

THE TERMS AND CONDITIONS OF SALE

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	M/s Ayush Hospital & Trauma Care Pvt. Ltd. Plot No. 13-14 , Bhoi Nagar, Acharya Vihar Square, Bhubaneswar- 751022
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch, A/34, OSCARD Bank Building, 4 th Floor, Pt. Jawaharlal Nehru Marg, Bhubaneswar- 751001
3	Description of the immovable secured assets to be sold	(i) All that part & parcel consisting of vacant land situated in Mouza- Patrapada, PS- Khandagiri, Tahasil-Bhubaneswar, Dist- Khurda, Odisha, Old Khata No. 465, Mutation Khata No. 703/1528, Plot No. 1567, Area- Ac 0.258 dec., Kisam- Homestead, Status – Sthitiban, standing in the name of Dr. Ashok Acharya (ii) All that part & parcel consisting of vacant land situated in Mouza- Patrapada, PS- Khandagiri, Tahasil-Bhubaneswar, Dist- Khurda, Odisha, Old Khata No. 178, Mutation Khata No. 703/1531, Plot No. 1622, Area- Ac 0.320 dec., Kisam- Homestead, Status – Sthitiban, standing in the name of Dr. Ashok Acharya (iii) All that part & parcel consisting of vacant land situated in Mouza- Nuagaon, PS- Lingaraj, Tahasil-Bhubaneswar, Dist- Khurda, Odisha, Old Khata No. 353/43, Mutation Khata No. 353/625, Plot No. 412, Mutation Plot No. 412/1331, Area- Ac 0.357.33 dec., Kisam- Homestead, Status – Sthitiban, standing in the name of Dr. Ashok Acharya
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties.
5	The secured debt for recovery of which the property is to be sold	Rs.3,83,61,273.16 (as on 31.07.2017) plus further interest from 01.08.2017 and other expenses.
6	Deposit of earnest money	EMD: Rs.4,00,000/- [for sl. no. 3(i)], Rs.5,00,000/- [for sl. no. 3(ii)], Rs.8,00,000/- [for sl. no. 3(iii)] being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of SBI account (M/s Ayush Hospital & Trauma Care Pvt. Ltd.) drawn on any Nationalised or Scheduled Bank

7	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Reserve Price: For Sl. No. 3(i) Rs. 40,00,000/- For Sl. No. 3(ii) Rs. 50,00,000/- For Sl. No. 3(iii) Rs. 80,00,000/-</p> <p>Bank account in which EMD to be remitted: Account No.: 30802030269, Account Name: Office a/c, SAMB, Bhubaneswar; Bank Name: State Bank of India, Branch: Govt. Treasury Branch, Bhubaneswar, IFS Code: SBIN0009025</p> <p>Last Date and Time within which EMD to be remitted: 06.06.2019, 4.00 PM</p>
8	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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date & Time of e-auction: On 10.06.2019, from 11.00 AM to 2.00 PM Website for e-auction: https://bankeauctions.com
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>e-Auction tender documents containing eAuction bid form, declaration etc., are available in the website of the service provider as mentioned above</p>	M/s C1 India Pvt. Ltd. at the web portal https://bankeauctions.com
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension:</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i) Rs.10,000/-</p> <p>(ii) In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes.</p> <p>(iii) Bid currency: INR</p>
12	Date and Time during which	Date: 04.06.2019,

	<p>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>Time: 12.00 Noon to 4.00 PM</p> <p>Name: Shri. J. Samal, M- 9437018948 Shri. M. K. Panda, M- 7377977178 e-mail: sbi.10130@sbi.co.in</p>
13	Other conditions	<p>(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 C1 India Pvt. Ltd. (vendor name) may be 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 Management Branch, Bhubaneswar by 06.06.2019, 4.00PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch, Bhubaneswar to participate in online e-Auction on the portal https://bankeauctions.com (name of the portal). M/s C1 India Pvt. Ltd. (name of the vendor) 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</p>

		<p>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 eAuction.</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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) 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>(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 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>(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 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>
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Date: 09.05.2019
Place: Bhubaneswar

(J. Samal)
AUTHORISED OFFICER,
STATE BANK OF INDIA,