

भारतीय स्टेट बैंक, आर.ए.सी.पी.सी.  
प्लॉट नंबर 3 एवं 4, उद्योग विहार फेस- 4  
गुरुग्राम - 122015, हरियाणा  
STATE BANK OF INDIA, R.A.C.P.C.  
PLOT NO. 3 & 4, UDYOG VIHAR PHASE- 4,  
GURUGRAM - 122015, HARYANA  
टेली/Tel : 0124-2341017-18  
ईमेल/EMAIL : racpc.15528@sbi.co

Date : 10.01.2019

### E- AUCTION SALE NOTICE

#### SALE OF IMMOVABLE ASSETS MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (54 OF 2002)

The undersigned as Authorized Officer of State Bank of India has taken over possession of the following properties under Section 13(4) of the SARFAESI Act. Public at large is informed that E-Auction (under SARFAESI Act 2002) of the mortgaged properties in the below mentioned loan account for realization of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder

Name of the Branch & Account & Debt Due	Description & Owners of Properties	Reserve Price EMD incremental Amount	Date & Time of E-Auction
Branch: SBI, RACPC, Plot No. 3 & 4, Udyog Vihar Phase-IV, Gurgaon (Haryana) Ph.-0124-2341017,18 E-mail: <a href="mailto:racpc.15528@sbi.co.in">racpc.15528@sbi.co.in</a> Demand Notice dated 06.09.2017, Possession Notice dated 09.01.2018 Housing Loan A/c 31677314836 : Mr. Aamir Humayun & Mrs.Tayyaba Khan Aamir Outstanding Loan Amount Rs. 1,16,08,478.79 (Rupees One Crore Sixteen Lac Eight Thousand Four Hundred Seventy Eight and Paise Seventy Nine only) + interest, incidental expenses, costs, etc.	All that part and parcel of the property consisting of residential apartments, Flat No. 1601 on 16 <sup>th</sup> Floor area admeasuring 851 Sq.fts. built-up along with an Open Terrace area admeasuring 278 Sq.fts. built-up & 1702 on 17 <sup>th</sup> Floor area admeasuring 851 Sq.fts. built-up along with an Open Terrace area 212 Sq.fts. built-up situated at "Galactica Tower" of Versova Galactica Cooperative Housing Society Ltd. Plot No. 46, Shree Swami Samarath Nagar, Cross Road No.3, Lokhandwala Complex, Andheri (West) Mumbai -	Rs. 4,75,00,000/- Rs. 47,50,000/- Rs. 5,00,000/-	30.01.2019 Time : 60 minutes From 11.30 A.M. To 12.30 P.M. with auto extensions of 5 minutes each

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400053. In addition of the above, at the same tower on Ground Floor, the Garage No.01 area admeasuring 180 Sq.ft. built-up, allotted to Flat No.1601 and Garage No. 10.Area admeasuring 220 Sq.ft. built-up allotted to Flat No. 1702 are also mortgaged to the bank. The owners of the above flats and garages are Mr. Aamir Humayun, Mrs. Tayyaba Khan Aamir registered with Sub Registrar, Andheri No.3, Mumbai, Suburban, District Bandra.

Bounded :

On the North by : Plot No.69

On the South by : Road

On the East by : Plot No. 47 & 48

On the West by : Plot No. 45

### Terms and conditions :

1. E-Auction is being held on **“AS IS WHERE IS”** and **“AS IS WHAT IS BASIS”** and will be conducted “On Line”. The auction will be conducted through Bank's approved service provider M/S C1 India Pvt. Ltd. at the web portal <https://www.bankeauctions.com>. E-auction tender document containing online E-Auction bid form, declaration, general terms and conditions of

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online auction sale are available in websites <https://www.bankeauctions.com>,  
<http://www.sbi.co.in> and <http://tenders.gov.in>.

2. To the best of knowledge and information of the authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of properties put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured creditor shall not be responsible in any way for any third party claims/rights/dues.

3. The intending purchasers/bidders are required to deposit EMD amount through NEFT/RTGS in the Account No. 4599811155281, A/C-System Suspense Branch Parking A/C, State Bank of India A/c, RACPC, Gurgaon, IFSC Code SBIN0015528.

4. 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 & password by M/s C1 India Pvt. Ltd may be conveyed through e-mail}.

5. The intending bidder should submit the evidence for 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. Voter ID Card/Driving License/Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of State Bank of India, RACPC, Udyog Vihar Phase-IV, Gurgaon (Haryana) on or before 28.01.2019 up to 4.00 P.M. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents may contact M/s C1 India Pvt. Ltd., Udyog Vihar Phase-2, Gulf Petrochem Building, Building No.301, Gurgaon, Haryana, E-mail : [support@bankeauctions.com](mailto:support@bankeauctions.com), Helpline No. 0124-4302020/21/22/23, 7291981124/1125/1126, Sales Enquiries : [delhi@c1india.com](mailto:delhi@c1india.com), 9813887931 (Mr. Vinod Chauhan) will provide User ID & Password after due verification of PAN of the Eligible Bidders and for any property related query may contact Authorised Officer, Sh. Dal Chand, Mobile No. 9991115688 during working hours from Monday to Saturday.

6. Name of the Eligible Bidders, will be identified by the State Bank of India, RACPC, Gurgaon Haryana to participate in online E-auction on the portal <https://www.bankeauctions.com>. M/s C1 India Pvt. Ltd. will provide User ID & Password after due verification of PAN of the Eligible Bidders.

7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid. The inspection of properties put on auction

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will be permitted to interested bidders at sites as mentioned against property description. Date & Time of inspection of the properties : 23.01.2019 between 10.00 A.M. To 5.00 P.M. Contact M/S Bharat Kumar & Brothers, Enforcement Agent, D-302, Sector-10, NOIDA, U.P. Mr. Sunil Trivedi, Mobile No. 9891648800, 8851881276 (Bank's approved Resolution Agent)

8. The E-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against property by way inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against property. 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. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of E-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/Secured Creditor.

9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not be bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15<sup>th</sup> day of sale or within such extended period but not beyond 3 months as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of properties/amount.

10. The prospective qualified bidders may avail online training on E-Auction from M/s C1 India Pvt. Ltd., prior to the date of E-Auction. Neither the Authorised Officer/Bank nor M/s C1 India Pvt. Ltd., will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the E-Auction event.

11. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to any body.

12. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the E-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

13. The Sale Certificate will be issued in the name of the purchaser(s)/ applicant(s) only and will not be issued in any other name(s).

14. The sale shall be subject to rules/conditions prescribed under the Securitisation and

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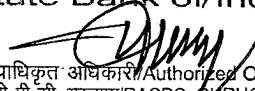
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Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002).

15. The borrower's attention is invited to provisions of sub-section (8) of section 13 of SARFAESI Act, in respect of time available, to redeem the secured assets.

16. This notice will be considered statutory sale notice of 15 days under SARFAESI Act, 2002.

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Authorized Officer  
State Bank of India

Date : 10.01.2019  
Place : Gurugram