

(Annexure 15 A)

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 **(SYMBOLIC POSSESSION)**

1	Name and address of the Borrower	<p>M/s SPS Hospitality and Entertainment Pvt. Ltd. now known as M/s Eximious Hospitality Pvt. Ltd. B-4, 304, Sahara Grace, MG Road, Sector 28, Gurgaon, Haryana – 122001</p> <p>And also at</p> <p>M/s SPS Hospitality & Entertainment Pvt. Ltd. now known as M/s Eximious Hospitality Pvt. Ltd. BB Mall, A-95 (A) Neelam Chowk, Industrial Area Bhiwadi, Distt. Alwar, Rajasthan</p> <p>Email: mdbbmall@gmail.com</p> <p>Mr. Sanjeev Kumar, B-4, 304, Sahara Grace, M.G. Road Sector 28, Gurgaon Haryana - 122001 (Director and Guarantor)</p> <p>Ms. Savita Nandrajog, W/o Sanjeev Kumar B-4, 304, Sahara Grace, MG Road Sector 28, Gurgaon Haryana (Director and Guarantor)</p> <p>Ms. Sheela Devi, B-4, 304, Sahara Grace, MG Road Sector 28, Gurgaon Haryana (Guarantor)</p> <p>Email sanjeevv.nandrajogg@gmail.com Email sanjeevjajanpuria@gmail.com</p>
2	Name and address of Branch, the secured creditor	<p>State Bank Of India Stress Asset Management Branch II, 11th Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001.</p> <p>agmcl3.50950@sbi.co.in sbi.50950@sbi.co.in Mob-9717644500</p>

3	Description of the immovable secured assets to be sold.	Sr No	Description of immovable property (Property on Symbolic Possession)
		1	<p>Equitable Mortgage of hotel space measuring 40182.58 sq. ft. on the Ground Floor, 2nd, 3rd, 4th and 5th Floor, BB Mall, A-95 (A), Neelam Chowk, Industrial Area, Bhiwadi, Distt. Alwar, Rajasthan standing in the name of M/s SPS Hospitality & Entertainment Pvt. Ltd.</p> <p>(Under Symbolic Possession). DM order has been obtained for taking physical possession.</p> <p>Mortagager M/s SPS Hospitality and Entertainment Pvt. Ltd. now known as M/s Eximious Hospitality Pvt. Ltd. B-4, 304, Sahara Grace, MG Road, Sector 28, Gurgaon, Haryana – 122001 (Registered Address)</p> <p>(through Director Sh Sanjeev Kumar)</p> <p>Reserve Price Rs 18,44,00,000.00 (Rs Eighteen Crore Forty Four Lakhs Only)</p> <p>EMD: Rs 1,84,40,000.00 (Rs. One Crore Eightyfour Lacs Forty Thousand Only)</p>
4	Details of the encumbrances known to the secured creditor.	Nil	
5	The secured debt for recovery of which property is to be sold.	<p>Rs 41,63,66,354.00 (Rs Forty One Crore Sixty Three Lakhs Sixty Six Thousand Three Hundred Fifty Four only) as on 31.05.2025 along with future interest on the contractual rates with respectively together with all incidental expenses, cost charges, etc.</p> <p># Recovery made adjusted</p>	
6	Deposit of earnest money	<p>EMD: Rs 1,84,40,000.00 (Rs. One Crore Eightyfour Lacs Forty Thousand only) being the 10% of the Reserve Price to be remitted/transferred/deposited deposited by the bidders in his/her/their own wallet provided by M/s PSB ALLIANCE (eBKray)</p> <p>URL: https://BAANKNET.com</p>	
7	Reserve price of the movable secured assets:	<p>Rs 18,44,00,000.00 (Rs Eighteen Crore Forty Four Lakhs Only)</p>	

	<p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>As per instructions on site https://BAANKNET.com</p> <p>“Interested bidder may deposit Pre-Bid EMD with M/s PSB ALLIANCE before the close of e-Auction on 05.09.2025. 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.</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 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 as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.</p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>05.09.2025 (Friday)- New-Delhi, 12.00 AM to 4.00 P.M with auto extensions of 10 minutes each.</p> <p>Place online</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 on the website of the service provider as mentioned above,	<p>M/s PSB ALLIANCE</p> <p>https://BAANKNET.com</p>
11	<p>(i) Bid increment amount.</p> <p>(ii) Auto Extension: time (unlimited)</p>	<p>(i) Rs.1,00,000.00</p> <p>(ii) Auto extension of 10 minutes each (unlimited)</p>

	(iii) Bid currency & unit of measurement.	(iii) Indian Rupee, Rupees Lakh
12	<p>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.</p> <p>Contact person with mobile number</p>	<p>Date 26.08.2025, Tuesday Time 12.00 am to 04:00 pm</p> <p>Hotel space measuring 40182.58 sq. ft. on the Ground Floor, 2nd, 3rd, 4th and 5th Floor, BB Mall, A-95 (A), Neelam Chowk, Industrial Area, Bhiwadi, Distt. Alwar, Rajasthan standing in the name of M/s SPS Hospitality & Entertainment Pvt. Ltd.</p> <p>Authorised Officer: Mr. Sushila Mangle, Mobile No. 9717644500</p> <p>Mr. Raman- 9991606363 (RA)</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 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 eBKray 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 agmcl3.50950@sbi.co.in</p> <p>c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Asset Management Branch-II to participate in online e-auction on the portal https://ebkray.in/ of PSB Alliance who will provide User ID and Password after due</p>

		<p>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 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 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.</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</p>
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		<p>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 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. (Over and above the sale price)</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) 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.</p> <p>s) 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 of the sale and put the property to sale once again on any date and at</p>
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		<p>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>t) 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 auction will be entertained.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold	<p>OA Filed by SBI DRT 1 Delhi for recovery of dues. Rejoinder against Written Statement filed by Bank NDoH is 21.09.2025</p> <p>SA filed by the borrower. No stay is granted.</p>

Sushila Mangle
 Authorised Officer
 State Bank of India

The Chairperson

Place: New Delhi
 Date: 31.07.2025

Members: 1. AGM(Admin)
 2. AGM & CLO

Secretary Case Officer

