



## State Bank of India

Stressed Assets Recovery Branch

3<sup>rd</sup> Floor, Matrix Mall, Sector – 4,

Jawahar Nagar, Jaipur (Rajasthan) -302004

E-mail: [sbi.18184@sbi.co.in](mailto:sbi.18184@sbi.co.in), Branch Code-18184

Tel.: 0141-2657811, 2657921, 2657926, 2657989

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

Immovable Property will be sold on “AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” and “WITHOUT RECOURSE” Basis.

1	Name and address of The Borrower	<b>M/s Shree Ram Textile.</b> <b>Prop:- Smt. Amita Garg W/o Sh. Rakesh Garg- (Borrower)</b> <b>Smt. Amita Garg W/o Sh. Rakesh Garg- (Borrower)</b>  Shubhas Colony, Ajmer Raod, Madanganj, Kishangarh, Distt. Ajmer, (Raj.) <b>Smt. Amita Garg W/o Sh. Rakesh Garg</b> <b>Sh. Rakesh Kumar Garg S/o</b> <b>Sh. Kailash Chand Garg - (Guarantor)</b> Pragati Nagar, Ajmer Road, Madanganj Kishangarh, Distt. Ajmer, (Raj.)
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch 3rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004.
3	Description of the Immoveable secured assets to be sold.	<b>Residential Land &amp; Building situated at Plot No. 21, Pragati Nagar, Ajmer Road, Madanganj, Kishangarh, Distt. Ajmer, (Raj.).</b> Standing in the name of Smt. Amita Garg W/o Sh. Rakesh Garg.  <b>Build up area- 3239.68 sqft, G + 1</b>  <b>Total Measuring: - 200 Sq. yds.</b> <b>Bounded;</b> <b>On the East by</b> Plot No. 20, <b>On the West by</b> Plot No. 22, <b>On the North by</b> 30 Feet wide Road, <b>On the South by</b> Plot No. 34.
4	Details of the encumbrances known to the secured creditor.	Not known
5	The secured debt for recovery of which the Assets is to be sold	Rs. 1878694.00 as on 03.07.2017 + Further interest, cost, charges & other expenses etc.
6	Deposit of earnest money	<b>EMD: Rs. 3,66,200.00 (Rupees Three Lac Sixty Six Thousand Two Hundred Only)</b> being the 10% of amount of Reserve price. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time.
7	Reserve price of the Immoveable secured assets: Bank account in which EMD to be remitted.	<b>Reserve Price: Rs. 36.62 Lac (Rupees Thirty Six Lac Sixty Two Thousand Only)</b> Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from ( <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> ) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any

	Last Date and Time within which EMD to be remitted:	other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted.  <b>Date : 14.09.2021 &amp; Time : 4.00 P.M</b>
8.	Time and manner of Payment.	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 earnest money 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 e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e- Auction or time after which sale by any other mode shall be completed.	<b>15.09.2021– On Line e-Auction Platform</b> ( <a href="https://www.ibapi.in">https://www.ibapi.in</a> and <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> ) 12:00 Noon to 1:00 PM  (With unlimited extensions 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	Platform ( <a href="https://www.ibapi.in">https://www.ibapi.in</a> and <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> ) for e-Auction will be provided by Bank's e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> . This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a> and <a href="https://ibapi.in">https://ibapi.in</a> . The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बिदाई-IBAPI portal ( <a href="https://www.ibapi.in">https://www.ibapi.in</a> )
11	(i) . Bid increment amount: Auto extension: (ii) Times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 20,000.00  (ii) 10 minute each.  (iii) Indian Rupees (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	<b>Date: 08.09.2021 Time: 11.00 PM to 04.00 PM</b>  <b>Name : R.S Garg                      Mobile No. 9413396531</b> <b>Name : Pankaj Meena              Mobile No. 9950999229</b> <b>Name: Ravi S Soni (RA)            Mobile No. 8003873888</b>  <b>Email address: <a href="mailto:sbi.18184@sbi.co.in">sbi.18184@sbi.co.in</a>;</b> <b><a href="mailto:ravi.icss@gmail.com">ravi.icss@gmail.com</a>;</b>
13	Other conditions	(1) The intending purchaser (s)/ bidder(s) is/ are required to login in the link provided in website: <a href="https://www.ibapi.in">https://www.ibapi.in</a> > Bidder Registration. (2) The Sale will be conducted by the undersigned through

		<p>e-auction plat form provided by the e-Auction service provider MSTC Ltd at the Website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> (direct link <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission &amp; verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case Auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e- Auction service provider is having liberty to accept and complete the KYC verification &amp; EMD amount. However in such event the Authorized officer / Bank / e- Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (<math>\geq</math>EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property</p> <p>(3) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from (<a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.</p> <p>(4) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last</p>
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		<p>higher bid of the bidders. The Assets / property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.</p> <p>(5) Intending Bidders are advised to properly read the Sale Notice, Terms &amp; conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.</p> <p>(6) In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>, (direct link <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>) contact details of which are available on the e-Auction portal.</p> <p>(a) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 by <b>14.09.2021</b>. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(b) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Jaipur to participate in online e-Auction on the portal <a href="https://www.ibapi.in">https://www.ibapi.in</a> (name of the portal)</p> <p>(c) 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(d) 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.</p> <p>(e) 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.</p> <p>(f) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted</p>
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Date: 09.08.2021  
Place: Jaipur (RAJ.)

**AUTHORISED OFFICER,**