

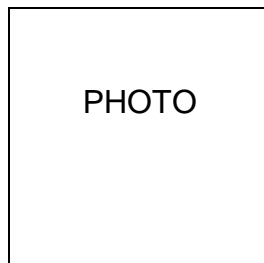


**(India) Limited.**

**Regd. Office: 201/202A, Building No. 2, Solitaire Corporate Park, Andheri  
Ghatkopar Link Road, Chakala, Andheri (E), Mumbai – 400093.**

**Branch Office- 402, 4<sup>th</sup> floor, APRA Tower, SCO-130-131-132, Feroze Gandhi  
Market Ludhiana, Punjab -141001**

**APPLICATION FOR BID AS ADVERTISED in The Indian  
Express (English) and Nawan Jamana (Punjabi) Newspapers  
dated 22.05.2025 in the A/c. of M/s Sangam Wine Traders.  
(ASREC- PS -14/2015-16 Trust)**



**1. Name of the Bidder** : \_\_\_\_\_

**2. Address of the Bidder** : \_\_\_\_\_  
(Attach proof)\*

\_\_\_\_\_  
\_\_\_\_\_

**3. Aadhar Card No.** : \_\_\_\_\_  
(Attach copy of Aadhar Card)\*

4. PAN NO. : \_\_\_\_\_  
(Attach copy of PAN Card) \*

5. GST NO. : \_\_\_\_\_  
(Attach copy of GST registration)

6. Mobile No. : \_\_\_\_\_

7. E-Mail ID : \_\_\_\_\_

8. Details of Bid offered : \_\_\_\_\_

9. Bid Amount Offered : \_\_\_\_\_

10. Bid Amount negotiable  
towards increase in amount : Yes, by minimum Rs. 400000.00 (Rs. 4.00 Lac)

11. Details of Earnest Money  
Deposited (EMD) :

a). (UTR No.):

b). Date:

c). Amount: Rs.

12. Account Details of the Bidder

(a) Name of the Bank \_\_\_\_\_

(b) Branch IFSC Code \_\_\_\_\_

(c) Bank Account No. \_\_\_\_\_

(d) Name of the Account Holder: \_\_\_\_\_

Other terms:

- Attach copy of the cancelled cheque of the bank account no. of the bidder.
- EMD refund will be sent to the credit of the bank account only from where EMD was remitted by the bidder.

- In case of firm, attach copy of Partnership Deed, Photos of the Partners, Copy of the PAN card, copy of GST No. along with KYC documents of Partners.
- Attach certified copy of the Certificate of Incorporation and resolution in case the bidder is a company/LLP/other legal entity along with KYC documents of the person authorized through resolution to act behalf of the company/LLP / other legal entity.

**I /We HEREBY CONFIRM THAT I/We HAVE GONE THROUGH THE OFFER DOCUMENT OF THE ASREC (INDIA) LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER BY ATTACHING HEREWITH *DULY SIGNED TERMS AND CONDITIONS OF SALE***

**Place:**

**Date:**

**(Signature/Stamp of the Bidder)**

## **E-Auction Bidding Terms and Conditions**

### **UNDER RULE 8(6) & RULE 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 IN LOAN ACCOUNT M/S SANGAM WINE TRADERS.**

1. That ASREC (India) Limited is incorporated under the Companies Act, 1956, and also registered as a Securitisation and Asset Reconstruction Company with the Reserve Bank of India in terms of Section 3 of SARFAESI Act, 2002 and is a Secured Creditor within the meaning of section 2 (zd) of SARFAESI Act, 2002 (as hereinafter defined), having its registered Office at Solitaire Corporate Park, Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400093 and another Office at 402, Plot No. 130-132, Apra Tower, Feroze Gandhi Market, Ludhiana -141001.
2. Pursuant to the Assignment Agreement dated 31.12.2015, Allahabad Bank (Now Indian Bank) (hereinafter referred to as the "Assignor") has, inter-alia, assigned/transferred to the "ASREC (India) Ltd acting in its capacity as Trustee of ASREC-PS-14/2014-15 Trust (hereinafter referred to as ASREC/Secured Creditor)", the financial assistances granted by them to **Sangam Wine Traders** (hereinafter referred to as the "Borrower") together with all underlying securities, rights, title and interest in respect thereof. Thus, ASREC (India) Ltd. has the absolute right, title interest and authority to recover all the monies owed by the Borrower to the Assignor and to enforce the securities created by the Borrower/Guarantors and the Mortgagor in favor of the original lenders. Therefore, for all practical purposes, ASREC (India) Ltd. would be treated as if it has stepped into the shoes of the Assignor.
3. **The properties / secured assets as described in the table below shall be sold strictly on "As is where is", "As is what is", "Whatever condition there is" and "No Recourse" basis.**

<b>Description of the Property/Secured Assets</b>	<b>Reserve Price</b>	<b>E.M.D.</b>	<b>Type of possession</b>
Commercial property named Aman House bearing M.C. No. B-XXIII-3704 measuring approx. 1359 sq. yds situated in locality known as New Shivaji Nagar on left side of Bus Stand to Samrala Chowk Ludhiana comprised out of Khasra No. 7//21/9,22/1/5, 7//21/10, 22/1/4, Khata no. 751/795 and 765/808 as per Jamabandi for the year 2003-2004, at Village Sherpur Kalan, Tehsil & Distt Ludhiana HB No. 176, bearing Wasika no. 8218 dated 26.08.2009 owned by Sh. Jagjit Singh Mangat S/o Sh. Sadhu Singh, bounded as East - Link Road 151'-0", West-Owner 135'-0", North - Street 129'-7", South - Oswal Mills 61'-7" , (boundaries as mentioned in the sale deed)	Rs. 350.00 Lacs.	Rs.35. 00 Lacs.	Symbolic with undernoted encumbrance

<b>Encumbrances/stay orders in respect of the property known to ASREC (India) Ltd.</b>	
<p>i.) Hon'ble DRT-II Chandigarh vide orders dated 06.04.2015 allowed stay on dispossession of M/S L.P.M Textiles (SA 117/2013) &amp; M/S Group 7J Guarding Pvt. Ltd. (SA 116/2013)</p> <p>ii.) SCO nos. 18-19 are in illegal possession of Mr. Jaswant Singh son of Mr. Amar Singh and a weigh bridge (Dharmkanta) is established) on the subject property in front of the SCOs but there is no stay from any court.</p> <p>iii.) An appeal filed by Mr. Pritpal Singh against sanction of mutation orders of the above property in favour of owner/mortgagor Mr. Jagjit Singh Mangat is pending before Financial Commissioner (Revenue) Chandigarh. There is no restriction on sale of the said property under SARFAESI Act 2002.</p>	
<b>Inspection date &amp; time: 04.06.2025 (01:00 PM to 2:00 PM)</b>	
<b>Last date for bid submission: 09.06.2025 (Office Working Hrs. - 09:00 AM to 05.00 PM)</b>	
<b>Date of e-auction</b>	<b>: 10.06.2025</b>
<p><b>Time: 1.00 PM to 2.00 PM (Extension of 5 minutes from time of active upside bid). There will be unlimited extensions of 5 minutes duration each if any valid bid is received in last 5 minutes of the close of auction. Bidding in the last minutes/seconds should be avoided in bidder's own interest. Neither the service provider nor ASREC (India) Ltd. will be responsible for any lapses/failure on the part of the Bidder, in such case,</b></p>	

4. Prior to submitting their, the intending bidders should make their own independent enquiries regarding other encumbrances, their extent, title & quality of properties put on auction and the claims/arrears, charges dues, taxes related to but not limited to VAT, GST, electricity, society, industrial authority etc. on the property. **Without prejudice**, statutory liabilities, if any, shall be borne by the intending bidder/auction purchaser and the Secured Creditors assumes no responsibility in this regard. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.

5. ASREC (India) Ltd, the secured creditor or the Authorised Officer of ASREC (India) Ltd. will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the Secured Asset. ASREC (India) Ltd is not aware of any known statutory liabilities relating to the Secured Asset. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful Bidder at his own costs and expenses.

6. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation of the ASREC (India) Ltd. The properties are being

sold with all the existing and future encumbrances whether known or unknown to the ASREC (India) Ltd. The Authorised Officer /Secured Creditor shall not be in any way responsible for any third-party claims/rights/dues. There are no other encumbrances to the knowledge of ASREC (India) Ltd except as mentioned in the offer document and the dues of local authorities/Govt. departments/ corporations/ electricity against the property are not known and no notice received for the same by ASREC (India) Ltd.

**7. The auction shall be held on "AS IS WHERE IS", "AS IS WHAT", "WHATEVER CONDITION THERE IS" and "NO RECOURSE" basis with all encumbrances on symbolic possession basis only. Without Prejudice, possible assistance shall be extended for taking physical possession of the property.**

**8.** The property shall not be sold below the reserve price and sale is subject to the confirmation by ASREC as a secured creditor. The sale shall be subject to rules/conditions prescribed under the SARFAESI Act 2002 and Security Interest (Enforcement) Rules 2002.

**9.** E-auction will be conducted ONLINE through M/s. E-Procurement Technologies Ltd. (ETL). Before participating in E- auction, the intending bidders should hold a valid e-mail id and register their names at portal and get their User ID and password from E-Procurement Technologies Ltd. (ETL).

**10.** The intending bidders should submit/upload his/her/their KYC documents, details of EMD deposit like UTR Number along with request letter for participation in the E-Auction, Self-attested copies of Proof of Identification (KYC) viz. (a) Aadhar 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 Authorised officer of above-mentioned Branch of ASREC (INDIA) LTD or Upload KYC and digital Signature to Approved Service Provider M/s. **E- Procurement Technologies Ltd., Auction Tiger.**

**11.** Prospective bidders may avail online training on E-Auction from **E- Procurement Technologies Ltd., Auction Tiger**, Ahmedabad, approved service provider, at website : <https://sarfaesi.auctiontiger.net> (web portal of M/s. **E- Procurement Technologies Ltd.**) **E-auction tender documents containing online e-auction bid from, declaration, general terms and conditions of online e-auction sale are available in websites : [www.asrecindia.co.in](http://www.asrecindia.co.in) and <http://sarfaesi.auctiontiger.net>.** The intending bidder shall hold a valid e-mail address. The contact person of M/s. E- Procurement Technologies Ltd., (Auction Tiger) Mr. Ram Prasad, Mobile No. 8000023297. Support Help Desk Numbers are 9265562818 / 9265562819 / 9265562821, Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) and [support@auctiontiger.net](mailto:support@auctiontiger.net).

For any query, please contact the Authorized Officer, Rajeev Ghai contact No. 7011926017, Landline No, 0161-4625488, Email ID – [asrec.ludhiana@asrecindia.co.in](mailto:asrec.ludhiana@asrecindia.co.in), during office hours or any working day (except Saturday).

**12.** The intending purchaser/bidders are required to deposit Earnest Money Deposit (EMD) amount either through NEFT/RTGS in the current account no. **009020110001198 with Bank of India, SSI Andheri Branch, Mumbai IFSC Code: BKID0000090 Name of the Beneficiary: ASREC-PS 14/2015-16 TRUST** before becoming eligible to participate in the bidding.

**13.** The Bids below reserve price and/or without EMD amount shall not be accepted. EMD amount will not carry any interest. **Please note that the Cheques/Demand Draft shall not be accepted towards EMD and deposit of the successful bid amount.**

**14.** The Bidders shall be allowed to inspect the documents pertaining to the Secured Asset by making a request to the Authorised Officer. The original title documents are deposited with the Hon'ble Debt Recovery Tribunal which shall be delivered to successful bidder after order of release of the title documents by the Hon'ble DRT. The inspection shall take place at ASREC (India) Ltd. office at 402, 4th floor, APRA Tower, SCO-130-131-132, Feroze Gandhi Market Ludhiana, Punjab -141001.

**15.** The "Bid Increase Amount/Bid Incremental Value" has been fixed in respect of the secured asset which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount/ Bid Incremental Value". The minimum bid increment shall be by **Rs. 4,00,000/- (Rupees Four Lac only)** i.e Bidders may improve their further bid amount in multiple of minimum **Rs. 4,00,000.00 (Rs. Four Lac only)** per lot. In case of Sole bidder, he/she shall have to increase minimum 1 Bid from Reserve Price i.e by **Rs. 4,00,000.00 (Rs. Four Lac only)** for becoming eligible to be declared as successful bidder. The auction sale is subject to confirmation by the Authorised Officer/Secured Creditor.

The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest/single bid, failing which EMD shall be forfeited.

**16.** The bidder who submits the highest bid amount (not below the Reserve Price plus Bid Incremental Amount) 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.

**17.** The EMD Amount of the successful bidder shall be retained towards part of the sale consideration and EMD of unsuccessful bidders will be refunded without interest, after the closure of the E-auction proceedings. The bidders are requested to give particulars of bank accounts from where the EMD was transferred in the ASREC (India) Ltd. account

**18.** The successful bidder shall immediately i.e on the same day but not later than next working day, as the case may be, deposit 25% of the bid amount/sale price (inclusive of earnest money deposit) after declaration of successful bidder.

**19.** The successful bidder will deposit remaining balance i.e 75% of the bid amount/sale price on or before 15 days of confirmation of sale of the property or such extended period as may be agreed upon between the successful bidder and ASREC (India) Ltd., the Secured Creditor, in any case not exceeding three months. Default in deposit of amount by the successful bidder would entail forfeiture of the deposit already made including EMD

without further notice and the defaulting bidders shall have no claim/right in respect of property/amount and the property will be put on auction again.

**20.** On compliance of the terms and condition of the sale and on confirmation of sale, the Authorised Officer shall issue Certificate of Sale in favour of the Successful Bidder.

**21.** Bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

**22.** The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.

**23.** All expenses related to the stamp duty and registration fees including those of sale Certificate of property shall be borne by the purchaser only.

**24.** The particulars given by the Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, discrepancy, mis-statement or omission etc. The Authorised Officer does not take any responsibility for procuring any permission, etc. as regards the dues, of any, authority established by law. The Secured Asset are being sold free from charges and encumbrances of Secured Creditor only. Hence the Bidders may carry out necessary due diligence to their satisfaction before submitting the bid

**23.** For any query, please contact the Authorized Officer, Rajeev Ghai Contact No. 7011926017, Email ID - **asrec.ludhiana@asrecindia.co.in** during office hours or any working day.

This will also serve as fifteen (15) days statutory sale notice to the above borrowers and guarantors/mortgagors under rule 8 & 9(1) of SARFAESI ACT 2002 and rules made thereunder informing them about holding of auction/sale on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues amounting to Rs. 24,39,94,470.00 (Rs. Twenty Four Crore Thirty Nine Lakh Ninety Four Thousand Four Hundred Seventy Only) as on 21.05.2025 plus future interest, actual costs, fees, expenses, charges etc. before the scheduled auction date failing which the property shall at the discretion of the authorised officer/secured creditor be sold through any of the modes as prescribed under security interest (enforcement) rules, 2002 and balance of the dues, if any, will be recovered with interest, costs and charges.

Date: 22.05.2025  
Place: LUDHIANA.

SD/-  
Authorised Officer

ASREC (INDIA) Ltd.  
(Acting in capacity of Trustee of **ASREC-PS 14/2015-2016 Trust**)