

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

Property will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” Basis

01	Name and Address of the Borrower	<p>1 - M/s Gowardhan Enterprises Proprietor: Shri Sumeet Agrawal 1, Binjaliya Warehouse, Village- Binjaliala, Bicholi Mardana, Indore (M.P.) 452016 Also at: 171, Kalindi Kunj, Pipliyahana Chouraha, Indore (M.P.) 452016 2 - Shri Sumeet Agrawal S/o Shri Suresh Agrawal 171, Kalindi Kunj, Pipliyahana Chouraha, Indore (M.P.) 452016 3 - Shri Suresh Agrawal S/o Shri Manaklal Agrawal 171, Kalindi Kunj, Pipliyahana Chouraha, Indore (M.P.) 452016 4 - Smt. Priyanka Patel W/o Shri Chirag Patel House No.27, Panchamrut-2, Science City Road, Sola Daskroi, Ahmedabad (Gujrat) 380060</p>
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) - 452003
03	Description of the immovable/movable secured assets to be sold	<p>All that part and parcel of Flat No. 202, 2nd Floor, Rajshree Apartment, situated at Plot No. 301, Indrapuri Colony (Inside of A.B.Road), Indore (M.P.) admeasuring area 580 sq.ft. (53.90 sq.mtr.) in the name of Shri Suresh Agrawal S/o Late Shri Manakchand Agrawal and Shri Sumeet Agrawal S/o Shri Suresh Agrawal Bounded by : East : Flat No. 201, West : Plot No.302, North : Passage thereafter other Flat, South : Road.</p> <p>Property ID:- SBIN0090047858884</p>
04	Details of the encumbrances known to the secured creditor	<p>To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. 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 under Symbolic Possession and being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party</p>

		claims/rights/dues.
05	The secured debt for recovery of which the property is to be sold	Rs. 1,95,06,667.00 (Rupees One Crore Ninety Five Lac Six Thousand Six Hundred Sixty Seven Only) as on 26.07.2023 plus interest and other charges w.e.f 27.07.2023 less (-) credit, if any, thereafter
06	Deposit of earnest money	EMD : Rs. 2.61 lacs being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance Pvt. Ltd. on its e-auction site https://baanknet.com by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted.	Rs. 26.10 lacs Bidder's own wallet Registered with M/s PSB Alliance Pvt. Ltd. on its e-auction site https://baanknet.com by means of RTGS/NEFT. Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of e-Auction. Credit of pre-Bid EMD shall be given to the bidder only after of receipt of payment in PSB Alliance's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem.
08	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 Authorized 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. In default of payment of sale / bid price or any part thereof within the periods mentioned hereinabove, the deposit (s) shall be forfeited and the property shall be resold and the defaulting bidder shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 16.04.2025 from 11.00 A.M. to 04.00 P.M.
11	The e-Auction will be conducted	M/s PSB Alliance Pvt. Ltd. at the web portal https://baanknet.com

	through the Bank's approved service provider.	
12	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 0.10 lacs With unlimited extension of 10 minutes each INR
13	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	08.04.2025 & 09.04.2025 Time with prior appointment Name: Veerendra Kumar Sharma, Mobile No. 9752094868 Name: Govind Agrawal , Mobile No. 9424850453
13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt. Ltd. at https://baanknet.com by means of NEFT/ RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s PSB Alliance Pvt. Ltd. is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank. 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 through Transfer/RTGS/NEFT in the following account- Account No.- 30267376590 Account Name- No Lien Account SARB Indore Bank- State Bank of India Branch- Y. N. Road Indore Branch Code - 30115 IFSC Code- SBIN0030115

		<p>(e) 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>(f) 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>(g) 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>(h) 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.</p> <p>(i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Pvt. Ltd. The Bidder has to place a request with M/s PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(n) 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.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be	Borrower/Guarantor has filed SA bearing no. 803/2024 dated 10.08.2024 before DRT Jabalpur which is pending for adjudication, Thus the Auction shall be subject to outcome of

	sold	said SA.
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Date: **07.03.2025**
Place: Indore

AUTHORISED OFFICER
STATE BANK OF INDIA
SARB INDORE