

**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	<b>M/s Times Stationers Pvt Ltd, Shop No.19D, Sohna Chowk, Jail Road, Gurgaon-122001</b>
2.	Name and address of Branch, the secured creditor	SBI SARB Retail I, First Floor, 23, Najafgarh Road, Delhi-110015.
3.	Description of the immovable secured assets to be sold.	<p>Equitable Mortgage on property:  <b><u>Property No.1</u></b>  Commercial Building bearing Shop No. 19D, Sohna Chowk, Jail Road, Gurgaon, 122001, (Urban), Admeasuring Total Area: 29.16 sq. mtr. Belongs To: Manohar Lal Nagpal &amp; Mr. Rajesh Kumar Nagpal, who are: Guarantors, Reg No. 10201, Registered on: 19-08-05, At: Sub Registrar, Gurgaon, Haryana</p> <p><b><u>Property No.2</u></b>  Commercial Building Bearing Shop No. 20, Sohna Chowk, Jail Road, Gurgaon, 122001, (Urban), Admeasuring Total Area: 13.75 Sq. Mt. Belongs to: Manohar Lal Nagpal &amp; Mr. Rajesh Kumar Nagpal, who are: Guarantors, Reg No.12805, Registered on: 19-12-2003 at Sub Registrar, Gurgaon, Haryana</p> <p><b><u>Property No.3</u></b>  Residential Building Plot No. 353, Near Gyan Devi Montessori School, Sector-9, Gurgaon (Urban), Admeasuring Total Area: 220 sq.mtr, Belongs to: Rajesh Nagpal And Manohar Lal Nagpal Who are: Guarantors, Title Deed No : 7486, Registered on 09-Jun-05, At : Gurgaon, Haryana</p>
4.	Details of the encumbrances known to the secured creditor.	Not Known
5.	The secured debt for recovery of which the property is to be sold	<b>Rs 10,28,20,896.00 (Rupees Ten Crore twenty eight lac twenty thousand eight hundred ninety six only) as on 03.10.2023 plus future interest and expenses</b>
6.	Deposit of earnest money	<p>EMD as per properties mentioned below:  <b><u>Property No.1</u></b>  Rs 1040000.00 (Rupees Ten lac forty thousand only) being the 10% of Reserve price Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p> <p><b><u>Property No.2</u></b>  Rs 590000.00 (Rupees Five Lac ninety thousand only) being the 10% of Reserve price Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the</p>

		<p>bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p> <p><b><u>Property No.3</u></b>  Rs 2900000.00 (Rupees Twenty nine lac only) being the 10% of Reserve price Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p>
7.	Reserve price of the immovable secured assets:	<p>Properties as per mentioned in description:  <b><u>Property No.1.</u></b> Rs 10400000 (Rupees One Crore four lac only)  <b><u>Property No.2.</u></b> Rs 5900000.00 (Rupees Fifty nine lac only)  <b><u>Property No.3.</u></b> Rs 29000000.00 (Rupees Two Crore ninety lac only)</p>
8.	Time and manner of payment	<p>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.</p>
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>22-02-2024 by online e-Auction.  12.00 hrs to 16.00 hrs.</p>
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><a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>, and <a href="https://ibapi.in">https://ibapi.in</a></p>
11.	<p>(i) Bid increment amount:  (ii) Auto extension:times. (limited / unlimited)    (iii) Bid currency &amp; unit of measurement</p>	<p>➤ Rs. 1,00,000.00  ➤ 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.    ➤ In Rupees.</p>
12.	Date and Time during which inspection of the immovable secured assets to be sold and intending	<p>Date: 19-02-2024-between  Time: 11.00 a.m. To 3.00 p.m.    Ashok Kumar</p>

	bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Mobile No. 9760163636 Mahesh Kumar Kanjani Mobile No. 8003593812 Ashok Kumar Gupta Mobile No. 9891300844
13.	Other conditions	<p>(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 <a href="https://ibapi.in">https://ibapi.in</a>.</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 Authorized Officer of of State Bank of India, SARB Retail, First Floor, 23, Najafgarh Road, New Delhi-110015. Scanned copies of the original of these documents can also be submitted to e-mail id of authorized Officer <a href="mailto:i.e.sbi.05169@sbi.co.in">i.e.sbi.05169@sbi.co.in</a>.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India SARB Retail to participate in online e-Auction on the portal <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>, <a href="https://ibapi.in">https://ibapi.in</a>, 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>

Authourised officer,

State Bank of India (05169)

23, Najafgarh Road,

New Delhi-110015