chowk, ZBO Building, Ground Floor, Ludhiana-141001	
3	Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them.	<p>PROPERTY ID SBIN200004352461</p> <p>Residential property measuring 400 sq. yards situated at 2148, Phase II, Urban Estate, Dugri, Ludhiana in the name of Sh. Naveen Dhoopar, Sh. Sunil Dhoopar and Sh. Parveen Dhoopar all S/o Sh. J.N.Dhoopar vide Sale Deed No 21466 Dated 29.12.2006 (Symbollic Possession)</p> <p>PROPERTY ID SBIN200004352984</p> <p>Residential property measuring 490 sq yards comprised in Khasra No. 344-345-346 & 305-306 & 1677/2/6 min-382 min khata No. 29/31-30/32-752/913-914 as per jamabandi for the year 2009-10 situated at Vill Dad Hadbast No. 279 known as Green Avenue, Tehsil & Distt Ludhiana in the name of M/s Rednitas Enterprises Pvt. Ltd Vide Sale Deed no 9398 dated 10.09.2012 (Symbollic Possession)</p>	
4	Details of the encumbrances known to the secured creditor.	<p>1. Electricity Charges, Taxes and any other Statutory/charges due on M/s Orion Auto Tech Ltd or properties being put on auction will be borne by the successful bidder.</p> <p>Litigation: 1. Bank filed the Recovery suit against the borrower/guarantors with DRT Chandigarh.</p>	
5	The secured debt for recovery of which the property is to be sold.	Rs.4,82,78,074 (Rs. Four Crore Eighty Two Lac Seventy Eight Thousand and Seventy Four only) as on 20.05.2016 (plus further interest at agreed rate and other expenses and other charges as applicable etc.) due to the secured creditor from M/S Orion Auto Tech Ltd.	
6	Deposit of earnest money	<p>EMD:</p> <p>PROPERTY ID SBIN200004352461= Rs 25.60 Lacs</p> <p>PROPERTY ID SBIN200004352984= Rs 10.00 Lacs</p>	
7	Reserve price of the immovable secured assets:	<p>PROPERTY ID SBIN200004352461= Rs 256.00 Lacs</p> <p>PROPERTY ID SBIN200004352984= Rs 100.00 Lacs</p>	



	<p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>EMD are to be required to be deposited on or before 30.05.2025 up to 4.00 pm by interested buyers in their own wallet registered with https://baanknet.com on its auction site.</p> <p>By means of RTGS/NEFT/UPI.</p> <p>Time up to 04:00 PM date on or before 30.05.2025</p>
8	Time and manner of payment	<p>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.</p> <p>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.</p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>E-Auction Dated 31.05.2025</p> <p>Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each</p>
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	<p>https://baanknet.com</p>
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<p>PROPERTY ID SBIN200004352461= Rs 1.00 Lacs</p> <p>PROPERTY ID SBIN200004352984= Rs 1.00 Lacs</p> <p>(ii) Time: 11.00 hrs to 16.00 hrs with unlimited extensions of 10 Minutes each. (iii) INR</p>
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	<p>SYMBOLIC POSSESSION</p> <p>Name: Sh. Virender K Karwal</p> <p>Mobile No. 8288067301</p>
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 https://baanknet.com. may be conveyed through e mail.</p> <p>(b) The intending purchaser/bidder are required to deposit EMD/ amount on or before 30.05.2025 up to 4.00 PM by interested buyers in their own wallet Registered with https://baanknet.com on its e-auction site https://baanknet.com by means of RTGS/NEFT/UPI.</p> <p>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 License/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 online to https://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>(c) 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 https://baanknet.com.</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 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>



(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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(j) The Authorized 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 may it 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 authorized 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.

Dated 16.05.2025
Place: Ludhiana


AUTHORISED OFFICER
STATE BANK OF INDIA

