TERMS AND CONDITIONS OF SALE

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, "AS IS WHAT IS" AND "WHATEVER THERE IS" BASIS

1	Name (s) and Address (es) of the Borrower and Guarantors	1. M/s Vardaan Exports, Lekh Raj Miglani Road, Kaithal Haryana-136027 (Borrower) 2. Sh.Jai Bhagwan Bansal S/o Sh. Ram Chander Bansal # 1760/5, Jyoti Nagar,Kurukshetra (Haryana) 176118 (Partner/ Guarantor) 3. Poonam Garg W/o Sushil Garg R/o House No 518/10, New Ashoka Colony, SBI Road Kaithal , Haryana-136027.(Partner/ Guarantor) 4. Sushil Garg S/o Satya Pal Garg R/o House No 518/10, New Ashoka Colony, SBI Road Kaithal , Haryana-136027.(Personal Guarantor) 5. M/s Shree Ramji Rice Land, Shergarh Road Kaithal, Haryana-136027 (Corporate Guarantor)
2	Name and address of Branch, the Secured Creditor	**State Bank of India** Stressed Assets Management Branch (SAMB), 1st Floor, S.C.O. 99-107, Sector-8C, Chandigarh 160009.
3	Description of the movable/ immovable secured assets to be sold.	**S. No.** — **Description of the movable/immovable asset** **1** — Fixed Assets i.e. Plant and Machinery installed in the Factory premises of M/s Vardaan Exports at Lekh Raj Miglani Road, , Kaithal(Haryana) **(Details in schedule 1)** **Property id in Baanknet: SBIN05112019080** **2** — All that Part & Parcel of properties as per detail given below :- Land & Building measuring of 43 Kanal -05 Marlas vide registered sale deed dated 21.03.2003 at Sr No 4094/1 in the office of Sub registrar ,Kaithal with following details : 1. Land measuring 27K-4 Marla comprised in khewat no 537/772 , Murabba No 88, Kila No 19,22,Rect No. 92, Kila No.1,2 now comprised in khewat no 647, Khatoni 854 as per Jamabandi of Patti Gadar ,Kaithal for year 2014-15. 2. Land measuring of 16 Kanal -1 Marlas comprised in khewat no 583, Khatoni No .828 ,Murabba No. 88, Kila No 11/2, 20/1,21/2 now comprised in Khewat no 695 ,khatoni No. 910 as per Jamabandi of Patti Gadar Kaithal for the year 2014-

<table>
<tr><td></td><td></td><td>15 purchased vide registered sale deed dated 21.03.2003 at Sr No 4094/1 in the office of Sub- Registrar ,Kaithal, at Distt Kaithal, Haryana
Including leasehold rights in respect to Land measuring 22 K-11 M representing 451/544, share in land measuring 27K-04 M comprised in khewat no 647, Khatoni No. 854,Rect no 88, Killa no 19,22,Rect No 92, Kila no 1 as per jamabandi of Patti Gadar for the year 2014-15 acquired vide registered lease deeds, Owned by M/s Shree Ramji Riceland, Kaithal.
Property id in Baanknet: SBIN200000960881</td></tr>
<tr><td>4</td><td>Details of the encumbrances known to the Secured Creditor</td><td>None, to the best of our knowledge.</td></tr>
<tr><td>5</td><td>The Secured Debt for recovery of which the property is to be sold</td><td>Rs. 20,65,88,827.44 (Rupees Twenty Crores Sixty Five Lakhs Eighty Eight Thousand Eight Hundred Twenty Seven and Paise Forty Four only) as on 28.08.2018 with future interest and incidental charges (As per Demand Notice u/s 13(2) of SARFAESI Act 2002 dated 29.08.2018).</td></tr>
<tr><td>6</td><td>Deposit of Earnest Money</td><td><table><tr><th>S. No.</th><th>Earnest Money Deposit (EMD) Amount (INR)</th></tr><tr><td>1</td><td>Rs.7,10,500/-.i.e., 10% of the Reserve Price, which is Rs.71,05,000/-.</td></tr><tr><td>2</td><td>Rs.1,56,70,000/-i.e., 10% of the Reserve Price, which is Rs.15,67,00,000/-</td></tr></table>EMD Amounts as above, being 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system</td></tr>
<tr><td>7</td><td>Reserve Price of the movable/immovable secured asset:

Bank account in which Earnest Money Deposit (EMD) is to be remitted:

Last Date and Time within which EMD to be remitted:</td><td><table><tr><th>S. No.</th><th>Reserve Price (INR)</th></tr><tr><td>1</td><td>Rs.71,05,000/-.*
*(GST as applicable shall be borne by successful auction purchaser)</td></tr><tr><td>2</td><td>Rs.15,67,00,000/-</td></tr></table>Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in</td></tr>
</table>

		BAANKNET portal. Up to 03:50 PM on 19.09.2026 or as per the guidelines for participation in e-auction, as available on https://Baanknet.com (However, the intending bidders are advised to deposit the EMD amount in their wallet well before the start of e-auction to avoid any last-minute technical issues)
8	Time and manner of payment	The **EMD of the successful bidder will be automatically transferred to the bank** on confirmation of the highest bidding. 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 amount 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 auction purchaser not exceeding three months from the date of auction. A/c. No: 31626203126 IFSC: SBIN0004262 Name of Branch: SAMB Branch Chandigarh Bank: State Bank of India
9	Time and place of public auction	**Date: 19.09.2026 (Saturday)** Time: **From 11:00 AM to 04:00 PM with unlimited extensions of 10 minutes each.** e-Auction Portal: https://Baanknet.com
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 on the website of the service provider as mentioned above	M/s PSB Alliance (BAANKNET) at the portal https://Baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: (limited/ unlimited) (iii) Bid currency	**S. No.** / **Bid Increment Amount (INR)** 1 / **Rs.50,000/-** 2 / **Rs.1,00,000/-** Unlimited extensions of 10 minutes each. INR

12	**Date and Time** during which inspection of the movable/immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number:	**Pre-Auction Inspection:** Date: **10.09.2026 (Thursday)** Time: **From 11:00 A.M. to 02:00 P.M.** For inspection and/or any clarification, the intending bidders may contact: (1) Mr. Simranjit Singh, Chief Manager & Authorised Officer, SBI, SAMB Chandigarh, E-mail ID: team02samb.cha@sbi.co.in, Mobile: 9662031737, or (2) Ms. Aarti Sharma, Case Officer, SBI, SAMB Chandigarh on Mobile: 9816083947.
13	**Other conditions:** (1) Intending Bidders should get themselves registered on https://baanknet.com/eauction-psb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) 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. (5) 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. (6) 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. (7) 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. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) 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. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) 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.

(12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(13) 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.

(14) 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 may it be subsequently sold.

(15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.

(16) 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.

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

(18) 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 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 authorised officer of the concerned bank branch only.

(19) 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. 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.

(20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be be paid on the amount deposited during this period. No request of for return of deposit either in

	part or full/ cancellation of sale will be entertained. (21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com , portal only (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. (23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale of immovable property, only if plant and machinery is sold out. **The sale of land and building (Property id: SBIN200000960881) shall be confirmed only upon the confirmation of sale of plant and machinery (Property id: SBIN05112019080).** **(24) GST, as applicable on the sale of plant and machinery (Property id: SBIN05112019080) shall be borne by the successful auction purchaser.** **(25) The entire machinery (Property id: SBIN05112019080) has to be removed immediately after the date of issuing sale certificate.**	
14	Details of pending litigation, if any, in respect of property proposed to be sold	None to the best of our knowledge. कृते भारतीय स्टेट बैंक For State Bank of India

प्राधिकृत अधिकारी/Authorised Officer
/ S.A.M.B.
/ Sector 8-C, Chandigarh

Date: **28.08.2026**
Place: **Chandigarh**

(Simranjit Singh)
Authorised Officer, State Bank of India

Bank website	E-auction website	Property Location	Photograph and Video Land and Building	Photograph and Video Plant and Machinery

Schedule 1

Details of Machinery installed in the Factory premises of M/s Vardaan Exports at Lekh Raj Miglani Road, Kaithal(Haryana)

1) 02 MS Grating 03MS Elevators, 02 MS Driiers with Heat Exchange, Blowers and accessories (1nos)
2) Paddy par boiling & drying section consisting of 2 stainless steel dryers with SS Elevators 03 MS Elevators Blowers, 01 Pre Cleaners including MS structure 06 Holding Tanks 12 Steaming kettles, Hoppers , 02 Hot Water Storage tanks, water pumping station with pipelines and allied equipments (1nos)
3) Pipelines for steam (lot)
4) Steam boiler with chimney, pipelines and other essential attachments (1 nos)
5) Paddy pre Cleaner (1nos)
6) De Stoner (1nos)
7) Electrical Panels with all equipments and cable/wiring (lot)
8) Paddy De-Husker/Vibro Sheller Make; Miiltex (2 nos)
9) Rice paddy separator Make; Sona Foods (1 nos)
10) Bucket elevators (18 nos)
11) Vertical Rice whitener Make Sona Foods (4 nos)
12) Water Silky Polishers Make: Sona Foods (2 nos)
13) Rice Lenth Drum Graders Make; Sona Foods (17 nos)
14) Cyclone Seperator with Motorized Air Lock (3 nos)
15) MS Platform structure for Milling section (lot)
16) Fine Cleaner Make: (1 nos)
17) 4 head optical sorter machiner with split AC & UPS (1 nos)
18) Electrical Panels for all equipments and cable witing (lot)
19) Bran Reel (1 nos)
20) Piping and Ducting (1 nos)
21) Final Storage Bin (Local Fabrication) (1 nos)
22) 500 KVA power Transformer with panel, 0 (1 nos)
23) Engine operator pump (1 nos)
24) Rotary Screw Air compressor with Air Dryer (1 nos)