

Appendix – IV-A

[See Proviso to rule 8 (6)]

Annexure II

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Open Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules,2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of State Bank Of India, the Secured Creditor, will be sold on " As is Where is", " As is What is" and " Whatever there is" basis on 19.03.2019, for recovery of Rs. 3321455/-(as on 04.07.2018) plus interest & charges thereafter due to the secured creditor from SMT. PUSHPA RANI W/O SH. CHANDER BHAN(BORROWER), SH. CHANDER BHAN S/O SH. KISHAN LAL (CO-BORROWER) & SH. RADHAKRISHAN TANEJA S/O SH. PARMANAND (GURANTOR) . The reserve price will be Rs. 1865000.00 (Rupees Eighteen Lac Sixty Five Thousand Only) and the earnest money deposit will be Rs. 186500.00 (Rupees One Lac Eighty Six Thousand Five Hundred Only), the latter amount to be deposited with the Bank on or before 18.03.2019 by 4 PM.(mention the last date for receipt of EMD).

(Short description of the immovable property)

All the parts & parcels of Property Situated at I-34, Kunj Vihar Extension, Sri Ganganagar, Rajasthan. Measuring 25'X49' (1225 Sq. Ft.) in the name of Smt. Pushpa Rani W/o Sh. Chander Bhan

Boundaries:-

East- Road

North- House No. I 35

West- Other Plot

South- House No. I 33

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://www.sbi.co.in/portal/web/home/sarfaesi-others>

Date: 14.02.2019

Place: SRI GANGANAGAR

(SH. R. P. MEENA)

AUTHORISED OFFICER

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	SMT. PUSHPA RANI W/O SH. CHANDER BHAN (BORROWER), SH. CHANDER BHAN S/O SH. KISHAN LAL (CO-BORROWER), 67-D, SHYAM NAGAR, SRI GANGANAGAR
2	Name and address of Branch, the secured creditor	SBI PUBLIC PARK BRANCH (31144), SRI GANGANAGAR. ACCOUNT MAINTAINED AT RASMECC, SRI GANGANAGAR(31905)
3	Description of the Immovable secured assets to be sold.	I-34, Kunj Vihar Extension, Sri Ganganagar, Rajasthan
4	Details of the Encumbrances known to the secured creditor.	NONE
5	The secured debt for recovery of which the property is to be sold	Rs. 33,21,455/- as on 04.07.2018 plus interest & charges thereafter.
6	Deposit of earnest money	EMD: Rs. 1,86,500.00 being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favor of SBI Account PUBLIC PARK BRANCH (31144), SRI GANGANAGAR drawn on any Nationalized or Scheduled Bank
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs.1,86,500/-	Rs. 1,86,500.00 A/c No.: <u>4897932311446</u> IFSC: <u>SBIN0031144</u> Bank : STATE BANK OF INDIA Address: <u>PUBLIC PARK BRANCH, SRI GANGANAGAR, PIN 335001</u> Time : <u>4:00 PM</u> Date : <u>18.03.2019</u>
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 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 15 th 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 Open Auction purchaser not exceeding three months from the date of Open Auction.

9	Time and place of public Open Auction or time after which sale by any other mode shall be completed.	TIME OF AUCTION- 3.00 PM, DATE- 19.03.2019 AT SBI, RASMECC, 28-A, PUBLIC PARK, SECOND FLOOR, SRI GANGANAGAR, RAJASTHAN. PIN 335001
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	Not applicable as Open auction to be conducted. All type of FORMS can be collected from SBI, RASMECC, 28-A, PUBLIC PARK, SECOND FLOOR, SRI GANGANAGAR, RAJASTHAN in banking hours on any working day.
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	RS. 10000.00 UNLIMITED INR, IN NUMBERS
12	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: <u>11.03.2019 TO 16.03.2019</u> Time: <u>3 PM TO 4 PM</u> Name: <u>SARVJEET SINGH</u> Mobile No. <u>9414069401</u>
13	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 _____ (vendor name) may be conveyed through e mail. -Not applicable (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the 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_ RASMECC, 28-A, PUBLIC PARK, SECOND FLOOR, SRI GANGANAGAR, RAJASTHAN by 19.03.2019 up to 11 AM and scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer
EMAIL ID- sbi.31905@sbi.co.in

- (c) Names of Eligible Bidders will be identified by the State Bank of India, RASMECC, SRI GANGANAGAR (Branch Name) to participate in Open Auction after due Verification of PAN & other criteria of the Eligible Bidders.
- (d) The successful bidder shall be required to submit the final prices, quoted during the 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 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 Auction process / proceed with conventional mode of tendering.
- (f) The Bank / service provider for 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 Auction adopted by the Bank/service provider, before participating in the Auction.
- (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 Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- (i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) The Authorized Officer shall be at liberty to cancel the Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (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>(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 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 Authorized 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 authorized 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 Open Auction will be entertained.</p>
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Date: 14.02.2019

Place: SRI

GANGANAGAR

(R. P. MEENA)
AUTHORISED OFFICER,
STATE BANK OF INDIA