E-AUCTION SALE NOTICE
15.05.2024
11:00 Hrs. to 16:00 Hrs.

SBI STATE BANK OF INDIA

STRESSED ASSETS MANAGEMENT (SAM) BRANCH, ADMIN OFFICE, GROUND FLOOR, ZONAL BUSINESS OFFICE BUILDING, FOUNTAIN CHOWK, CIVIL LINES, LUDHIANA

E-AUCTION SALE NOTICE
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PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES ON 15.05.2024, 11:00 HRS. TO 16:00 HRS.

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 read with provision to Rule 8 (6) & 6(2) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below described immovable properties mortgaged/charged to **State Bank of India** (Secured Creditor), the constructive/symbolic/physical possession of these properties has been taken by the Authorised Officers of **State Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is", and "Whatever there is basis" on 15.05.2024,** for recovery of bank dues + interest (as mentioned below against the properties) due to the **State Bank of India** (Secured Creditor) from below mentioned borrowers/guarantors. The Reserve Price and Earnest Money Deposit will be as mentioned below against the properties. **Detailed terms and conditions of the sale are mentioned below/refer to Website:(a) https://sbi.co.in /(b) https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp / (c) https://ibapi.in**

DESCRIPTION OF MOVABLE/IMMOVABLE PROPERTIES

Sr. No	Name of Borrower(s)/ Guarantor(s)	Amount Outstanding / Possession Date	Properties ID Nos & Details of property/ies	Reserve Price / EMD / Bid Increase Amt.	Date & Time of inspection of property	Date/ Time of e-Auction
1.	1. **M/s Bajaj Basmati Pvt. Ltd.,** Fazilka Road, Jalalabad (West), Distt. Fazilka-152024, 2. **Sh. Sahil Bajaj** S/o Sh. Krishan Kumar Bajaj (Director), 3. **Smt. Vijay Rani** W/o Sh. Krishan Kumar Bajaj, 4. **Smt. Ginni Bajaj** W/o Sh. Sahil Bajaj, 5. Legal heirs of Sh. Krishan Kumar Bajaj, (i). **Smt. Vijay Rani** W/o Sh. Krishan Kumar Bajaj, (ii). **Sh. Sahil Bajaj** S/o Sh. Krishan Kumar Bajaj, (legal heirs of Sh. Krishan Kumar Bajaj) Sr. No. 2 to 5 all R/o H. No. 1087-A, Bajaj Street, Ward No. 9, Near Govt. Girls School, Jalalabad (West), Distt. Fazilka-152024, **6. M/s Bajaj Fuel Company,** **7. M/s. Bajaj Rice Mills,** **8. M/s. Bajaj Sorts,** **9. M/s Anand Roller Flour Mills,** Mandi Ladhuka, Tehsil & Distt. Fazilka-152123.	**Amount as per 13(2)** **Rs. 146,94,35,827/-** + intt. & other charges accrued thereupon **Demand Notice -04.01.2017,** **Physical Possession -13.11.2017, 16.05.2018** **Consortium member :** Bank of Maharastra, Union Bank of India(e Andhra Bank).	**Property ID: SBIN200001296780 : LOT : 1. 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 dt. 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. **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. **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. **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 Kanal 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. **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, Jalalabad in the name of Bajaj Basmati. **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.	**LOT : 1.** **Rs. 9.05 Crore** **Rs. 90.50 Lacs** **Rs. 1.00 Lacs**	**08.05.2024, 11:00 Hrs. to 13:00 Hrs.**	**15.05.2024, 11:00 Hrs. to 16:00 Hrs.**
			Property ID: SBIN200012439105 : LOT : 2. Plant & Machinery of Rice Sheller installed in Rice Sheller on 12K out of total land of 31K 5M vide two title deeds Vasika No. 6354 measuring 5 Kanals 6 Marlas, Vasika No. 6306 measuring 6 Kanals 14 Marlas located at opposite Reliance Petrol pump, Fazilka Road, Jalalabad (W) in the name of M/s. Bajaj Basmati Pvt Ltd. **Note : Lot No. 1 will be sold if bid for Machinery at Lot No. 2 is received.**	**LOT : 2.** **Rs. 3.00 Crore applicable GST** **Rs. 3.00 Lacs** **Rs. 1.00 Lacs**	**08.05.2024, 11:00 Hrs. to 13:00 Hrs.**	**15.05.2024, 11:00 Hrs. to 16:00 Hrs.**
			Property ID: SBIN000000004618 : LOT : 3. 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. (Symbolic Possession).	**LOT : 3.** **Rs. 0.65 Crore** **Rs. 6.50 Lacs** **Rs. 0.50 Lacs**	**SYMBOLIC POSSESSION**	**15.05.2024, 11:00 Hrs. to 16:00 Hrs.**
			Property ID: SBINP0000004618 : LOT : 4. Plant & Machinery of M/s Anand Roller Floor Mill situated at Village Laduke, Distt Fazilka. (Symbolic Possession). **Note : Lot No. 3 will be sold if bid for Machinery at Lot No. 4 is received.**	**LOT : 4.** **Rs. 0.17 Crs + applicable GST** **Rs. 1.70 Lacs** **Rs. 0.10 Lacs**	**SYMBOLIC POSSESSION**	**15.05.2024, 11:00 Hrs. to 16:00 Hrs.**
			Property ID: SBIN00001585727 : LOT : 5. 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 (Physical Possession).	**LOT : 5.** **Rs. 0.39 Crore** **Rs. 3.90 Lacs** **Rs. 0.25 Lacs**	**08.05.2024, 11:00 Hrs. to 13:00 Hrs.**	**15.05.2024, 11:00 Hrs. to 16:00 Hrs.**

THIS PUBLICATION IS ALSO 15/30 DAYS NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE ABOVE BORROWERS & GUARANTORS

Terms and Conditions of the E-auction are as under :- (1) E-auction is being held on **"As is where is", "As is what is", and "Whatever there is basis"** and will be conducted "On Line". The auction will be conducted through the service provider **M/S MSTC** at the Web Portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) E-auction Tender document containing online e-auction bid form, declaration, General Terms & Conditions of Online auction sale are available in websites : (a) https://sbi.co.in (b) https://www.mstcecommerce.com **(2)** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the properties, prior to submitting their bid. The e-auction advertisement does not constitute and will be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. **(3)** "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." **(4)** In case of sole bidder, he / she has to increase minimum 1 Bid from Reserve Price. **(5)** The intending bidders should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self attested copies of (a) Proof of Identification (KYC) viz. Voter ID Card / Driving Licence / Passport etc. (b) Current Address Proof for communication, (c) PAN card of the bidder (d) Valid e-mail ID (e) contact number (Mobile / Landline) of the bidders etc. to the Authorized Officer of above mentioned Branch of State Bank of India. **(6)** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid. **(7)** The e-Auction / bidding of above properties would be conducted exactly on the scheduled Date and Time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property. In case bid is placed in the last 10 minutes of the closing time of the e-auction, the closing time will automatically get extended for 10 minutes. The bidders who submits the highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a Communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer / Secured Creditor **(8)** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer & the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim / right in respect of property / amount. **(9)** The prospective qualified bidders may avail online training on e-Auction from **M/S MSTC** prior to the date of e-auction. Neither the Authorised Officer / Bank nor **M/S MSTC,** will be held responsible for any Internet Network Problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-Auction event. **(10)** The purchaser shall bear the applicable stamps duties / registration fee / other charges, etc. and also all the statutory / non-statutory dues, taxes, assessment charges, etc. owing to anybody. **(11)** The Authorised Officers / Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. **(12)** The Sale Certificate will be issued in the name of the purchasers / applicants only and will not be issued in any other names. **(13)** The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. For further details / enquires if any on the terms and conditions of sale can be obtained from Authorised Officer / State Bank of India of above mentioned Branch or Bank's website (a) https://sbi.co.in (b) https://www.mstcecommerce.com (c) https://ibapi.in **(14) For further details regarding the above properties / inspection of properties, the intending buyers may contact above mentioned Branch of State Bank of India, Authorised Officer Contact Person: Sh. Sumit Kumar Kalra (M. No. 9855579367) and Sh. Shashi Bhushan Gupta (M: 9988453501), E-mail: sbi.15631@sbi.co.in.** All the intending purchasers are also advised to **visit https:// www.mstcecommerce.com/ auctionhome/ ibapi/index.jsp.** For any information on procedure of e-auction **(15)** The Authorised Officer or Bank shall not be responsible for any charge, lien, encumbrances or any other dues to the Government or anyone else in respect of immovable properties e-auctioned. **(16)** The Bidders should get themselves registered on **https://www.mstcecommerce.com /auctionhome /ibapi/index.jsp** by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). **(17)** The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd. at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by means of NEFT/ RTGS transfer from his bank account. **(18)** The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. MSTC Ltd. is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. **(19)** The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd. for refund of the same back to his bank account. The bidders will not been entitled to claim any interest, costs, expenses and any other charges (if any).

DATE : 20.04.2024 **PLACE : LUDHIANA** **AUTHORISED OFFICER, STATE BANK OF INDIA**