

**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	Mrs. Varsha Vijay Dhenge and Mr. Vijay Dudharamji Dhenge Both R/o B-201, Harmony Residency, “B”-Wing, Besa Square, Besa, Nagpur-440037
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Recovery Branch, Sai Complex, 3 rd Floor, Above Industrial Finance Branch, Bharat Nagar, Amravati Road, Nagpur-440033
3	Description of the immovable secured assets to be sold.	<p>The undivided 1.589% share and interest in all that piece and parcel land bearing amalgamated Plot No.135 to 144 and 178 to 189 out of sanctioned layout containing by total admeasuring 26574.81 Sq. ft. (or 2468.86 Sq. Mtrs) being portion of the land bearing Kh. No. 66-A/1 and 66 of Mouza – Besa, P.S.K. 38, together the entire RCC Superstructure compromising Apartment no. B-201 covering a Carpet area of 52.59 Sq. Mtr. Total built up area of 59.787 Sq. Mtrs along with terrace area of 6.18 Sq. Mtrs on the Second Floor in Wing B of a building constructed on said plot of land and known as “HARMONY RESIDENCY” situated at village Besa within the limit of Grampanchayat Besa in Tahsil Nagpur (Rural) and District Nagpur.</p> <p>Boundaries of Plot as under: To the East: 9 Mtr wide Road To the West: 7.50 Mtr wide Road To the North: 9.00 Mtr wide Road To the South: 6 Mtr wide Road</p>
4	Details of the encumbrances known to the secured creditor	The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting 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. 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 held responsible in any way for any third-party claims/rights/dues.
5	The secured debt for recovery of which the property is to be sold	Rs. 25.20 lakhs as on 06.06.2019 with further interest, plus cost and expenses thereon.

6	Deposit of earnest money	Property Id No.	EMD Amount
		SBIN200015205607	Rs.3,20,000/-
		Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by M/s MSTC Ltd on its e-auction site by means of RTGS/NEFT.	
7	Reserve price of the immovable secured assets	Property Id No.	Reserve Price
		SBIN200015205607	Rs.32,00,000/-
	Bank account/ Wallet in which EMD to be remitted.	Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp After auction Successful bidder will have to pay 25% amount of Sale price within 24 hours (including EMD amount), and rest of the 75 % amount of Sale Price will have to pay within 15 days of Auction Date either through DD/NEFT/RTGS in the (Name of Unit) A/c No.: 31112146909 IFSC: SBIN0007136 Bank: State Bank of India, Stressed Assets Resolution Center, Nagpur Branch-Industrial Finance Branch, Nagpur	
	Last Date and Time within which EMD to be remitted:	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.	
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 auction purchaser not exceeding three months from the date of auction.	
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal on 22.02.2024 from 12.00 noon to 4.00 pm with unlimited extensions of 10 Minutes.	
10	The e-auction will be conducted through the Bank's	M/s MSTC Ltd. At the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal	

	<p>approved service provider.</p> <p>E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above</p>	<p>and for E-Auction tender document containing online e-auction bid form, Declaration etc., please refer to the link provided in https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p> <p>'Click here for register' -> complete online form -> Login at website -> Upload KYC documents -> Documents authorization by MSTC.</p> <p>For any assistance email ibapiop@mstcecommerce.com with bidder registration number Or Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064.</p>
11	(i) Bid increment amount: -	Rs. 25,000/-
	(ii) Auto extension: ____ times. (limited / unlimited)	Auto extension of 10 min Unlimited
	(iii) Bid currency & unit of measurement	In Rupees.
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.	<p>Date: 15.12.2023</p> <p>Between Time: 11.00 A. M to 2.00 P. M.</p>
	Contact person with mobile number	<p>Name- Mr. Ruddhshil Meshram (Authorised Officer)</p> <p>Mob. No.- 7391816901</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 fees By means of NEFT/RTGS transfer from his bank account.</p> <p>(b) 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</p>

		<p>update 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>(c) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25% of sale price to be paid immediately i.e. on the same or not later than next working day, as the case may be.</p> <p>(d) 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>(e) The Bank/ service provider for e-Auction shall not have any liability towards bidder for any interruption or delay in access to site irrespective of the causes.</p> <p>(f) 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>(g) 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 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 correspondence 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(n) 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 may it be subsequently sold.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold.	As on date no litigation is pending known to the Bank in respect of the property.

Date: 03.02.2024
Place: Nagpur

AUTHORISED OFFICER,
STATE BANK OF INDIA,
SARB, NAGPUR (10152)

