

**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

Date of e-auction 15.05.2024

01	Name and address of the Borrower(s)/Guarantor(s)	<p>Borrower M/s Bajaj Basmati Pvt Ltd, Ferozepur –Fazilka Road Jalalabad</p> <p>Guarantors 1. Sh. Sahil Bajaj S/o Sh. Krishan Kumar Bajaj 2. Smt. Vijay Rani W/o Sh. Krishan Kumar Bajaj, 3.Smt. Ginni Bajaj W/o Sh. Sahil Bajaj 4. Smt. Vijay Rani W/o Sh.Krishan Kumar Bajaj, (legal heir of Late Sh. Krishan Kumar Bajaj 5. Sh. Sahil Bajaj S/o Sh. Krishan Kumar Bajaj(legal heir of Late Sh. Krishan Kumar Bajaj 6. M/s. Bajaj Fuel Company, 7. M/s. Bajaj Rice Mills, 8. M/s. Bajaj Sorts, 9. M/s. Anand Roller Flour Mills,</p>
02	Name and address of Branch, the secured creditor	<p>Stressed Asset Management Branch State Bank of India, Ground Floor, Admin Office Building, Fountain Chowk, Civil Lines, Ludhiana -141001</p>
03	Description of the immovable secured assets to be sold	<p>1. Property ID: SBIN200001296780: a) All part and parcel of Land & Building of rice sheller on land measuring 31K 5M vide three Title Deeds(a) Vasika No 6354 dated 16.03.1999 measuring 13 Kanal 6 Marlas bearing Khasra No 86 killa no 3(5-6) 8(8-0) (b),Vasika No 6306 dated 11.03.1999 measuring, 13Kanal 18Marlas bearing Khasra No 86 killa no 7(7-4), 14(6-14) and (c),Vasika No 6323 dated 12.03.1999 measuring 4K 1Marla being Khasra no 86 killa no 13/2(4-1), located at opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) in the name of Bajaj Rice Mills.</p> <p>b) All part & parcel of godowns & labour quarters built on land measuring 9 Kanals 16 marla bearing khasra No 86 killa no 4(8-0) 5/1(1-16) vide Vasika No 63 dated 11.04.1997 and land measuring 3 Kanals 4 marla bearing khasra No 86 killa no 3/2(2-14) and 10 marlas i.e 1/3 share of Khasra No 86 killa no 7(0-15), 14(0-15)) vide Vasika No 64 dated 11.04.1997 Fazilka Road, Jalalabad (W) in the name of M/s Bajaj Fuel Company.</p> <p>c) All part and parcel of two godowns built on land measuring 8 Kanal bearing Khasra No 86 killa no 6(8-0) vide vasika No 2456 dated 28.08.2000 located at Opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) in the name of Smt. Vijay Rani w/o Sh. Krishan Kumar Bajaj.</p> <p>d) All part and parcel of open plot measuring 16K two Title Deeds (a) Land measuring 8 Kanal bearing Khasra no 60 killa no killa no 24(8-0) khewat No 684 khatoni No 1029 as per Jamabandi for the year 1998-99 vide Vasika no. 2103 dated 30.09.2003 (b) Land measuring 8 Kana bearing Khasra no 60 killa no killa no 23(8-0) khewat No 684 as per Jamabandi for the year 1998-99 vide Vasika no.2795 dated 25.11.2002,located at Opposite Reliance Petrol Pump, Fazilka Road, Jalalabad (W) in the name of Sh. Sahil Bajaj s/o Sh. Krishan Kumar Bajaj.</p> <p>e) All part and parcel of open plot measuring 1 Kanal i.e 2/3 share of 1 kanal-11marlas comprised of 86M/7/1(0-16)14/2(015) khewat No 63 khatoni no 109 Hadbast no 196 Jamabandi for year 2008-09 vide Vasika No 199 dated 17.04.2014 located adjacent to rice sheller of Bajaj Basmati Pvt Ltd, Opposite Reliance Petrol Pump, Fazilka Road,</p>



		<p>Jalalabad in the name of Bajaj Basmati.</p> <p>f) All part and parcel of land measuring 10 kanal-3 Marlas (a) land measuring 5K-13 i.e 113/815 share of 40kanal 15 marla comprised of Muraba no 59 killa no 25(4-19) Muraba no 60 Killa no 25(8-0) Muraba no 61 killa no 21/1(7-4), Muraba no 85 killa no 1/1(7-4)10/2(7-4) and muraba no 86 killa no 5/2(6-4) khewat No 379 , 840 wasika No 2850 dated 24.09.2013 (b) land measuring 4K-10 marla i.e 90/815 share of 40kanal 15 marla comprised of Muraba no 59 killa no 25(4-19) Muraba no 60 Killa no 25(8-0). Muraba no 61 killa no 21/1(7-4), Muraba no 85 killa no 1/1(7-4)10/2(7-4) and muraba no 86 killa no 5/2(6-4)khewat No 379 , 840 wasika No 2787 dated 19.09.2013 situated at adjacent to rice sheller of the company located at opposite Reliance Petrol Pump, Fazilka Road, Jalalabad in the name of M/s Bajaj Basmati Pvt Ltd.</p> <p>2. Property ID: SBIN200012439105: Plant & Machinery of Rice Sheller installed in Rice Sheller Premises located at opposite Reliance Petrol pump, Fazilka Road, Jalalabad (W) in the name of M/s. Bajaj Basmati Pvt Ltd.</p> <p>3. Property ID: SBIN00000004618 : All part and parcel of Land and Building measuring 5Kanal 9marla i.e 109/6431 share of land measuring 321 kanal 12 marla, khewat No 198,199 situated at Ldhuke, tehsil & distt Fazilka videl wasika no 4618 dated 02.01.2008. of M/s Anand Roller Floor Mills</p> <p>4. Property ID: SBINP00000004618 : Plant & Machinery of M/s Anand Roller Floor Mill situated at Village Laduke, Disst Fazilka.</p> <p>5. Property ID: SBIN00001585727: All part and parcel of land & building (house of the director) measuring 6 marla in the name of Sh Krishan Kumar Bajaj, vide Vasika no 3194 dated 16.10.08 Property no 1087/A Bajaj Street Jalalabad</p>
04	Details of the encumbrances known to the secured creditor.	Not any, in the knowledge of the Bank.
05	The secured debt for recovery of which the property is to be sold	Rs.146.94 crore (rs. One hundred forty six Crores Ninty four lacs) as on 03.01.2017 plus further interest and other charges/ expenses thereon.
06	Deposit of earnest money	Property ID: SBIN200001296780: Rs. 90.50 Lacs Property ID: SBIN200012439105: Rs. 30.00 Lacs Property ID: SBIN00000004618: Rs. 06.50 lacs Property ID: SBINP00000004618: Rs. 01.70 lacs Property ID: SBIN200001585727: Rs. 03.90 lacs
07	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:	<p>Property ID: SBIN200001296780: Rs. 905 Lacs Property ID: SBIN200012439105: Rs. 300 Lacs +Applicable GST Property ID: SBIN00000004618 :Rs 65 lacs Property ID: SBINP00000004618 :Rs 17 lacs+ Applicable GST Property ID: SBIN200001585727: Rs. 39.00 lacs</p> <p>EMD are to be required to be deposited by interested buyers in their own wallet Registered with M/s MSTC Ltd. on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p> <p>"Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's 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."</p>
08	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, as the case may be, after the acceptance of the offer



		by the Authorized 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.
09	Time and place of public e- Auction or time after which sale by any other mode shall be completed.	Date: 15.05.2024 through e-auction Time: From 11.00 AM to 13:00 PM with extension 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 in the website of the service provider as mentioned above	By MSTC Ltd. Portal: https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp https://ibapi.in
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	Property ID: SBIN200001296780: Rs. 1.00 Lacs Property ID: SBIN200012439105: Rs. 1.00 Lacs Property ID: SBIN000000004618: Rs. 00.50 lacs Property ID: SBINP000000004618: Rs. 00.10 lacs Property ID: SBIN200001585727: Rs. 00.25 lacs ii. Unlimited extension of 10 minutes each ii. 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: 08.05.2024 Time: 11:00 Hrs to 13:00 Hrs Name: Sh. Sumit Kumar Kalra (M. No. 9855579367) Sh. Shashi Bhushan Gupta (M: 9988453501)
13	Other conditions	(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 MSTC Ltd. may be conveyed through e mail. (b) "Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's 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." 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 MSTC Ltd. 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) (c) Names of Eligible Bidders will be identified by the State Bank of



India, Stressed Assets Management Branch, Ludhiana to participate in online e-Auction on the MSTC Portal.

(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.

(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.

(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.

(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.

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

(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.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(l) The bidder has to increase at least one bid amount as mentioned in the newspaper, otherwise the Authorised officer is not bound to accept the bid.

(m) 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.

(n) 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).

(o) 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.

(p) 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 it may be subsequently sold.

(q) 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.



	<p>(r) 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>(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 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.</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 e-Auction will be entertained</p> <p>Note: All the applicable taxes will be borne by the bidder. The original documents will be delivered to the successful auction purchaser only after conclusion of the criminal proceedings.</p>
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Place Ludhiana
Date: 19.04.2024



**AUTHORISED OFFICER,
STATE BANK OF INDIA**

