

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



PROPERTY WILL BE SOLD ON 27/03/2025

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

1	Name and address of the Borrower/s	M/S BALAJEE ELECTRONICS (Proprietor- Mr. Amod Kumar Pandit) Mr. AMOD KUMAR PANDIT At -Binda par Hanuman Mandir, PO-Bagro,PS- Domchanch,Dist-Koderma-825418, Jharkhand Mrs. GUDIYA DEVI At -Binda par Hanuman Mandir, PO-Bagro,PS- Domchanch,Dist-Koderma-825418, Jharkhand
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.	<u>LOT-1 (Property Id- SBIN90225967381): A 1-BHK Flat Built up area 480 sq. ft. on the 1st Floor of Kunti Complex in Jhumri Telayia, Koderma.</u> <u>Other details of the Flat are as follows:</u> All that part and parcel of the property consisting of Flat - In the name of Shri Amod Kumar Pandit S/o Shri Badri Pandit, Kunti Complex, Wing-A, First Floor, Flat No.-01, Build-up area 480.00 Sq.ft. Mouza-Jhalpo, Ward No.-07, ThanaNo.-01, Thana-Telaiya, Distt-Koderma, Jharkhand. Total built-up area 480.00 Sq.Ft vide Title Deed No. 5458/5186 dated 18/09/2015. <u>Property Bounded by:</u> North : Flat No.-2 of Wing-B, South : Flat No.-2 of Wing-A, East : Land of Vijay Singh, West : Sanfulwa Devi.
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	₹ 34,29,977.93 (Rupees Thirty Four Lac Twenty Nine Thousand Nine Hundred Seventy Seven & Paise Ninety Three Only) as on 07.11.2022 with further interest, Cost Charges, Other miscellaneous expenses etc, less deposit/recovery made after 08/11/2022, if any.
6	Deposit of earnest money	EMD: ₹ 1,29,600.00 (Rupees One Lac Twenty Nine Thousands Six Hundred Only) being the 10% of Reserve Price to be remitted by NEFT to the Bidder wallet.
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	RESERVE PRICE: ₹ 12,96,000.00 (Rupees Twelve Lac Ninety Six Thousands Only) 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. EMD to be remitted to wallet (https://baanknet.com) well in advance before e-auction.
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 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 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 public auction or time after which sale by any other mode shall be completed.	Date: 27/03/2025 (Thursday), Time: 120 minutes from 12:00 noon to 02:00 PM with unlimited extension of 10 minutes each.
10	The e-auction will be conducted through the Bank's approved service	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>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>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) ₹ 25,000.00</p> <p>(ii) Unlimited (extension of 10 minutes each).</p> <p>(iii) INR</p>
12	<p>Date and Time during which inspection of the immovable 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>21/03/2025 up to 04:00 pm.</p> <p>Mr Sanjay Kumar Choudhary, CCO, Mob- 9546763439 Mr. Rajeev Kumar, CLO, Mob- 6287220111</p>
13	<p>Other conditions</p>	<p>a) 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.</p> <p>(b) The property is being sold on "AS IS WHERE IS</p>

		<p>BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".</p> <p>(c) The intending Bidders/ Purchasers have to register on portal https://baanknet.com using their mobile number and email-id and complete eKYC online. The intending Bidders/ Purchasers have to transfer the EMD amount using online mode in the baanknet EMD Wallet preferably before the e-Auction time in the portal.</p> <p>(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/</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(j) The bid once submitted by the bidder, cannot be</p>
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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: 15/01/2025

Place: Jhumri Telayia

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