

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

Sr No	Name of Borrower/Director/ Guarantor	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the properties
1	M/S Laxmi Arogyam Aromatceuticals, Prop. Dr. Arvind Keshav Tumbare and Guarantor: Dr. Deepa Arvind Tumbare.	Rs.2,21,29,977.24 as on 29 th August 2017 and with further interest, costs and expenses thereon till date	Property No. 1 : Godown No.2, admeasuring 765 Sq. ft. equivalent to 71.09 Sq. Mtrs in Gr. Floor, in Building No. D, Motiram Krishna Patil Estate, S.No.194, Hissa No.6, Village Purna, T.K. Bhiwandi, Dist. Thane, in the name of Mr.Arvind Keshav Tumbare	21,15,000/-	2,11,500/-	29.06.2019 From 01.00 pm to 03.00 pm
			Property No.02 Godown No.4, admeasuring 887 Sq. ft. equivalent to 82.43 Sq. Mtrs in Gr. Floor, in Building No. D, Motiram Krishna Patil Estate, S.No.194, Hissa No.6, Village Purna, T.K. Bhiwandi, Dist. Thane, in the name of Mr.Arvind Keshav Tumbare	24,53,000 /-	2,45,300/-	29.06.2019 From 01.00 pm to 03.00 pm

<p>Property No.03 Godown No.5, admeasuring 884 Sq. ft. equivalent to 82.15 Sq. Mtrs in Gr. Floor, in Building No. D, Motiram Krishna Patil Estate, S.No.194, Hissa No.6, Village Purna, T.K. Bhiwandi, Dist. Thane in the name of Mr. Arvind Keshav Tumbare.</p>	24,44,000 /-	2,44,400/-	29.06.2019 From 01.00 pm to 03.00 pm
<p>Property No.04 Godown No.6, admeasuring 873 Sq. ft. equivalent to 81.13 Sq. Mtrs in Gr. Floor, in Building No. D, Motiram Krishna Patil Estate, S.No.194, Hissa No.6, Village Purna, T.K. Bhiwandi, Dist. Thane in the name of Mr.Arvind Keshav Tumbare</p>	24,14,000 /-	2,41,400/-	29.06.2019 From 01.00 pm to 03.00 pm
<p>Property No.05 Flat No.402, Wing C, Blooming Heights, Building No.2, Pacific Enclave Co-Op Housing Society Ltd., Opp.Hiranandani Hospital, IIT Powi, Mumbai -400 075, admeasuring 630 sq. ft. built up area in the name of Dr.Arvind Keshav Tumbare and Dr.Deepa Arvind Tumbare</p>	1,10,00,000/-	11,00,000/-	21.06.2019 From 03.00 pm to 05.00 pm

2	M/s Core Product (Proprietor) Mr. Faisal Yusuf, Guarantor: Mr. Mohammed Shoaib Farooqui & Smt. Ulfat Farooqui.	Rs.64,98,867.00 as on 29 th January, 2013 and with further interest, costs and expenses thereon till date	All that part & parcel of the Flat situated at Flat No. 8, Jer Mansion Bldg, V.P. Varda Road, Bandra West, Mumbai. Carpet Area 1388 sqft., Built up Area 1666 sqft. Property in name of Mr. Mohammed Shoaib Farooqui & Smt. Ulfat Farooqui.	Rs. 5,25,00,000/-	52,50,000/-	20.06.2019 From 03.00 pm to 05.00 pm
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TERMS & CONDITIONS

1.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 6 th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai 400 020 Phone: 022 – 22053163 / 64 / 65 Email – sbi.05168@sbi.co.in
2.	Details of the encumbrances known to the secured creditor.	<u>Not Known</u>
3.	Deposit of earnest money	EMD: being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (M/s.Pratham Impex) Name of the Branch drawn on any Nationalised or Scheduled Bank.
4.	Bank account in which EMD to be remitted.	A/c No.: 30794261250 IFSC: SBIN0001821 Name of the Account: SBI RECOVERY COLLECTION A/C Bank : STATE BANK OF INDIA Address: CHURCHGATE BRANCH

5.	Last Date and Time within which EMD to be remitted:	Time : 5.00 p.m. Date : 03.07.2019
6.	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.
7.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 10.06.2019 Time: From 11.00 am To 12.00 am with unlimited extensions of 5 minutes each.
8.	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	https://sbi.auctiontiger.net (http: address of website)
9.	i) Bid increment amount: ii)Auto extension: iii)Bid currency & unit of measurement	i) Rs.10,000/- for property no-1,2,3,4 and Rs. 25,000/- for property no-5& 6 ii)Unlimited times iii) INR
10.	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& Time: As mentioned above Name: Shri Vinod Sawadkar, Authorised Officer (Mobile No. 9819246696)
11.	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 Pass word by M/s. E-Procurement Technologies Ltd may be

		<p>conveyed through e mail.</p> <p>(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 Licence/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, 6th Floor, “The International”, 16, Maharshi Karve Road, Churchgate, Mumbai 400 020 by 3rd July 2019 and 05.00 pm time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (sbi.05168@sbi.co.in)</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, to participate in online e-Auction on the portal https://sbi.auctiontiger.net who will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(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 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>(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>
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		<p>or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(o) 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>(p) 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> <p>(q) 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>(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 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.</p> <p>(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 e-Auction will be entertained.</p> <p>(t) Where the sale price of the property is above Rs.50.00 lakhs, the</p>
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		auction purchaser has to deduct 1% of the sale price as TDS in the name of owner of the property and remit to Income tax Department as per Sec.194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form No.26QB and challan for having remitted the TDS. Certificate of TDS on Form 16B to be submitted to the Bank subsequently.

Date: 05.06.2019
Place: Mumbai

Shri Vinod R. Sawadkar
Authorised Officer,
State Bank Of India
Mobile No. 9819246696