THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR PROPERTY WILL BE SOLD ON

1	Name and address of the Borrower	Mr. Manharbhai Hirabhai Solanki Mr. Rahul Manharbhai Solanki Address: 307, Subhash Nagar Society, Kamdar Awas, Magob, Surat, PIN-395010	
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2 nd floor, Samyak Status, Opp. D.R. Amin School, Diwalipura Main Road, Vadodara (Gujarat)-390007.	
3	Description of the immovable secured assets to be sold	Property ID NoDetails of Property(ies)SBIN20020670327All that part & parcel of Immovable property at Flat No. B – 302 admeasuring super builtup area of 1442.81 sq ft i.e. 134.04 sq mtrs along with undivided share of land 40.21 sq. mtrs in "Aarav Avenue" situated at R.S. No. – 210/1 & 211/1 land admeasuring 2325.00 sq. mtrs At Village – Gadkhol, Sub Dist – Ankleshwar, Dist- Bharuch. (Property owned by Manharbhai Hirabhai Solanki).	
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no other encumbrances advised to the Bank. 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 properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.	
5		Demand Notice dated 16.11.2022 for Rs.22,31,201/-(Rupees Twenty Two Lakhs Thirty One Thousand Two Hundred and One only) as on 08.11.2022 <i>less:</i> recoveries thereafter together with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs charges thereon.	
6	Registration of intending Bidders	The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the	

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

		interested bidder will be able to bid on the date of e-auction.		
7	Deposit of earnest money	Property ID No	EMD (Rs.)	
		SBIN20020670327	2,15,000.00	
8	Reserve price of the			
	immovable secured assets	Property ID No	Reserve Price	
		SBIN20020670327	21,50,000.00	
	Payment of Earnest Money Deposit (EMD) amount	EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from		
	Last Date and Time within) in bidders Global EMD Wal done from any Scheduled Com any other mode will not be ac required EMD online, will not auction. The Earnest Money Dep Interested bidder may deposit F close of e-Auction. Credit of F	.com/auctionhome/ibapi/index.jsp llet). NEFT/ RTGS transfer can be imercial Bank. Payment of EMD by cepted. Bidders, not depositing the be allowed to participate in the e- posited shall not bear any interest. Pre-Bid EMD with MSTC before the Pre-bid EMD shall be given to the ment in MSTC Park account and	
	which EMD to be remitted	bidder only after receipt of payment in MSTC's Bank account updation of such information in the e-auction website. This resonance time as per banking process and hence bidders, in t interest, are advised to submit the pre-bid EMD amoun advance to avoid any last minute problem.		
9	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 Authorized Officer, by NEFT/ RTGS to Bank Account No. 40253211845 (Name of the Account- "SBI SARB Vadodara") of State Bank of India, SARB Vadodara Branch, IFSC: SBIN0001141, 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 e-Auction purchaser not exceeding three months from the date of e-Auction.		
10	Time and place of public e- Auction or time after which sale by any other mode shall be completed		etween 11:00 a.m. and 04.00 p.m.,) minutes from last highest bid till	
11	conducted through the Bank's approved service provider.	provider M/s MSTC Limited has A.J.C. Bose Road, Kolkata-7 40602403, 033- 40067351, 033 40645207, 033- 406091 https://www.mstcecommerce. and e- Bikray- IBAPI Portal (h terms and conditions of the sale	com/auctionhome/ibapi/index.jsp https://wwww.ibapi.in). For detailed e, please refer to the link provided in	
	E-Auction tender documents containing e-Auction bid		he secured Creditor website e-news/auction-notices/bank-e-	

	form, declaration etc., are available in the website of the service provider as mentioned above		
12	(i) Bid increment amount:	Property ID No	Bid increment amount in multiple of Rs.
	(ii) Auto extension:	SBIN20020670327	10,000/-
	times. (limited / unlimited) (iii) Bid currency & unit of measurement	10 minutes (unlimited) Bid currency in Indian Rupees	
13	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. Contact person with mobile number		
14	Other conditions	 (a) Bidders shall hold competent authority a necessary for the international allotment of ID at conveyed through emails (b) Names of Eligible India, Stressed Assets to participate in https://www.mstceco M/s MSTC Limited w verification of PAN of t (c) The successful bide quoted during the exacceptance without a agreed to before start (d) During e-Auction, if State Bank of India a price/ scrap the e-Auction of tendering. (e) The Bank / service liability towards bidder site irrespective of the formation of the endering. (f) The bidders are reconditions and moda provider, before participate participate in the formation of the endering in the formation of the endering in the international moda provider, before participate participate participate in the formation of the endering in the provider is the international moda provider is the participate participate participate participate in the participate participate in the participate particip	a valid digital Signature Certificate issued by and valid email ID (e -mail ID is absolutely ending bidder as all the relevant information ind Password by M/s MSTC Limited may be ail). Bidders will be identified by the State Bank of a Recovery Branch (SARB) Vadodara Branch online e-Auction on the portal mmerce.com/auctionhome/ibapi/index.jsp. ill provide User ID and Password after due he Eligible Bidders der shall be required to submit the final prices, e-Auction as per the annexure after the uction, duly signed and stamped as token of iny new condition other than those already of e-Auction. if no bid is received within the specified time, t its discretion may decide to revise opening tion process/ proceed with conventional mode are provider for e-Auction shall not have any s for any interruption or delay in access to 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
(g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
(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 bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price
(j) 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.
(k) 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).
(I) 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.
(m) 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.
(n) 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.
(o) 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) 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 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(s)
	(q) 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.

Bank website	E-auction website

Property Location	Video	Photo	USP

(Inderjit Singh)

Date: 05.03.2024 Place: Vadodara AUTHORISED OFFICER, STATE BANK OF INDIA