THE TERMS AND CONDITIONS OF SALE
PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHAT-EVER THERE IS" BASIS

1	Name and address of the Borrower	M/s Bhairav Realty Proprietor- Mr. Kishore Otarmal Jain(Borrower) K J Group, Shop No7, Zainab Mahal, Khamba Lane Byculla East, Mumbai 400027 M/s Bhairav Realty Proprietor- Mr. Kishor Otarmal Jain Guarantor- Mrs. Sangita Kishor Jain Bay Castle, SY No.41/2B and 1/1A, Village Nehuli, T.Q Alibaug, Dist. Raigad 402201 M/s Bhairav Realty Proprietor- Mr. Kishor Otarmal Jain Guarantor- Mrs. Sangita Kishor Jain AT Anuj Park, P.O Nagothane, DTQ Roha, Dist Raigad 402109 M/s Bhairav Realty Proprietor- Mr. Kishor Otarmal Jain Guarantor- Mrs. Sangita Kishor Jain At Village Warvantane, P.O Nagothane, T.Q Roha, Dist Raigad-402109
2	Name and address of Branch, the secured creditor	State Bank Of India, Stressed Assets Recovery Branch, KEROM Building, 1st Floor, Plot No A-112, Circle Road No 22 Wagle Industrial Estate, Thane (west) 400604
3	Description of the immovable secured assets to be sold	**Property Details:** (SBIN200033888413) NA Land Bearing Survey No 226, Hissa No 1A, Area admeasuring 0.76.49 HR situated at Pen, Taluka Pen, Dist Raigad, State Maharashtra Pin 402107 (Owner Kishore Otarmal Jain and Sangita Kishor Jain) **Reserve Price-Rs.6,25,00,000/- . EMD-Rs.62,50,000/-** **Possession Status : - (Physical)**
4	Details of the encumbrances known to the secured creditor	Property Tax: Not known to the Bank
5	The secured debt for recovery of which the property is to be sold	**Rs.5,19,10,093/- (Rupees Five Crores Nineteen Lakhs Ten Thousand Ninety Three only) as on 05.07.2022** with further interest, incidental expenses, costs, charges to be incurred as per demand notice dated-05.07.2022

6	Deposit of earnest money	**Property : EMD Rs.62,50,000/-** **being 10% of the Reserve Price to be transferred /deposited by bidder in his /her/their own wallet provided by M/s PSB Alliance Ltd.On https://www.baanknet.com by means of NEFT Only.**
7	Reserve price of the /Imovable/movable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:Rs.	**Property : Reserve Price-Rs.6,25,00,000/- EMD-Rs.62,50,000/-** **EMD to be transferred / deposited by bidder in his / her /their own wallet provided by M/s PSB Alliance Ltd on https://www.baanknet.com by means of NEFT only.** Date and time for submission of request letter of participation /KYC Documents / Proof of EMD etc. on or before 05.09.2025 up to 5.00 p.m. **Property : EMD Rs.62,50,000/-**
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid through PSB Alliance, 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 auction purchaser not exceeding three months from the date of auction. **The successful bidder shall deposit remaining amount through NEFT / RTGS / Demand Draft in below mentioned account** 1)Bank Account No **31049575155,** SARB Thane Payment account State Bank of India A/c (Unit Name), IFSC Code: **SBIN0061707**
9	Time and place of public auction or time after which sale by any other mode shall be completed	On e-auction date 06.09.2025 from **11.00 A.M. To 3.00 P.M.**
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	The auction will be conducted through Bank's approved service M/s **PSB Alliance Ltd at their web portal https://www.baanknet.com**
11	(i) Bid increment amount: (ii) Auto	**(i)Bid Increment Amount = Rs. 1,00,000/- (Rupees One Lakh Only)**

	extension: __________ times. (limited / unlimited) (iii) Bid currency & unit of measurement	**Date & Time of e-Auction = Date: - 06.09.2025 Time: - From 11.00 A.M. to 3.00 P.M.** **(ii) with unlimited extensions of 10 Minutes each.** **(iii) Indian Ruppes.(INR)**
12	Date and Time during which inspection of the movable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	**Date & Time of inspection of the properties: 01.09.2025 from 11.00 A.M. to 1.00 P.M.** **Contact :** **1. Mr Chandrakumar D Kamble, Mobile No.7875551566** **2. Mr. Amit Sathe, Mobile No.9869576308**
13	Other conditions	(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by **_M/s PSB Alliance Ltd** _ (vendor name) may be conveyed through e mail. (b) 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 MSTC Commerce Website. (c) Names of Eligible Bidders will be identified by the State Bank of India SARB Thane (Branch Name) to participate in online e-auction on the portal_ by **_M/s PSB Alliance Ltd** (name of the portal) https://www.mstcecommerce.com**(**name of the vendor) will provide User ID and Password after due verification of PAN of the Eligible Bidders (d) 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. (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. (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. (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.

		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. (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) 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. (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the MSTC Service Providers. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (m) 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. (n) 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 may it be subsequently sold. (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 his/her name. (p) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever (r) 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 of 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) 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 auction will be entertained.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Not applicable.

Date: 20.08.2025
Place: Thane

CHANDRAKUMAR D KAMBLE
AUTHORISED OFFICER
STATE BANK OF INDIA