

Page 1

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE
OF THE SECURED CREDITOR.**

PROPERTY WILL BE SOLD ON 11.11.2025

[PROPERTY ID- SBIN006209 & SBIN006128]

“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1	Name and address of the Borrower/s	M/S MANPREET ENGINEERING PVT LTD (Director : Sri Gurcharan Singh & Smt. Tajinder Kaur) Flat No.103/104,1 st Floor Uday Akash Tower, Near Blue Bell School, Dimna Road Mango, Jamshedpur -831012
2	Name and address of Branch, the secured creditor	SBI, SARB, Ranchi, 4 th Floor, Ranchi Main Branch Building, Court Campus, Ranchi, Jharkhand-834001.
3	Description of the immovable secured assets to be sold.	<p><u>1.Property Id- SBIN006209</u></p> <p>Residential Flat bearing no 1C and 1D, at 1st floor measuring 2074 sq ft (SBA), at South corner of “Uday Akash Tower as per building plan sanctioned by the Mango notified area committee vide building permit no 716/96 dated 15.04.2005 situated at R.S. Plot No 3748,3749,3750 portion under khata no 371 corresponding to New Plot No 2430 A,B,C,D & E.under Khata No 19, Mouza-Mango, MNAC survey ward no 10, survey thana no 1642, P.S.- Mango, Town- Jamshedpur, District- East Singhbhum, Jharkhand, Area – Flat with super built up area- 2074 Square feet together with undivided proportionate share of land measuring 150 Sq. Ft.. Property is in the name of Shri Gurcharan Singh, S/O- Guljar Singh “vide Registered Sale deed no.6209/7606 dt. 30.08.2011 and deed of rectification no 6560/8092 dated 27.09.2011</p> <p>Boundary: North: Flat No 1A and 1B South: Open space then NIZ of the Land owner East: Alley,then Jaiswal Building West: Entrance to the building.</p> <p><u>2. Property Id- SBIN006128</u></p> <p>Residential Flat bearing no 3B, at 3rd floor, at North East corner of “Uday Akash Tower” as per the building plan sanctioned by the Mango notified area committee vide building permit no.716 /96 dated 15.04.2005 .Flat measures about 894sq ft (Super built up area) built over undivided proportionate share of land measuring 80 sq ft of land, together with one car parking space (12X8 sq ft) at the basement of the building situated at R.S. Plot No 3748,3749, & 3750(portion) under Khata no 371 corresponding to new Plot No 2430 A,B,C,D, & E under Khata No 19, Mouza-Mango, MNAC survey ward no 10, survey thana no 1642, P.S.- Mango, Town- Jamshedpur, District- East Singhbhum, Jharkhand.Property is in the name of Smt. Tajinder Kour, W/o- Shri Gurcharan Singh vide Registered Sale deed no. 6128/7492 dated 25.08.2011.</p> <p>Boundary: North: Alley then Uday Tower, South: Stair case, then flat no 3C of the same building at same floor.</p>

		East: Alley, then Jaiswal Building West: Flat No 3A of the same building at same floor.
	Details of the encumbrances known to the secured creditor.	NIL
5	The secured debt for recovery of which the property is to be sold	₹ 1,16,77,048.04 (Rupees One crore Sixteen Lacs Seventy Seven Thousand Forty Eight and paise Four only) as on 28.05.2021 with further interest, Cost Charges, Other miscellaneous expenses etc, less deposit/ recovery made after 29/05/2021 ,if any
6	Deposit of earnest money	<p>1. EMD: ₹ 6,70,000.00 (Rupees Six Lacs Seventy Thousand Only) for <u>Property ID-SBIN006209</u> being the 10% of Reserve Price to be remitted by NEFT to the Bidder Global EMD wallet.</p> <p>2. EMD: ₹ 2,90,000.00 (Rupees Two Lacs Ninety Thousand Only) for <u>Property ID-SBIN006128</u> being the 10% of Reserve Price to be remitted by NEFT to the Bidder Global EMD wallet.</p>
7	<p>Reserve price of the movable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>1. RESERVE PRICE: ₹ 67,00,000.00 (Rupees Sixty Seven Lacs Only) for <u>Property ID-SBIN006209</u></p> <p>2. RESERVE PRICE: ₹ 29,00,00.00 (Rupees Twenty Nine Lacs Only) <u>Property ID-SBIN006128</u></p> <p>EMD amount as mentioned above shall be paid online through NEFT/ RTGS/ Internet Banking mode from website https://baanknet.com in bidders E-Wallet. NEFT/ RTGS/ Internet Banking transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.</p> <p>EMD to be remitted to wallet (https://baanknet.com) well in advance before e-auction.</p>
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, including the EMD already paid (excluding applicable TDS, etc), 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 15 th 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	Date: 11.11.2025 (Tuesday),

	public auction or time after which sale by any other mode shall be completed.	Time: 120 minutes from 12:00 noon to 02:00 PM with unlimited extension of 10 minutes each.
10	<p>The e-auction will be conducted through the Bank's approved service provider.</p> <p>E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above</p>	<p>The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited at the web portal https://baanknet.com</p> <p>https://baanknet.com</p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i) ₹ 50,000.00</p> <p>(ii) Unlimited (extension of 10 minutes each).</p> <p>(iii) INR</p>
12	<p>Date and Time during which inspection of the movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>10/11/2025 up to 04:00 pm.</p> <p>Mr. Rajeev Kumar, CLO, Mob- 6287220111 Mrs. Olive Dungdung CCO, Mob- 6201649717</p>
13	Other conditions	<p>(a) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However the intending bidders should make their own independent enquiries regarding the encumbrance, title of properties put to e-auction and claims/rights/dues affecting the property, prior to submitting their bid and/or prior to participating in online auction. The e-auction advertisement does not constitute and</p>

will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights /dues. The Sale shall be subject to rules/conditions prescribed under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

(b) The property is being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.

(c) The intending Bidders/ Purchasers have to register on portal <https://baanknet.com> using their mobile number and email-id. Further ,they are requested to upload requisite KYC document. Once the KYC documents are verified by e-auction service provider ,the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in the bannknet EMD wallet preferably before the e-auction time in the portal.

(d) The intending bidder should transfer the EMD amount from his Account through NEFT/RTGS/Transfer etc to his/her wallet maintained with M/s PSB Alliance Private Limited before auction date. Payment of EMD by any other mode such as Cheques, etc will not be accepted. Platform (<https://baanknet.com>) for e-auction will be provided by e-Auction service provider M/s PSB Alliance Private Limited having its Registered Office at Unit 1, 3rd Floor, VIS Comercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com/>

(e) Name of Eligible Bidders will be identified by the M/s PSB Alliance Private Limited to participate in online e-Auction on the portal <https://baanknet.com> Vendor: M/s PSB Alliance Private Limited who will provide user ID and Password to the Bidders.

(f) 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

(g) 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.

(h) 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.

(i) 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.

(j) 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.

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

(l) 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.

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

(n) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(o) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. Unsuccessful bidder has to claim the EMD amount through the portal of <https://baanknet.com> . The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(p) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(q) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property/asset nor on any part of the sum for which may it be subsequently sold.

(r) 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/assets in his/her name.

(s) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only including provisions of Sec 194-IA of the Income Tax.

(t) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the movable secured assets including the size/area

		<p>of the movable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(u) 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 Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of 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>(v) 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 auction will be entertained.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold	As on date no litigation is pending in respect of the property as per our knowledge.

Date:
Place:

**Authorised Officer,
State Bank of India,
SARB, Ranchi**