

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	1.Mohd Usman Alias Usman Raza S/o Late Mr. Abdul Majeed Saifi  Address: Telipura Road, Shankarpur, Ramnagar, Nainital 244715  2.Mrs. Farha Baby W/o Mr. Mohd Usman Alias Usman Raza  Address: Telipura Road, Shankarpur, Ramnagar, Nainital 244715
02	Name and address of Branch, the secured creditor	<a href="#">Stressed Assets Recovery Branch, State Bank of India, 2<sup>nd</sup> Floor, Ajeet Complex, Saharanpur Road, Dehradun-248001.</a>
03	Description of the immovable secured assets to be sold	Residential Property at Khata No. 12, Khasra no 248 area 130.11 Sq mts, situated at Vill Shankarpur Khajanchi, Chilkiya Tehsil Ramnagar District Nainital Uttarakhand in the name of Mohd Usman Alias Usman Raza S/o Late Mr. Abdul Majeed Saifi
04	Details of the encumbrances know to the secured creditor	Nil
05	The secured debt for recovery of which the property is to be sold	Rs.39,75,890.28 (Rupees Thirty Nine Lac Seventy Five Thousand Eight Hundred Ninety and Twenty One Paisa only) with interest applied up to 07.08.2022 and further interest form 08.08.2022 plus legal charges, cost, other expenses etc. within 60 days from the date of receipt of the said notice. (less credit, if any)
06	Deposit of earnest money	EMD of Rs 4,30,000. /-( Rupees Four Lakh Thirty Thousand Only), <a href="#">being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with MSTC.</a>
07	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted  Last Date and Time within which EMD to be remitted	Rs. 43,00,000/- (Rupees Forty Three Lakhs only) <a href="#">Bidder Global EMD wallet maintained with MSTC.</a> (Bidder /Purchase to register on e auction portal <a href="https://mstcecommerce.com/auctionhome/ibapi/index.jsp">https://mstcecommerce.com/auctionhome/ibapi/index.jsp</a> using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by MSTC, may take 02 working days)) The interested bidder should deposit EMD amount in its wallet created at E-Vikray portal well before the auction.
08	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. <a href="#">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.</a>
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 07.03.2024  <a href="#">Time: 300 minutes from 11:00 A.M to 04.00 P.M with unlimited extension of 10 minutes each</a>
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	<a href="https://mstcecommerce.com/auctionhome/ibapi/index.jsp">https://mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
11	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs 1,00,000/-(Rupees One Lakh Only), unlimited extension of 10 minutes each INR
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. Contact person with mobile number	Date: 29.02.2024 , Time: <a href="#">2.00 PM To 5.00 PM.</a>  Name : Manmohan Chohla Mobile No: 9929990663 <a href="#">Name: Anjoo Chaudhary</a> <a href="#">Mobile No 9456547691</a>
13	Other conditions	(a) <a href="#">Bidder /Purchase to register one-auction portal https://mstcecommerce.com/auctionhome/ibapi/index.jsp using his mobile no and email Id .KYC verification will be done, bidder to upload</a>

		<p>requisite KYC documents, which will be verified by MSTC, may take 02 working days))</p> <p>(b) The intending bidder should transfer the EMD amount from his Account through NEFT/RTGS/transfer/Challan to his/her <b>Global EMD wallet maintained with MSTC before auction date.</b></p> <p>(c) Name of Eligible Bidders will be <b>identified</b> by the State Bank of India, <b>Stressed Assets Recovery Branch</b>, Dehradun to participate in online e-Auction on the portal <a href="https://mstcecommerce.com/auctionhome/ibapi/index.jsp">https://mstcecommerce.com/auctionhome/ibapi/index.jsp</a> Vendor: M/s MSTC Ltd who will provide user ID and Password after due verification on 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> <p>(m) 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>(o) Bank shall not responsible for (if any) statutory dues such as electricity bills, water bills, Municipality Taxes etc, found on the property. The intending bidder should make its own independent enquiry in this regard.</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 (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 of 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 auction will be entertained</p>
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Date:-24.01.2024  
Place: Dehradun

(Manmohan Chohla)  
AUTHORISED OFFICER