

**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. Bhagyashri Ashish More, Mr. Ashish Ajay More and Mr. Ajay Jagganath More “Anagha” More Sankul, Near G S College, Post Wadi, Khamgaon, Tah Khamgaon Dist. Buldhana	
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Recovery Branch, Sai Complex, 3 <sup>rd</sup> Floor, Above Industrial Finance Branch, Bharat Nagar, Amravati Road, Nagpur-440033	
3	Description of the immovable secured assets to be sold.	Residential House constructed on Plot no. 279, Sheet no. 26A, At Khamgaon, Tah Khamgaon, Dist Buldhana.  Bounded as under: To the East: House of Shri Agrawal To the West: House of Shri Verma To the North: Govt. Road To the South: Govt. Road	
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.21.06 lakhs as on 22.06.2020 with further interest, plus cost and expenses thereon.	
6	Deposit of earnest money	<b>Property Id No.</b>	<b>EMD Amount</b>
		SBIN200040114049	Rs.2,10,000/-
		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	<b>Property Id No.</b>	<b>Reserve Price</b>
		SBIN200040114049	Rs.21,00,000/-
	Bank account/ Wallet in which	Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site	

	EMD to be remitted.	<a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  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 <sup>th</sup> 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 15.04.2024 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 approved service provider.  E-auction tender documents containing e-auction bid form, declaration etc.,	M/s MSTC Ltd. At the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc., please refer to the link provided in <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  'Click here for register' -> complete online form -> Login at website -> Upload KYC documents -> Documents authorization by MSTC.  For any assistance email <a href="mailto:ibapiop@mstcecommerce.com">ibapiop@mstcecommerce.com</a> with bidder registration number Or Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064.

	are available in the website of the service provider as mentioned above	
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	<b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.	Date: 08.04.2024 Between Time: 11.00 A. M to 2.00 P. M.
	Contact person with mobile number	Name- Mr. Ruddhshil Meshram (Authorised Officer) Mob. No.- 7391816901
13	Other conditions	<p>(a) The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> 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 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>(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 &amp; 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> <p>(o) 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>(p) 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.</p> <p>(q) In case of any dispute arises as to the validity of the bid amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of</p>
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		<p>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.</p> <p>(r) 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> <p>(s) Applicable GST / TDS will be borne by successful buyer over and above bid amount.</p> <p>(t) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold.	As on date and as per record of the Bank, no litigation is pending in respect of the property.

Date: 02.03.2024  
Place: Nagpur

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