

**THE TERMS AND CONDITIONS OF THE AUCTION SALE**

Properties will be sold on “**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**”

- 1 Name and address of the Borrower/guarantor

Smt Mohammad Hajira  
Flat No 104, MVV & MK Royal Garden Facors  
Layout, Ramnagar Visakhapatnam-530002.  
**Also at:-**  
Smt Mohammad Hajira  
W/o Sri Mohammad Adil  
Flat No.408, VIP Towers, VIP Road  
Visakhapatnam – 530003.

Sri Mohammad Adil  
Flat No 104, MVV & MK Royal Garden Facors  
Layout, Ramnagar Visakhapatnam-530002  
**Also at:-**  
Sri Mohammad Adil  
Flat No.408, VIP Towers, VIP Road  
Visakhapatnam – 530003.
- 2 Name and address of Branch, the secured creditor

State Bank of India, Stressed Assets Resolution  
Branch, Administrative Office Campus, Balaji  
Nagar, Siripuram, Visakhapatnam 530003.
- 3 Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them.

All part and parcel of site measuring 56 Sq.Yds or 46.823 Sq.Mtrs being an undivided and unspecified share out of the total extent of site measuring 6882 Sq.Yds or 5754.246 Sq.Mtrs together with Flat No.104 with the total builtup area of 2030 Sq.Ft bearing Dr.No.10-28-2/3, Asst No.100001/80904in Ground floor and Two Car Parking each measuring 100 Sq.Ft Stilt/Cellar floor of MVV & MK's Royal Gardens situated in T.S.No.1031 part, Block No.45 of Waltair Ward, within the limits of GVMC and within the Registration Sub-District of Visakhapatnam, Visakhapatnam District vide Doc.No.19/2012 in the name of Smt Mohammad Hajira, W/o Mohammad Adil and bounded by  
**Site Boundaries:-**  
East :- Property belonging to Vishnu Priya Hotels & Resorts  
West :- 40 Feet wide road and Sita Residential Apartments

North :- 40 Feet wide road and Municipal Park  
South :- Surface Rain Water drain belonging to VHAR

**Flat Boundaries:-**

East :- Set Back Space

West :- Entrance & Corridor

North :- Open Space & Flat No.101

South :- Open Space & Flat No.105

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|---|---|---|
| 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.1,41,23,275/- (Rupees One Crore Forty One Lakhs Twenty Three Thousand Two Hundred Seventy Five Only) as on 28.02.2019 plus interest from 01.03.2019 at the contractual rate and incidental charges, etc.,  |
| 6 | Deposit of earnest money  | EMD: Rs.10,50,000/- shall be payable through RTGS/NEFT<br>Cheques/Demand Drafts shall not be accepted as EMD amount.  |
| 7 | Reserve Price of the immovable secured assets:                    | Rs.1,05,00,000/- (Rupees One Crore Five Lakhs Only)   |
|   | Bank account in which EMD to be remitted                          | Account No :31313605026<br>Name of the Account : SARB Collection A/c<br>Name of the Beneficiary : State Bank of India<br>IFS Code : SBIN0006846<br>Bank: State Bank of India, Siripuram Branch, Visakhapatnam   |
|   | Last Date and Time within which EMD to be remitted                | 08.04.2019 by 5:00 PM   |
| 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 <sup>th</sup> day of confirmation of sale by the Secured Creditor or such extended period as |

may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months.

- 9 Time and place of public e-Auction 11:00 A.M to 12:00 Noon
- 10 The e-Auction will be conducted through the Bank's approved service provider M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal <https://www.bankeauctions.com>  
e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above
- 11 Bid increment amount: Rs.50,000/-  
Auto extension: With auto time extension of five minutes for each incremental bid  
Bid currency & unit of measurement Indian Rupees
- 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 Any working day with prior appointment before 08.04.2019 and 5:00 P.M  
(1) 7337370011 Mobile  
(2) 9441530868 Mobile
- 13 Other conditions (a) Valid email 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 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 Licence/ Passport etc., (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number to the Authorised Officer of State Bank of India, Stressed Assets Resolution Branch, Administrative Office

Campus, Balaji Nagar, Siripuram, Visakhapatnam  
530003 by 08.04.2019 and 5:00 P.M.

(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Resolution Branch, Visakhapatnam to participate in online e-Auction on the portal <https://www.bankeauctions.com> of M/s C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders.

(d) On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.

(e) During e-Auction, if no bid is received within the specified time, Authorised Officer at his discretion may decide to revise opening price/ scrap the e-Auction process/ proceed with conventional mode of tendering.

(f) The Bank/ Authorised Officer/ 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 expenses, fees etc. for transfer of the property in his/ her name.)

(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.

(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 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 only.

Date:- 11.03.2019  
Place :- Visakhapatnam

Authorised Officer  
State Bank of India