



**State Bank of India**

Stressed Assets Recovery Branch  
 3<sup>rd</sup> Floor, Matrix Mall, Sector – 4,  
 Jawahar Nagar, Jaipur (Rajasthan) -302004  
 E-mail: [sbi.18184@sbi.co.in](mailto:sbi.18184@sbi.co.in), Branch Code-18184  
 Tel.: 0141-2657811, 2657921, 2657926, 2657989

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR M/S SIYARAM EXPORTS INDIA PVT LTD.**

Property will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “without recourse” basis.

1	Name and address of the Borrower	<p><b>M/s Siyaram Exports India Pvt. Ltd. (Borrower)</b>          Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015</p> <p><b>Shri Satish Chandra Katta S/o Shri Hari Narain Katta (Director/Guarantor)</b>          (a) M/s Siyaram Exports India Pvt. Ltd. Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015          (b) Plot No.15, Khawasji Ka Bagh, Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015          (c) Plot No. 28, Khawasji Ka Bagh, Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015</p> <p><b>Smt. Suman Katta W/o Shri Satish Chandra Katta (Director/Guarantor)</b>          (a) M/s Siyaram Exports India Pvt. Ltd. Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015          (b) Plot No.15, Khawasji Ka Bagh, Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015          (c) Plot No. 28, Khawasji Ka Bagh, Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015</p> <p><b>Smt. Sunita Shekhawat (Director/Guarantor)</b>          (a) M/s Siyaram Exports India Pvt. Ltd. Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.)-302015          (b) Plot No. A-5 &amp; 6, Nehru Vihar, Behind Chak Gatore, Jagatpura, Jaipur (Raj.)-302017</p> <p><b>M/s Raghvesh Hotels &amp; Resorts Pvt. Ltd. (Corporate Guarantor)</b>          Khasra No. 135/101, Gram- Kho Revarian, Kho Nogorian Road &amp; Shooting Range, Jagatpura, Tehsil-Sanganer, Jaipur (Raj.)</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004          Ph. No. 0141-2657811, 2657921, 2657926; E-mail : <a href="mailto:sbi.18184@sbi.co.in">sbi.18184@sbi.co.in</a></p>
3	Description of the immovable secured assets to be sold.	<p><b>(1) :-</b> Residential Property Situated at Plot No. 28, Khawasji Ka Bagh, Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.) having an area as per bank record approximately measuring 183.66 Square Yards in the name of Shri Satish Chandra Katta S/o Shri Hari Narain Katta; <b>Bounded by :-</b> On the East by Plot No. 26, On the West by Plot No. 38, On the North by Plot No. 27, On the South by Road,</p> <p><b>(2) :-</b> Residential Property Situated at Plot No.15, Khawasji Ka Bagh, Siyaram Street, Tonk Road, Durgapura, Jaipur (Raj.) having an area as per bank record approximately measuring 270 Square Yards in the name of Shri Satish Chandra Katta S/o Shri Hari</p>

		<p>Narain Katta &amp; Smt. Suman Katta W/o Shri Satish Katta; <b>Bounded by :-</b> On the East by Road, On the West by Other House, On the North by Road, On the South by Plot No. 16,</p> <p><b>(3) :-</b> Commercial (Hotel) purpose converted Property Situated at Khasra No. 135/101, Gram- Kho Revarian, Kho Nogorian Road &amp; Shooting Range, Jagatpura, Tehsil- Sanganer, Jaipur (Raj.) having an area as per bank record approximately measuring 2700 Square Meters in the name of M/s Raghvesh Hotels &amp; Resorts Pvt. Ltd.; Bounded by :- On the East by Other Land, On the West by Other Land, On the North by Land, On the South by Road,</p>
4	Details of the encumbrances known to the secured creditor.	<p><b>(1) :-</b> Not known apart from as above. The CERSAI charge registration id is 100002097022 in favour of State Bank of India</p> <p><b>(2) :-</b> Not known apart from as above. The CERSAI charge registration id is 100002245421 in favour of State Bank of India</p> <p><b>(3) :-</b> Not known apart from as above. The CERSAI charge registration id is 100002246282 in favour of State Bank of India</p>
5	The secured debt for recovery of which the property is to be sold	Rs. 7,83,73,119.00/- as on 29/12/2015 (+ plus further interest, cost, charges & other expenses etc. due to the secured creditor)
6	Deposit of earnest money	<p><b>EMD : (1) : Rs. 8,20,000/-</b>  <b>(2) : Rs. 12,30,000/-</b>  <b>(C) : Rs. 29,80,000/-</b></p> <p>being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account detail mentioned in col No. 7.</p>
7	<p>Reserve price of the immovable secured assets :</p> <p><b>Bank account</b> in which EMD to be remitted.</p> <p><b>Last Date and Time</b> within which EMD to be remitted :</p> <p><b>(1) : Rs. 82,00,000/-</b>  <b>(2) : Rs. 1,23,00,000/-</b>  <b>(3) : Rs. 2,98,00,000/-</b></p>	<p><b>(1) : Rs. 82,00,000/-</b>  <b>(2) : Rs. 1,23,00,000/-</b>  <b>(3) : Rs. 2,98,00,000/-</b></p> <p>A/c No. : 34677123883                      IFSC : SBIN0011394</p> <p>Bank : <b>SBI, SARB COLLECTION ACCOUNT</b>  Address : Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004</p> <p>Date : <b>10/08/2020</b></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.	<b>11/08/2020</b> (1) 12.00 Noon to 12.30 P.M. (With unlimited extensions of 5 min. each) (2) 01.00 P.M. to 01.30 P.M. (With unlimited extensions of 5 min. each) (3) 02.00 P.M. to 02.30 P.M. (With unlimited extensions of 5 min. each)
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	<b>M/s e-Procurement Technologies Limited-Auction Tiger</b> , B-704, Wall Street - II, Opposite Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), Contact : 9265562821 - 079 61200 594/598/568/587/538, E-mail : rajasthan@auctiontiger.net, chintan.bhatt@auctiontiger.net, at the web portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> (http: address of website)
11	(i) Bid increment amount: (ii) Auto extension: unlimited times. (iii) Bid currency & unit of measurement	(i) & (ii) Rs. 25,000/- (iii) Rs 1,00,000.00  (ii) 5 Minutes  (iii) Indian Rupees (INR)
12	<b>Date and Time</b> 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 : 04.08.2020, Time : 12.00 Noon to 04.00 P.M.  Name : Satyendra Khorania Mobile No. 9352132134, 9521706986 E-mail : enforcement402@gmail.com
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 <b>M/s e-Procurement Technologies Limited-Auction Tiger</b> (vendor name) 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 (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 by <b>10/08/2020</b> 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 (SARB) (Branch Name) to participate in

		<p>online e-Auction on the portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> (name of the portal)</p> <p><b>M/s e-Procurement Technologies Limited-Auction Tiger</b> (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 delay in access to the site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.</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</p>
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		<p>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 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 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, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.</p> <p>(v) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property &amp; to inspect &amp; satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date.</p>
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Dated : 04.07.2020  
Place : Jaipur

Authorised officer