

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”

1	Name and address of the Borrower	M/s Josan Industries Fazilka Road, Jalalabad (west) Dist. Fazilka 152024 E-auction date: - 16.09.2025
2.	Name and address of Branch, the secured creditor	SBI Stressed Assets Management Branch, Zonal Office Building Fountain Chowk, Civil Lines, Ludhiana-141001 Tel: 0161-4709382, e-mail: sbi.15631@sbi.co.in Team2samb.lud@sbi.co.in Mobile No. 9990711800
3.	Description of the immovable secured assets to be sold.	PROPERTY ID SBIN1000001436 Factory Land & Buildings: -Factory Land vide Title deed no 1436 (10K-8M=6292 Sq. Yds.) dated 23.08.95, 2020 (8K=4840 Sq. Yds.) dated 31.10.95 owned by M/s Josan Industries. Title deed no 2650 (08K-0M=4840 Sq. Yds.) dated 18.02.1995 owned by Raj Kumar Josan, Title Deed No. 2113 (08K=4840 Sq. Yds.) dated 19.07.2000 owned by Raj Kumar Josan. Title deed No. 3197 (02K-15.50 M= 1678.87 Sq. Yds.) dated 22.03.1988, Title Deed No. 2806 (02K-15.50M=1678.87 Sq. Yds.) dated 04.02.1988 owned by Josan Rice Mills and Title Deed No. 1702 (00K-4.5M=136.13 Sq. Yds.) dated 25.09.95 Title Deed No. 1703 (00K-05 M=151.25 Sq. Yds.) dated 25.09.1995 & Title Deed No. 1704 (00K-4.5M=136.13 Sq. Yds.) dated 25.09.95, owned by Josan Rice Mills and Josan Industries. Total Land Measuring 40K-13M (24593.25 Sq. Yds.) situated at Fazilka Road, Jalalabad(W).
4.	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the authorised Officer, there are no (known) encumbrance on the assets. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
5.	The secured debt for recovery of which property is to be sold.	Rs.16,37,94,044/- (Rupees Sixteen Crore Thirty-seven Lac Ninety-Four Thousand Forty-Four only)

		as on 03.07.2017 (plus further interest at contractual rate and all other misc. expenses, charges, costs etc. incurred or to be incurred as applicable.
6.	Deposit of earnest money	PROPERTY ID SBIN1000001436 Rs. 38,40,000/- (Rs. Thirty-Eight Lac Forty Thousand only) Being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bank as per instructions on https://baanknet.com site.
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 SBIN1000001436 Rs. 3,84,00,000/- (Rs Three Crore Eighty-Four Lacs Only) As per instructions on https://baanknet.com site <i>"Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction on 16.09.2025 by 4 PM. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://baanknet.com Bank account and updation 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."</i>
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 as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	16.09.2025, (Tuesday) 11.00 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.	https://baanknet.com

	E-Auction tender documents containing e-Auction bid form, declaration etc., are available on the website of the service provider as mentioned above.	
11.	<p>(I) Bid increment amount.</p> <p>(ii)Auto Extension:times. (unlimited)</p> <p>(iii). Bid currency & unit of measurement.</p>	<p>(i)Rs.1.00 lac,</p> <p>(ii) Auto extension of 10 minutes each(unlimited)</p> <p>(iii) Indian Rupee, Rupees Lakh</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>10.09.2025, (Wednesday) from 11.00 AM to 02.00 PM,</p> <p>Jalalabad</p> <p>Authorised Officer: Mr Sohan Lal Meena Mobile No. 9990711800</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 https://baanknet.com 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 email ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SAMB, Ludhiana branch Ground Floor, near Fountain Chowk, Zonal Office Building 141001 before closing of e-auction.</p> <p>Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer at sbi.15631@sbi.co.in, team2samb.lud@sbi.co.in</p> <p>(c) Names of the Eligible Bidders will be identified by the State Bank of India SAMB, Ludhiana Branch, to participate in online e-Auction on the portal https://baanknet.com 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</p>

		<p>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>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 the 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>(h). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i). The Authorized Officer shall be at the liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(j). The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k). 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.</p> <p>(l). The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank/MSTC. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any).</p>
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		change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.
14	Details of pending litigation, if any, in respect of property(ies) proposed to be sold.	As per our knowledge, there are no pending litigations as on date other than SA 87/2018 & SA 88/2018 before DRT Chandigarh.

Date: 26.08.2025
Place: Ludhiana

SOHAN LAL MEENA
AUTHORISED OFFICER
STATE BANK OF INDIA