

**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	1. Shri. Rushikesh Vishnupant Bhujade 2. Shri. Sagar Vishnupant Bhujade R/o 7B to 11A, Shegaon to Rahatgaon road, Near Deshmukh Lawn, Dattawadi Colony, Shivaji Nagar, Amravati-444603 Guarantor- Mrs. Jayshri Gajbhiye, H. No. 14, Ward No. 1, S. No. 172, Rahatgaon, Near Arjun Nagar, Amravati-444601
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.	All that part and parcel of RCC Superstructure bearing Flat No. 401, situated on the third Floor with the flat scheme named as Yugandhar Residency having built up area 47.41 Sq. mtrs and super built up area of 79.00Sq. mts. Along with 16.65% undivided share in layout converted plot No. 13 admeasuring 258.04 Sq. mtr from F.S. No. 187/1 and 187/2, Mouje: Rahatgaon, Pragane : Nandgaonpeth, Tq & Dist- Amravati in the name of Shri. Rushikesh Vishnupant Bhujade. Bounded as Under: On the East by: - Survey No. 185 On the West by: - Open Terrace On the North by: Shri. Watanes House On the South by:- Road Possession: Physical Possession of the Bank.

4	Details of the encumbrances known to the secured creditor	There is no encumbrance known to the Bank. However, 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 responsible in any way for any third-party claims/rights/dues.
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5	The secured debt for recovery of which the property is to be sold	Rs. 23,31,034 + Interest +Charges as on 28.09.2022, plus further interest, cost and expenses thereon.
6	Deposit of earnest money	EMD Rs 1,83,900/-being the 10 % of Reserve Price For depositing EMD amount, please use option provided on https://ibapi.in .
7	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	<p>Rs. 18,39,000/-</p> <p>For depositing EMD amount, please use option provided on https://ibapi.in 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</p> <p>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>

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 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 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.	27.03.2024 from 12.00 Pm to 4.00 pm with unlimited extensions of 10 Minutes each through Online e-Auction Process.

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 provider as mentioned above	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 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 & https://sbi.co.in .
11	(i) Bid increment	Rs. 25,000/-

	amount: - (ii) Auto extension: times. (limited / unlimited) (iii) Bid currency & unit of measurement	Unlimited In Rupees.
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves	Date: 20.03.2024. Between Time: 11.00 A. M to 2.00 P. M.

	about the assets and their specification.	
	Contact person with mobile number	Name- Smt. Sujata Chauthaiwale Contact No.- 7738445641, 9420179170,9921288095

13	Other conditions	<p>(a)Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one-time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling upon online form and then submitting KYC Documents.</p> <p>(b)Steps to be followed by the bidder for registering with e-auction portal. STEP 1–Bidder/purchaser registration: Bidder to register on e-auction portal www.mstcecommerce.com (→ Click “eAuction” → Click “Property” → Click “eBkay auctions”) using mobile number and email ID. STEP 2–KYC Verification: Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days). STEP 3–Transfer of EMD amount to bidder’s global EMD wallet: Online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction date. The registration process takes minimum of two to three working days.</p> <p>(c) The successful bidder shall be required to submit the final prices, quoted during the e-Auction 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>(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 bidders for any interruption or delay in access to the site irrespective of the causes.</p>
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Date: 07.03.2024

Place: SARB Nagpur

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