E-AUCTION SALE NOTICE
16.08.2024
11:00 Hrs. to 16:00 Hrs.

SBI STATE BANK OF INDIA

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

E-AUCTION SALE NOTICE
16.08.2024
11:00 Hrs. to 16:00 Hrs.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTY ON 16.08.2024, 11:00 HRS. TO 16:00 HRS.

E-Auction Sale Notice for Sale of Immovable properties 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 16.08.2024,** 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://ebkray.in

DESCRIPTION OF IMMOVABLE/MOVABLE PROPERTY

Sr. Nos.	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.	**M/s PACT Industries Limited,** 303, Hotel Taksons, Opposite Railway Station, Ludhiana, **2nd Address:** G.T. Road, Jugiana, Ludhiana and **guarantors 1) Sh. Harpreet Singh** S/o Sh. Avtar Singh **2) Sh. Eshaan Takkar** S/o Sh. Harpreet Singh **3) Smt. Tanupreet Kaur** W/o Sh. Harpreet Singh **4) M/s. Preet Builders Pvt. Ltd.** and **5) M/s. Kartar Finvest Pvt. Limited**	**Demand Notice u/s 13(2): 28.04.2023** for **Rs. 10,67,72,927.29p as 05.04.2023** plus future interest & expenses thereon **Symbolic Possession on 13.09.2023**	**Property ID: SBIN200054347004 : LOT : 1.** Equitable Mortgage of Commercial Property which is Plot No. B XXXV-5 measuring 1251-1/4 Sq. Yards, comprised in Khasra No. 22//22/2, 32//2/2, 9/1/1, Khata No. 336/417, as per Jamabandi for the year 2006-07, situated at Village Sunet, Hadbast No. 159, locality known as Inder Nagar, Ferozepur Road, Ludhiana, owned by Smt. Tanupreet Kaur W/o Sh. Harpreet Singh, vide title deed No. 10201 dated 29.11.2017 (for area measuring 625-5/8 Sq. Yards), title deed No. 10202 dated 29.11.2017 (for area measuring 415-5/8 Sq. Yards) and title deed No. 10198 dated 29.11.2017 (for area measuring 210 Sq. Yards). **Bounded as under :** East : Exterior Solutions, West : Owner's Plot, North : Ferozepur Road, South : Other's Property.	**LOT : 1.** **Rs. 16.26 Crore** **Rs. 1.63 Crore** **Rs. 2.00 Lacs**	**SYMBOLIC POSSESSION**	**16.08.2024, 11.00 Hrs to 16.00 Hrs**
	Property ID: SBIN200050552633 : LOT : 2. Plant and Machinery, in the name of M/s PACT Industries Limited, situated at G.T. Road, Jugiana, Ludhiana.			**LOT : 2.** **Rs. 0.89 Crore** **Rs. 8.90 Lacs** **Rs. 0.50 Lacs**	**SYMBOLIC POSSESSION**	**16.08.2024, 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 Web Portal **(https://ebkray.in)** 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://ebkray.in **(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 ebkray before the close of e-auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://ebkray.in 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/online Transaction 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 / Land line) 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 ebkray prior to the date of e-auction. Neither the Authorised Officer / Bank nor ebkray, 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 Securitization 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 Branches or Bank's website (a) https://sbi.co.in (b) https://ebkray.in **(14) For further details regarding the above properties /inspection of properties, the intending buyers may contact above mentioned Branches of State Bank of India, Authorised Officer Contact Persons: for Property ID at Sr. No. 1 : Sh. Satinder Jit Singh, Mobile No. 8146295501 and E-mail: sbi.15631@sbi.co.in.** All the intending purchasers are also advised to **visit https://ebkray.in** 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://ebkray.in** by providing requisite KYC documents and registration fee as per the practice followed by ebkray 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 ebkray at https://ebkray.in by means of NEFT / RTGS/Online Transaction/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 ebkray 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 ebkray. The Bidder has to place a request with ebkray for refund of the same back to his bank account. The bidders will not been titled to claim any interest, costs, expenses and any other charges (if any).

DATE : 20.07.2024 **PLACE : LUDHIANA** **AUTHORISED OFFICER, STATE BANK OF INDIA**