

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

01	Name and Address of the Borrower & Legal Heirs	M/s Amuse Ventures Pvt Ltd Through its directors 1. Sh Arinder Singh S/o Sh Harbans Singh R/o Ward No 44, Sector-13, Nanak Nagar, Jammu, Jammu & Kashmir -180004 and 2. Late Smt Paramjeet kour, D/o Sh Mohan Singh through her legal heirs 1. Sh Davinder Pal Singh S/o Sh Harbans Singh, 2. Sh Arinder Singh S/o Sh Harbans Singh 3. Ms Amandeep Kour D/o Sh Harbans Singh , all are residents of Ward No 44, Sector 13, Nanak Nagar, Jammu, Jammu & Kashmir (UT) Pin 180004
02	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch Administrative Office, Bahu Plaza, Jammu email ID-sbi.05273@sbi.co.in
03	Description of the immovable secured assets to be sold	1) Property ID: SBIN000527323 The vehicle bearing Registration No JK02DA2324 Having Chasis no MAT790208M2F07562 and Engine no 5LNGDICR21EYX103052 Model TATA LPT 1918 5L BS-VI
04	Details of the encumbrances know to the secured creditor	Not Known
05	The secured debt for recovery of which the property is to be sold	<u>Rs.54,11,016 (Rupees Fifty Four lakh Eleven Thousand Sixteen Only)</u> as on 11.03.2025 and further also liable to pay future interest w.e.f 12.03.2025 as agreed rate and other incidental charges applicable due to the secured creditor minus repayment made thereafter, if any.
06	Deposit of earnest money	<u>Rs.1,40,000.00(Rupees One Lakh Forty Thousand rupees Only)</u> To be deposited on or before 24.03.2025 23:59 Hrs being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. PSB Alliance Pvt. Ltd. on its e-auction site https://baanknet.com means of RTGS/NEFT/INB

07	<p>Reserve price of the immovable secured assets:</p> <p>Account/ Wallet in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted</p>	<p><u>Rs 14,00,000.00 (Rupees Fourteen Lakh Rupees Only)</u></p> <p>Bidders own wallet Registered with M/s. PSB Alliance Pvt. Ltd. on its e-auction site https://baanknet.com by means of RTGS/NEFT/INB.</p> <p>24.03.2025 upto 23:59 Hrs</p>
08	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. 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. In case of failure to deposit the amount as mentioned above with the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and authorised officer shall have the liberty to conduct the fresh auction/ sale of the property and the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to</p> <p>A/c 38354956766, IFSC SBIN0014501</p> <p>SBI Bank: SARB COLLECTION ACCOUNT, JAMMU</p>
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	<p>Date: 25.03.2025 through e-auction.</p> <p>10:30 Hrs to 16.00 Hrs</p>
10	The e-Auction will be conducted through the Bank's approved service provider	<p>M/s. PSB Alliance Pvt. Ltd. at the web portal https://baanknet.com</p>

11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 10000.00 Unlimited extension of 5 minutes each INR
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	Date 19.03.2025 Time: 11.30 Hrs to 13:00 Hrs Name: Manoj Gupta (Authorized officer) Mobile No. 9781810666
13	Other conditions	(a). The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance Pvt. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b). The Intending bidder should transfer his EMD amount on or before 24.03.2025 upto 23:59 hrs by own wallet registered with M/s. PSB Alliance Pvt. Ltd. on its E-auction site. https://baanknet.com by means of NEFT/ RTGS/INB transfer from his bank account. 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., to the Authorised Officer of State Bank of India, SARB, Jammu , Administrative Office, Bahu Plaza , Jammu 180012

		<p>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.05273@Sbi.co.in)</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Jammu to participate in online e-auction on the M/s. PSB Alliance Pvt. Ltd. portal.</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> <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</p>
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Date: 17.03.2025

Place: Jammu

**AUTHORISED OFFICER,
SARB, Jammu**