

**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**

1	Name and address of the Borrower	Mr. Yatin Deshmukh & Mrs. Kumudini Deshmukh 1.Flat no 303, A-Wing, Indraprasth Bldg, Tapal Naka, Opp Karnala Bank, Panvel- 410206. 2.Flat No-303, 3 rd Floor, B wing, Building No-1, Triveni, Tilak Nagar, Chembur, Mumbai-400089. 3.C/O Sidhi Agency, Indraprasth Bldg, Tapal Naka, Opp Karnala Bank, Panvel- 410206.					
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 6th Floor, “The International”, 16, Maharshi Karve Road, Churchgate, Mumbai 400 020 Phone: 022 – 22053163 / 64 / 65 Email – sbi.05168@sbi.co.in					
3	Description of the immovable secured assets to be sold	<table><tr><td>Property ID No</td><td>Details of Property</td></tr><tr><td>SBIN200038689159</td><td>All that part & parcel of the property being Flat No B-303 admeasuring 960 sq ft carpet area on the 3rd Floor, Wing B the building known as Triveni Co Op Housing Society Ltd, Situated at Tilak Nagar, Chembur – 400089, bearing Survey No 14 (pt), CTS No 34(pt) in the registration sub district Chembur and District of Mumbai Suburban. (Owner: Mr. Yatin Deshmukh & Mrs. Kumudini Deshmukh Possession Status: Physical Possession.</td></tr></table>	Property ID No	Details of Property	SBIN200038689159	All that part & parcel of the property being Flat No B-303 admeasuring 960 sq ft carpet area on the 3rd Floor, Wing B the building known as Triveni Co Op Housing Society Ltd, Situated at Tilak Nagar, Chembur – 400089, bearing Survey No 14 (pt), CTS No 34(pt) in the registration sub district Chembur and District of Mumbai Suburban. (Owner: Mr. Yatin Deshmukh & Mrs. Kumudini Deshmukh Possession Status: Physical Possession.	
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4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no other encumbrances advised to the Bank. 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 properties are being sold with all the existing and future encumbrances 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.					

10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	31.07.2025 in between 11.00 am to 04.00 pm					
11	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 having its Registered Office at 4 th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal https://ebkcray.in For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions .					
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<table><tr><td>Property ID No</td><td>Bid Increase amount in multiple of Rs</td></tr><tr><td>SBIN200038689159</td><td>Rs. 1,00,000/-</td></tr></table>	Property ID No	Bid Increase amount in multiple of Rs	SBIN200038689159	Rs. 1,00,000/-	10 minutes (unlimited) Bid currency in Indian Rupees
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SBIN200038689159	Rs. 1,00,000/-						
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	Date: 21.07.2025 Time: 03:00 P.M to 5:00 P.M Name: Mr. R K Taktewale (Mob.9561064635) Email Id- sbi.05168@sbi.co.in					
14	Other conditions	a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance Private Limited may be conveyed through email). (b) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Mumbai Branch to participate in online e-Auction on the portal https://ebkcray.in M/s PSB Alliance Private Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders (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. (d) During e-Auction, if no bid is received within the specified time,					

	<p>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 and conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 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>(g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(h) 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.</p> <p>(i) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price</p> <p>(j) 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>(k) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(l) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(m) 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 it may be subsequently sold.</p> <p>(n) TDS/ GST, wherever applicable, will have to be borne by the successful bidder / buyer, over and above the bid amount. Sale Confirmation will be subject to consent of mortgagor/borrower if auction does not fetch more than the reserve price as per provision of SARFAESI rule 9 (2).</p> <p>(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in</p>
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		<p>his/her name.</p> <p>(p) The payment of all statutory/non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(q) 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 off 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(s)</p> <p>(q) 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. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.</p>
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Date: 02.07.2025

Place: Mumbai

(Rambhau Taktewale)
AUTHORISED OFFICER,
STATE BANK OF INDIA