

**PUBLIC E-AUCTION**

**TERMS AND CONDITIONS OF SALE & E-AUCTION**

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrowers	Mr. Deepak Talwar, Mrs. Deepa Talwar, Mr. Aditya Talwar Housing Loan  R/o 6/14, Shanti Niketan, New Delhi-110021	
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, STRESSED ASSET MANAGEMENT BRANCH-II, 11 Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001. <a href="mailto:agmcl3.50950@sbi.co.in">agmcl3.50950@sbi.co.in</a> Contact Person Mob. 8755910673	
3	Description of the immovable secured assets to be sold.	<b>Sr No.</b>	<b>Description of immovable property</b>
		1	Property bearing No. 16, in Block B, in layout plan of the Diplomatic Enclave Extension Co-operative House Building Society, (Presently known as West End), New Delhi-110021, admeasuring 802 Sq. Yds  (As per Sale Deed registered on 20.01.2014 in the names of Mr. Deepak Talwar, Mrs. Deepa Talwar, and Mr. Aditya Talwar (Sale Deed Reg. No. 625, Book No. 1, Vol. No. 7493, Pages 88 - 105).  <b>OWNER/ MORTGAGOR:</b>  Deepak Talwar, Deepa Talwar and Aditya Talwar  <b>Reserve Price Rs. 94,78,60,482.00 (Rs. Ninety-Four Crore Seventy-Eight Lakh Sixty Thousand Four Hundred Eighty-Two only)</b>  <b>Earnest Money Deposit Rs. 9,47,86,048.00 (Nine Crore Forty-Seven Lakh Eighty-Six Thousand Forty-Eight only)</b>
4	Details of the encumbrances known to the secured creditor.	The above immovable property is mortgaged with the State Bank of India, and in a separate proceeding under the PMLA the ED has also attached the above immovable property – however, by the Order dated 29.05.2025 in WP (C) Nos. 5996/2021 & 8969/2021, the Hon. High Court of Delhi has permitted the State Bank of India to sell/auction the above immovable property and realize its outstanding dues while the remaining auction amount shall be attached by the ED – thus, there is no other known encumbrance in selling/auctioning the above immovable property. The bidders are free to verify any other encumbrance on their part and/or conduct due diligence in this regard.	
5	The secured debt for recovery of which property is to be sold.	Rs. 47,62,67,919.00 (Forty seven crore sixty two lakh sixty seven thousand nine hundred and nineteen only) as on 23.06.2025 <b>plus future interest on the contractual rates together with all incidental expenses, cost, charges etc.</b> of the bank. The remaining auction/sale amount, after the SBI dues are realized, shall be attached by the ED.	

6	Deposit of earnest money	EMD Rs. 9,47,86,048.00 (Nine Crore Forty-Seven Lacs Eighty-Six Thousand Forty-Eight only) being 10% of the Reserve Price to be remitted/transferred/ deposited by the bidders in his/her/their own wallet provided by M/s PSB ALLIANCE (eBKray) or <a href="https://BAANKNET.com">https://BAANKNET.com</a>
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. 94,78,60,482.00 (Rs. Ninety-Four Crore Seventy-Eight Lacs Sixty Thousand Four Hundred Eighty-Two only)  As per instructions on site <a href="https://BAANKNET.com">https://BAANKNET.com</a>  “Interested bidder may deposit Pre-Bid EMD with M/s PSB ALLIANCE before the close of e-Auction on 28.07.2025. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB ALLIANCE Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.
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 after the acceptance of the offer by the Authorised Officer, failing which the amount 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 permitted by authorised officer in writing request to of the successful bidder but not exceeding 90 days 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.	28.07.2025 (Monday)- New-Delhi,  12.00 AM to 4.00 P.M with auto extensions of 10 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 on the website of the service provider as mentioned above,	M/s PSB ALLIANCE  <a href="https://BAANKNET.com">https://BAANKNET.com</a>
11	(i) Bid increment amount. (ii) Auto Extension: time (unlimited) (iii) Bid currency & unit of measurement.	(i) Rs.20.00 lakhs (ii) Auto extension of 10 minutes each (unlimited) (iii) Indian Rupee, Rupees Lacs
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.	<b>23.07.2025 to 24.07.2025 between 12:30 PM to 2:30 PM.</b>  Property bearing No. 16, in Block B, in layout plan of the Diplomatic Enclave Extension Co-operative House Building Society, (Presently known as West End), New Delhi-110021, admeasuring 802 Sq. Yds

	Contact person with mobile number	Contact Persons: Mr. Narender Kumar, Mobile No. 8930551915 Mr. Krishan Kumar, Mobile No. 8755910673 (Authorised Officer)
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 M/s PSB Alliance (vendor name) 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 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., to the <a href="https://BAANKNET.com">https://BAANKNET.com</a> Portal and to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tostoy Marg, New Delhi-110001 before auction date. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer <a href="mailto:agmcl3.50950@sbi.co.in">agmcl3.50950@sbi.co.in</a></p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India to participate in online e-auction on the portal <a href="https://BAANKNET.com">https://BAANKNET.com</a> of PSB Alliance who will provide User ID and Password after due verification of PAN and other documents 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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 afresh auction.</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 &amp; 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. Even at the reserve price, the Authorized Officer is at liberty to call for bids and auction on any future date, if there is a possibility of procuring higher bid above the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences 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/PSB Alliance. 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 and discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the 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 may it 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/GST/ TDS etc. for transfer of the property in his/her name. Applicable TDS shall be deposited with the Income Tax Department by successful bidder.</p> <p>(q) The payment of all statutory/non-statutory dues, taxes, rates, assessments, utilities charges, fees etc., whatsoever regarding the auction property owed to anybody shall be the sole responsibility/obligation of successful bidder only.</p> <p>(r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured asset including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the bidders whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever. The bidders are advised to carry out their own due diligence before participating in the auction process.</p>
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14	Other Information	<p>The e-auction immovable property is mortgaged with the State Bank of India, and in a separate proceeding under the PMLA the ED has also attached the above immovable property – however, by the Order dated 29.05.2025 in WP (C) Nos. 5996/2021 &amp; 8969/2021, the Hon. High Court of Delhi has permitted the State Bank of India to sell/auction the above immovable property and realize its outstanding dues while the remaining auction amount shall be attached by the ED – thus, there is no other known encumbrance in selling/auctioning the above immovable property. The bidders are free to verify any other encumbrance on their part and/or conduct their own due diligence in this regard.</p>
15	Details of pending litigation, if any, in respect of property proposed to be sold	<p><b>1. DRT OA :</b></p> <p>OA in Debt Recovery Tribunal -II New Delhi was filed on 28.02.2022 which was last listed for hearing on 25.11.2024 due to paucity of time matter was not heard and now listed for hearing on 30.06.2025. The matter is at written statement stage. We have counselled our Advocate to ensure effective hearings.</p> <p><b>2. Appeal in PMLA Appellate Tribunal by Bank:</b></p> <p>Property bearing No. 16, in Block B, in layout plan of the Diplomatic Enclave Extension Co-operative House Building Society, (Presently known as West End), New Delhi-110021, admeasuring 802 Sq. Yds is mortgaged with SBI has been provisionally attached by Deputy Director ED vide its order dated 23.07.2021 which has been confirmed by Adjudicating Authority in PMLA proceedings dated 29.03.2022. We have filed an appeals against the attachment orders vide our application no. FPA-PMLA-4701/DLI/2022 &amp; 5308/2022 which was last heard on 19.05.2025 wherein the court granted six-week time to file rejoinder and is now listed on 30.07.2025.</p> <p><b>3. Writ Petitions by the Borrowers in Delhi High Court</b></p> <p>By the Order dated 29.05.2025 in WP (C) Nos. 5996/2021 &amp; 8969/2021, the Hon. High Court of Delhi has permitted the State Bank of India to sell/auction the above immovable property and realize its outstanding dues while the remaining auction amount</p>

		<p>shall be attached by the ED. These writ petitions stand disposed of.</p> <p><b>4. Section 8(8) application by the Bank</b></p> <p>State Bank of India has also filed an application under sec 8/8 with PMLA Court before Special Judge (PC Act) Rouse Avenue Court for release of the immovable property to enable the SBI to sell the property and realize its dues. The next date in the matter is 08.07.2025.</p>
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Date: 24.06.2025  
Place: New Delhi

**AUTHORISED OFFICER**  
STATE BANK OF INDIA