

**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**

01	Name and Address of the Borrower	M/S SHRI VINAYAK UDYOG through its Proprioter Shri Ravi Prakash Gupta Plot no. 19 at Vill- Akrapur Industrial Estate, Unnao U.P- 209801																
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2nd Floor, 2 – Tilak Marg,Near National P.G.College Hazratganj, Lucknow – 226001 Contact: 0522- 4342301, 4342302,4342303,4342304 E-mail: sbi.05178@sbi.co.in																
03	Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them	<u>Property no. 1</u> 1-Factory land & building situated at Plot no. 19, industrial Estate, Village-Akrapur, Tehsil-Unnao, Distt- Unnao, U.P. measuring Area- 464.69 Sq. Mt.(555 Sq. Yards) Original Transfer Lease Deed in the name of Shri Ravi Prakash Gupta S/o Shri Om Prakash Gupta for period of 99 years from the day of 1 Jan 1972, registered at Bahi no.1, Jild no. 7550, page no. 387-406, Serial no. 813 dated 19/01/2013 at Sub Regsitrar Sadar, Unnao Boundaries – <table><tr><td>East</td><td>Plot no. 18</td></tr><tr><td>West</td><td>Plot no. 20</td></tr><tr><td>North</td><td>Open Land</td></tr><tr><td>South</td><td>40' wide road</td></tr></table> <u>Property ID: SBIN200009871867</u> <u>Property no. 2</u> All that part & parcel of the property consisting of land & building and structure thereon situated at Nagar Palika Gangaghat 7/3 (old no.) and 8/28 (New no.) Bhumi number 264/3 (old), Bandobasti number 423 Ka(531), Ward-Gandhi Nagar, Netuva, Pargana- Sikandarpur Sarosi, Tehsil & Dist-Unnao measuring Area- 126.31 Sq. Mt. Original sale deed in the name of Smt Kavita Gupta W/o Shri Ravi Prakash Gupta and Shri Ravi Prakash Gupta S/o Shri Om Praksh Gupta registered at Bahi no.1, Jild no. 7617, page no. 1-26, Serial no. 2114 dated 15/02/2013 at Sub Regsitrar Sadar Unnao Boundaries – <table><tr><td>East</td><td>House of Vimla Gupta</td></tr><tr><td>West</td><td>House of Jagdev Singh</td></tr><tr><td>North</td><td>11’ feet wide Road</td></tr><tr><td>South</td><td>House of Rajjo Savita</td></tr></table> <u>Property ID: SBIN200266304484</u>	East	Plot no. 18	West	Plot no. 20	North	Open Land	South	40' wide road	East	House of Vimla Gupta	West	House of Jagdev Singh	North	11’ feet wide Road	South	House of Rajjo Savita
East	Plot no. 18																	
West	Plot no. 20																	
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Property no. 3 (a)

All that part & parcel of the property consisting of land & building and structure thereon situated at part of Arazi no. 15 mi, Moh- Katri Peepar Kheda, Pargana-Hadha, tehsil & Dist- Unnao, measuring **Area- 4 Biswa** (mortgaged by Legal heirs of deceased Late Smt. Saraswati devi, Smt. Asha Gupta, Shri Gautam Gupta, Shri Ravi Prakash Gupta & Smt. Jyoti Gupta)Original sale deed in the name of **Smt Saraswati Devi** W/o Shri Babulal Gupta, registered at Bahi no.1, Jild no. 797, page no. 90-92, Serial no. 5593 dated 19/12/1981 at Sub Regsitrar Unnao.

Boundaries –

East	12' feet wide road
West	Arazi Seller
North	20' feet wide road
South	Arazi Mukran

Property no. 3 (b)

All that part & parcel of the property consisting of land & building and structure thereon situated at part of Arazi no. 15 mi, Vil- Katri Peepar Kheda, Pargana-Hadha, tehsil & Dist- Unnao, measuring **Area- 10 Biswansi** .Original sale deed in the name of **Smt Saraswati Devi** W/o Shri Babulal , registered at Bahi no.1, Jild no. 748, page no. 180-182, Serial no. 5857 dated 26/12/1981 at Sub Regsitrar Unnao

Boundaries –

East	Arazi Kallu
West	Arazi Hari Lal
North	12'feet wide road & Arazi Saraswati Devi
South	Arazi Kanhai Lal

Property ID: SBIN200026089650

04	Details of the encumbrances known to the secured creditor	Not Known
05	The secured debt for recovery of which the property is to be sold	Rs. 1,83,70,861/- (Rupees One Crore Eighty Three Lacs Seventy Thousand Eight Hundred Sixty one only) as on 29.05.2023 plus other expenses (Minus) recovery made after Demand notice due to the Secured Creditor. (For loan of Borrower at Sr.No.01)

06	<p>Deposit of earnest money EMD</p>	<p>1.Rs. 11,10,000/- (Rupees Eleven Lacs Ten Thousand only) 3.Rs. 3,90,000/- (Rupees Three Lacs Ninety Thousand Only) 3a&b. Rs. 5,40,000/-(Five Lacs Forty Thousand only)</p> <p>being the 10% of Reserve price , intended bidder may deposit Pre-Bid EMD with MSTC before the closure 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>Name of the Branch drawn on any Nationalised or Scheduled Bank: SBI,SARB Collection, Project Vijai BPR account.</p>
07	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>1.Rs.1,11,00,000/-(Rupees One Crore Eleven Lacs only) 2.Rs. 39,00,000/- (Rupees Thirty Nine Lacs Only) 3a&b. Rs. 54,00,000/- (Rupees Fifty Four Lacs only)</p> <p>10% of Reserve Price as mentioned under item no. 6 to be transferred/deposited by bidders in his/her/their own wallet registered with MSTC Ltd. on its e-Auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp And https://www.sbi.co.in as per guidelines available in the website. Kindly note that it takes 2-3 days for registration process in the MSTC site.</p> <p>Not applicable as per M/s MSTC Policy.</p>
08	<p>Time and manner of payment</p>	<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 Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>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 (90 days) from the date of e-Auction.</p>

09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	<p>Date: 12.03.2024- Online e-Auction Platform</p> <p>Time: 300 minutes from 11:00 A.M to 04:00 P.M with unlimited extension of 10 minutes each</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 provide as mentioned above	<p>M/s MSTC Ltd. at the web portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) And https://www.sbi.co.in)</p>
11	<p>(i) Bid increment amount</p> <p>(ii) Auto extension</p> <p>(iii) Bid currency & unit of measurement</p>	<p>Rs. 1,00,000/- for Property no.1. Rs. 20,000/- for property no. 2 Rs. 50,000/- for property no. 3a &4b</p> <p>unlimited extension of 10 minutes each</p> <p>Indian Rupees (INR)</p>
12	<p>Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>As per mutual consent within Banking hours before 12.03.2024.</p> <p>Name : Vinod Kumar Chaudhary Mobile No:6393797817</p>
13	Other conditions	<p>(a).The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC. Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b)Bidders shall have to visit the website (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) of our e-auction service provider of MSTC. Ltd. to participate for online bid. For Technical assistance, the bidders may refer to MSTC helpline numbers. E-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password in M/S MSTC Ltd. may be conveyed through email.</p> <p>(c) 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</p>

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.

(d)The intending bidders need to sign in the portal with ID and Password.

(e)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.

(f) 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.

(g)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.

(h) 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.

(i)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.

(j) 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.

(k) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(m) The conditional bids may be treated as invalid. Please note that after submission of the bides, no correspondence regarding any change in the bid shall be entertained.

(n) The Authorized Officer is not bound to accept the highest offer and the Authorized 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>(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 including the provisions of sec- 194-IA of the income tax.</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 Authorized 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.</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>
14	Details of pending litigation, if any, in respect of property proposed to be sold.	Not Known

Date: 26.02.2024

Place: Lucknow

Vinod Kumar Chaudhary
(CCO) SARB, Lucknow

Ajay Misra
(AuthorizedOfficer) SARB,Lucknow

Alok Kumar
(Assistant General Manager)
SARB, Lucknow