

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>M/s Prime Car Private Limited 413, Vikram Tower, Sapna Sangeeta Road, Indore (M.P.) 452 001</p> <p>Guarantor :</p> <ol style="list-style-type: none"> 1. M/s Sai Prime Buildcon (Partnership Firm) 2. Shri Anand Tikarya S/o Late Shri Ghanshyamdas Tikarya (Personal Guarantor and Partner of M/s Sai Prime Buildcon) 3. Smt Manjulata Tikarya W/o Shri Anand Tikarya (Personal Guarantor and Partner of M/s Sai Prime Buildcon)
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) 452003
3	Complete Description of the movable secured assets to be sold with identification marks or number, if any, on them	<p>All part & parcel of diverted Land, admeasuring of 142500 Sq.feet i.e. 13238.68 Sq.Mt, situated at part of Survey/Khasra Nos. 545, 546, 547 & 549, (i.e. 1.32 Hectare out of 2.347 Hectare of land) consisting of 155 Plots, bearing Plot Nos. 40 to 51, Plot Nos. 52 to 65, Plot Nos. 86 to 100, Plot Nos. 101 to 113, Plot Nos. 168 to 180, Plot Nos. 181 to 195, Plot Nos. 239 to 252, Plot Nos. 253 to 272, Plot Nos. 299 to 320 and Plot Nos. 321 to 337, at Sai Prime City-2 , Village Datoda at Indore Khandwa Road, Tehsil Mhow, Distt Indore (Madhya Pradesh).</p> <p>Boundaries of the Property:</p> <p>East : Park/Other Plots of Colony</p> <p>West : Park/Other Agriculture Land</p> <p>North : Colony Road</p> <p>South : Other Agriculture Land</p>



4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	Rs. 8,81,96,967.42 (Rs. Eight Crores Eighty one Lacs Ninety Six Thousand Nine Hundred Sixty Seven and Paisa Forty Two Only) as on 17.01.2020 plus accrued interest from 18.01.2020 + other charges, less credit, if any, thereafter.
6	Deposit of earnest money	EMD: Rs 48.30 Lacs 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 (unit name), Name of the Branch drawn on any Nationalised or Scheduled Bank
7	Reserve price of the movable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Rs 483.00 Lacs A/c No.: 30267376590 IFSC: SBIN0030115 Bank : State Bank of India, Address: Y.N. Road Branch, Indore Time : 5.00 P.M. Date : 21/09/2020
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.	23/09/2020 Time: 11.00 A.M. to 2.00 P.M.
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	M/s C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : mpcg@c1india.com; Contact Person Mr. Danish Khan - 9826804343, 9111444797 support mail id support@bankeauctions.com; Support Helpline Numbers : 124-4302020/21/22/23,



	provider as mentioned above.	7291981124 / 1125 / 1126
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs 0.50 Lacs With unlimited extension of 5 minutes each. INR
12	Date and Time during which inspection of the movable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 14/09/2020 to 18/09/2020 with prior appointment. Name: K.S.Chouhan Mobile No. 84588 02362
13	Other conditions	(a) Bidders shall hold a 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 C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID: mpcg@c1india.com ; Contact Person Mr. Danish Khan - 9826804343, 9111444797 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, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) 452003



by **Date 21/09/2020 Time: 5.00 P.M.** 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, SARB, Indore to participate in online e-Auction on the portal <https://www.sbi.co.in>, **M/s C1 India Pvt Ltd, Udyog Vihar, E-mail ID : mpcg@c1india.com** 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 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 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.
- (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.
- (t) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting 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.



		<p>The property is 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.</p> <p>(u) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.</p>
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Date: 19/08/2020
Place: INDORE



(Handwritten Signature)
**AUTHORISED OFFICER
STATE BANK OF INDIA,
SARB, Indore (M.P.)**