

THE TERMS AND CONDITIONS OF SALE

PROPERTY WILL BE SOLD ON “AS IS WHERE IS, AS IS WHAT IS AND WHAT-
EVER THERE IS” BASIS

1	Name and address of the Borrower	Shri Sydney Nelson Nunes & Smt Elma Pereira a) H No. 98, Zorivaddo, near St Sebastiao Chapel, Camurlim, Loutolim , Salcete, South Goa 403718 b) Twin Villa No.C-3, St Joseph Residency, Dramapur, Salcete, South Goa 403725 c) 27A, Diamond Road, Near Ambara Spring, Slough Berkshire SL1 1RT, UK
2	Name and address of Branch, the secured creditor	State Bank Of India, Stressed Assets Recovery Branch, 1st Floor, Plot No. A-112, Circle Road No. 22, Wagle Industrial Estate, Thane (West) 400604
3	Description of the immovable secured assets to be sold	Twin Villa No.C-3, St Joseph Residency, Dramapur, Salcete, South Goa 403725, adm about 106.93 sq mtrs (Carpet) 164.97 sq mtrs (Built up)
4	Details of the encumbrances known to the secured creditor	Property tax: Not known to the Bank Society Maintenance : Not known to the Bank
5	The secured debt for recovery of which the property is to be sold	Rs.88,83,512.00 (Rupees Eighty Eight Lakhs Eighty Three Thousand Five Thousand Twelve Only) as on 19.07.2023 with further interest and incidental expenses, costs etc.
6	Deposit of earnest money	<u>EMD Rs.9,10,000.00 being 10% of the Reserve price to be transferred / deposited by bidder in his/her/their own wallet provided by M/s MSTC Ltd on https://www.mstceommerce.com/auctionhome/ibpi/index.jsp by means of NEFT Only</u>
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted.	1) Reserve Price : Rs.91,00,000.00 2) EMD to be transferred / deposited by bidder in his / her /their own wallet provided by M/s MSTC Ltd on https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp by means of NEFT only.

	Last Date and Time within which EMD to be remitted	3) Date and time for submission of request letter of participation /KYC Documents / Proof of EMD etc. on or before 22.02.2024 up to 5.00 p.m.
8	Time and manner of payment	<p>The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid through MSTC, 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 auction purchaser not exceeding three months from the date of auction.</p> <p><u>The successful bidder shall deposit remaining amount below mention account</u></p> <p>1) Bank account No.31049575155, SARB THANE PAYMENT ACCOUNT, IFSC Code: SBIN0061707</p>
9	Time and place of public auction or time after which sale by any other mode shall be completed	On e-auction dt 23.02.2024 from 1.00p.m. to 3.00p.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 provider as mentioned above	<p>The auction will be conducted through Bank's approved service M/s MSTC Ltd at their web portal</p> <p>https://www.mstcecommerce.com</p>
11	(i) Bid increment amount: (ii) Auto extension: _ times. (limited / unlimited) (iii) Bid	<p>Bid Increment Amount = Rs.50,000.00 in (Rupees Fifty Thousand)</p> <p>Date & Time of e-Auction = Date:- 23.02.2024 Time:- From 1.00p.m. to 3.00p.m. with unlimited extensions of 10 Minutes each.</p>

	currency & unit of measurement	
12	Date and Time during which inspection of the immovable assets to be sold along with title deed of the property. Contact person with mobile number	<p>Date & Time of inspection of the properties: 21.02.2024 from 12.00 noon to 1.00p.m.</p> <p>Contact : 1. Shri Pankaj Kumar Singh, Mobile No.9594903316 2. Smt Rajashri M Bhagat Mobile No.8879616009</p>
13	Other conditions	<p>(a) Bidders shall hold a 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 <u>M/s MSTC Ltd</u> may be conveyed through e mail.</p> <p>(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, SARB, Thane Branch by 22.02.2024 up to 5.00 p.m. Scanned copies of the original of these documents can also be submitted to email ID of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, SARB Thane to participate in online e-auction on the portal by <u>M/s MSTC Ltd</u> in their web site https://www.mstcecommerce.com 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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</p>

		<p>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 & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction.</p> <p>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>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.</p> <p>(l) 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>(m) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	Not known to Bank
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Date:01.02.2024

Place: Thane

(Chandrakumar Kamble)
AUTHORISED OFFICER,
STATE BANK OF INDIA