

**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	<p>1. Shri Jabbar Singh Rathore S/o Shri Jagannath Singh Rathore & Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore (Borrowers) <u>Address:</u> i. Plot no. 1104, Agarwalon ka Mohalla, Kalwar Road, Jhotwara, Jaipur, Raj. ii. 81, Indraprasth Colony, Ward no. 11, Near Nursery Circle, Vaishali Nagar, Jaipur, Rajasthan iii. Plot No. 6-A, Chandbihari Nagar, Khatipura, Jaipur – 302 012 Rajasthan iv. Plot No. B-2/283, Transport Nagar, Sikar Road, Jaipur – 302 013 Rajasthan v. <u>Dhruvrathore172@gmail.com</u></p> <p>2. M/s. Metal Alloy Industries Prop. Shri Jabbar Singh Rathore S/o Shri Jagannath Singh Rathore <u>Address:</u> 148, Jhotwara, Industrial Area, Niwaru Road, Jhotwara, Jaipur, Rajasthan <u>Proprietor & Guarantor:</u> Shri Jabbar Singh Rathore S/o Shri Jagannath Singh Rathore <u>Address:</u> 81, Indraprashta Colony, Ward no. 11, Near Nursery Circle, Vaishali Nagar, Jaipur, Rajasthan.</p> <p>3. M/s. Vision World Tech Pvt. Ltd., Directors Shri Jabbar Singh Rathore S/o Late Shri Jaganath Singh Rathore & Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore <u>Address:</u> i. Plot No. A-15, Jai Ambey Nagar, Infront of Jaipur Hospital, Jaipur – 302 018 <u>Director & Guarantor:</u> Shri Jabbar Singh Rathore S/o Shri Jagannath Singh Rathore <u>Address:</u> 81, Indraprasth Colony, Ward no. 11, Near Nursery Circle, Vaishali Nagar, Jaipur, Rajasthan. <u>Director:</u> Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore <u>Address:</u> 81, Indraprasth Colony, Ward no. 11, Near Nursery Circle, Vaishali Nagar, Jaipur, Rajasthan.</p> <p>4. M/s. Unique Metchem Industries Prop. Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore <u>Address:</u> i. 148, Jhotwara Industrial Area, Jaipur-302 018 Rajasthan. <u>Guarantor:</u> Shri Jabbar Singh Rathore S/o Shri Jagannath Singh Rathore <u>Address:</u> 81, Indraprashta Colony, Ward no. 11, Near Nursery Circle, Vaishali Nagar, Jaipur, Rajasthan.</p>
2	Name and address of Branch, the secured Creditor	<p>State Bank of India, Stressed Assets Recovery Branch, 3rd Floor, Matrix Mall, Jawahar Nagar, Sector-4, Jaipur-302 004 Phone: 0141-2657811/2657821/2657926, E-mail: sbi.18184@sbi.co.in</p>
3	Description of the immovable secured assets to be sold	<p>All that part and partial of the property consisting of Equitable Mortgage of House No. 1104, Agarwalon ka Mohalla, Kalwar Road, Jhotwara, Jaipur-302012 standing in the name of Shri Jabbar Singh Rathore S/o Shri Jagannath Singh Rathore. <u>Bounded by:</u> North: House of Smt. Badami Devi, South: Road 30 Feet, East: Other's House, West: House of Shri Suraj Sharma</p>
4	Details of the encumbrances known to the	Not known

	secured creditor.	
5	The secured debt for recovery of which the property is to be sold	<p>Shri Jabbar Singh Rathore S/o Shri Jaganath Singh Rathore & Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore (Borrowers)- Rs. 49,06,152.00 as on 03.05.2018 +further interest, cost, charges and expenses thereon until the payment in full</p> <p>M/s Metal Alloy Industries: Prop. Shri Jabbar Singh Rathore S/o Shri Jaganath Singh Rathore- Rs. 52,75,434.00 as on 01.12.2017 +further interest, cost, charges and expenses thereon until the payment in full</p> <p>M/s. Vision World Tech. P. Ltd.: Directors Shri Jabbar Singh Rathore S/o Shri Jaganath Singh Rathore & Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore- Rs. 52,76,563.00 as on 01.12.2017 +further interest, cost, charges and expenses thereon until the payment in full</p> <p>M/s. Unique Matchem Industries: Prop. Smt. Vinod Kanwar Rathore W/o Shri Jabbar Singh Rathore- Rs. 51,88,038.00 as on 04.12.2017 +further interest, cost, charges and expenses thereon until the payment in full</p>
6	Deposit of earnest money	EMD: Rs. 16,05,900.00 being the 10% of Reserve price to be remitted by RTGS/ NEFT to the Bank account or Demand Draft drawn in favour of SBI, SARB Collection Account drawn on any Nationalised or Scheduled Bank and payable at Jaipur.
7	Reserve price of the immovable secured assets:	Rs. 1,60,59,000.00
	Bank account in which EMD to be remitted.	A/c No.: 34677123883 IFSC: SBIN0011394 Bank: State Bank of India Address: Stressed Assets Recovery Branch, 3rd Floor, Matrix Mall, Jawahar Nagar, Sector-4, Jaipur-302 004
	Last Date and Time within which EMD to be remitted:	Time: 4.00 P.M. Date: 20.04.2019 Amount: Rs. 16,05,900.00
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 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 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: 22.04.2019 From: 01.00 P.M. to 02.00 P.M. Place: On-line

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	M/s E-Procurement Technologies Limited-Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad- 380006 Gujarat (India) Contact Person Mr. Tilak Maratha +91 6351896832, Help Line No.079-61200546/540/517/515/530/595, E-mail: rajasthan@auctiontiger.net & tilak@auctiontiger.net. The intending Bidders/Purchasers are required to participate in the E-Auction process at E-Auction Service Provider's website https://sbi.auctiontiger.net.
11	i. Bid increment amount: ii. Auto extension: _____ times. (limited/unlimited) iii. Bid currency & unit of measurement	Rs. 10,000/- Unlimited, 05 minutes each 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>16.04.2019</u> Time: <u>10.00AM to 4.00 P.M.</u> Name: <u>Suresh Chandra Sharma</u> Mobile No.: <u>7727062828 / 9602871615</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 Password by M/s E-Procurement Technologies Limited-Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad- 380006 Gujarat (India) Contact Person Mr. Tilak Maratha +91 6351896832, Help Line No. 079-61200546/540/517/515/530/595, E-mail: rajasthan@auctiontiger.net & tilak@auctiontiger.net . The intending Bidders/Purchasers are required to participate in the E-Auction process at E-Auction Service Provider's website https://sbi.auctiontiger.net . 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 Authorised Officer of State Bank of India, Stressed Assets Recovery Branch, 3rd Floor, Matrix Mall, Jawahar Nagar, Sector-4, Jaipur-302 004 by 04.00 P.M. on 20.04.2019 Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Assets Recovery Branch, 3rd Floor, Matrix Mall, Jawahar

Nagar, Sector-4, Jaipur-302 004 to participate in online e-Auction on the portal **M/s E-Procurement Technologies Limited-Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad- 380006 Gujarat (India) Contact Person Mr. Tilak Maratha +91 6351896832, Help Line No.079-61200546/540/517/515/530/595, E-mail: rajasthan@auctiontiger.net & tilak@auctiontiger.net.** The intending Bidders/ Purchasers are required to participate in the E-Auction process **at E-Auction Service Provider's website <https://sbi.auctiontiger.net>,** who 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 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.
- (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.
- (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.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (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.
- (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).
- (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.
- (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) The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/ transfer charges, Registration

	<p>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) The successful bidder is also liable to pay GST and Tax Deducted at Source (TDS) as per prevailing provisions.</p> <p>(u) The details shown above are as per the record available with the Bank, auction bidder should satisfy himself of the actual measuring and position of the property. The actual measuring and position of the property may differ and the Authorised Officer will not be held responsible for that.</p> <p>(v) The intending bidders should make their own independent enquiry regarding the encumbrances, dues of the properties, boundaries, titles of property and to inspect and satisfy themselves. Bank will not be responsible for any encumbrances, dues on the properties which come to the knowledge of the Bank after the auction date.</p>
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Date: **15.03.2019**

Place: **Jaipur**

(Veerendar Singh Kumhar)
Authorised officer
State Bank of India