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

PROPERTY WILL BE SOLD ON 27/11/2026

"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.103/104,1st 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, 4th Floor, Ranchi Main Branch Building, Court Campus, Ranchi, Jharkhand-834001.
3	Description of the movable secured assets to be sold.	**1.Property Id- SBIN6209.** 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 **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. 2. **Property Id- SBIN6128.** 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 R**egistered Sale deed no. 6128/7492 dated 25.08.2011. **Boundary:** North: Alley then Uday Tower, South: Stair case, then flat no 3C of the same building at same floor. East: Alley, then Jaiswal Building West: Flat No 3A of the same building at same floor.
4	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	**1. EMD**: **₹ 5,70,000.00 (Rupees Five Lacs Seventy Thousand Only) for <u>Property ID-SBIN6209.</u>** **2. EMD**: **₹ 2,50,000.00 (Rupees Two Lacs Fifty Thousand Only) for <u>Property ID-SBIN6128.</u>** being the 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.
7	**Reserve price** of the immovable secured assets: **Bank account** in which EMD to be remitted.	**1. RESERVE PRICE: ₹ 57,00,000.00 (Rupees Fifty Seven Lacs Only) for <u>Property ID-SBIN6209.</u>** 2.**RESERVE PRICE: ₹ 25,00,00.00 (Rupees Twenty Five Lacs Only) <u>Property ID-SBIN6128.</u>** Bidder EMD wallet maintained with PSB Alliance on its eauction site: https://www.baanknet.com and as per

	Last Date and Time within which EMD to be remitted:	guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. The Earnest Money Deposited shall not bear any interest. EMD to be remitted to **wallet** (https://bannknet.com) well in advance before e-auction.
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. Accounts details A/c. No: 40252942264, IFSC: SBIN0000167 Name of Branch: RANCHI MAIN BRANCH Bank:- STATE BANK OF INDIA
9	Time and place of public auction or time after which sale by any other mode shall be completed.	**Date: 27/11/2026 (Friday),** **Time: 300 minutes from 11:00 AM to 04:00 PM** with unlimited 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	The auction will be conducted through our e- Auction service provider **M/s PSB Alliance Private Limited** at the web portal https://baanknet.com https://baanknet.com
11	**(i)** Bid increment amount: (ii) Auto extension: _____ times. (limited /	(i) **Property ID-SBIN6209. - ₹ 50,000.00** **Property ID-SBIN6128. - ₹ 25,000.00** (ii) **Unlimited** (extension of 10 minutes each).

	unlimited) (iii) Bid currency & unit of measurement	(iii) 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	**26/11/2026** up to 04:00 pm. Mr. Shashi Kant, CLO, Mob- 9833491667 Mr Arun Kumar Tirkey, CCO, Mob- 7600423600
13	Other conditions	(1) **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 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 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 Authorised 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.**
		(2) The property is being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS**".
		(3) Intending Bidders should get themselves registered on https://baanknet.com/eauctionpsb/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). (4) 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 (5) 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.) (6) 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. (7) 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. (8) 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. (9) 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. (10) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (11) 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. (12) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (13) 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. (14) 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). (15) 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. (16) 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. (17) 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. (18) 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. (19) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable 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. (20) 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. (21) 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.50,00,0000.00, it shall be responsibility of the auction purchaser has 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 whatsoever 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 immovable property only if plant and machinery is sold out.
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.

Date: **04/11/2026**
Place: **Ranchi**

Authorised Officer,
State Bank of India,
SARB, Ranchi

