

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR IN THE ACCOUNT OF M/s KOTA ENTERPRISES AND SMT RAMA RAJPUT W/O SHRI MANISH RAJPUT (EXTENSION OF EQUITABLE MORTGAGE) PROPERTY WILL BE SOLD ON 'AS IS WHERE IS', 'AS IS WHAT IS', 'WHATEVER THERE IS' AND 'WITHOUT RECOURSE' BASIS

1	Name and address of the Borrower	1.M/s Kota Enterprises Shop No. F-4, 1 st Floor, Kaka Complex Vallabh Bari Gumanpura, Kota-324007 (Rajasthan) 2. Smt Bina Rajput (Partner & Guarantor, M/s Kota Enterprises) 3. Sh. Manish Rajput (Partner & Guarantor M/s Kota Enterprises) 4.Smt Rama Rajput W/o Shri Manish Rajput (Borrower) Shri Manish Rajput (Co-Borrower), R/o 7-B-11, Mahaveer Nagar-III, Kota.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 Ph. No. 0141-2657811, 2657921, 2657926,2657989 E-mail : sbi.18184@sbi.co.in
3	Description of the movable and immovable secured assets to be sold.	LOT (1) Flat No. B-107, Duplex, "Ashirwad Vaibhav"Plot No.SP-12(B), Indra Vihar, Kota-324005, in the name of Smt. Rama Rajput W/o Shri Manish Rajput Total Area:- 710 Sq ft. First Floor & 710 Sq Ft. Second Floor totaling to 1420 Sq. Ft. in the name of Smt. Rama Rajput W/o Shri Manish Rajput Boundaries of the Proper:- East-Flat No.106,West-Flat No. B-101,North-Common Lobby,South-Common Passage. LOT (2) Shop No.4, 1 st Floor, Plot No. 148, Kaka Complex, Vallabh Bari, Gumanpura, Kota Total Area:- 180 Sq ft. in the name of Smt. Rama Rajput W/o Shri Manish Rajput Boundaries of the Property:- East- Passage 12' Wide,West-House of Shri Mahendra Pal Tyagi, North-Shop No. F-5, South-Shop No.F-3
4	Details of the encumbrances known to the secured creditor.	Not known.
5	The secured debt for recovery of which the property is to be sold	Rs.88,09,037.58 (Rupees Eighty Eight Lakh Nine Thousand Thirty seven and paise fifty Eight Only) inclusive of interest upto 07.03.2022 plus further interest, cost, charges & other expenses etc.
6	Deposit of earnest money	EMD Rs. 5,50,000 (LOT 1) (Rupees Five Lakh Fifty Thousand Only), 1,40,000 (LOT 2) (Rupees One Lakh Fourty Thousand only) being the 10% of Reserve price to be remitted. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance.
7	Reserve price of the immovable secured assets :	Reserve price: Rs.5500000 (LOT 1) (Rupees Fifty five Lakh Only) and Rs.1400000 (LOT 2) Bidder Global EMD wallet maintained with MSTC. (Bidder/Purchaser to register on e-auction portal) https://mstcecommerce.com/auctionhome/ibapi/index.jsp

	<p>Bank account in which EMD to be remitted.</p> <p>Last Date within which EMD to be remitted: EMD</p>	<p>Using his mobile number and email id. A/c- 34677123883 IFSC: SBIN0011394 SBI Bank: SBI, SARB COLLECTION ACCOUNT Address: Stressed Assets Recovery Branch (SARB), 3rd Floor, Matrix Mall, Sector-4, Jawahar Nagar, Jaipur (Rajasthan)-302004</p> <p>Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted.</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	<p>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. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited by the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.</p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>From 11.00 AM to 03.00 PM on 21.12.2023. (With unlimited extensions of 10 min. each) – On Line e-Auction Platform https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p>
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-	<p>Platform https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp for e-Auction will be provided by Bank's e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in</p>

	Auction bid form, declaration etc., are available in the website of the service providers as mentioned above.	the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com . This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) . The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e- भूक्रेय –IBAPI portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)
11	a) Bid increment amount: b) Autoextension: unlimited times. c) Bid currency & unit of measurement	(i) Rs. 10,000.00 (ii) 10 Minutes (iii) Indian Rupees (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 : 19.12.2023 Time : 01.00 PM to 03.00 PM (1) Devender Singh (Mob. No.8930678218) (2) Alok Ranjan (Mob. No.8003994907) Email : sbi.18184@sbi.co.in
13	Other conditions	(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s MSTC Limited (vendor name) may be conveyed through e mail. (b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in website: https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp > Bidder Registration (c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider MSTC Limited at the Website https://www.mstcecommerce.com on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal https://www.mstcecommerce.com (direct link 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 e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder

		<p>registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (\geq EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one properties bidders will have to deposit EMD for each properties.</p> <p>(d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp in bidders Global EMD Wallet NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://www.mstcecommerce.com and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.</p> <p>(e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The properties will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid</p>
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		<p>final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the properties 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>(y) 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> <p>(z) The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Properties Tax (if applicable) as per prevailing provisions.</p> <p>(aa) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the properties. The actual measuring and position of the properties may differ and the authorized officer will not be held responsible for that.</p> <p>(bb) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, actual area of the properties, title of properties & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the properties which comes to knowledge of bank after the auction date.</p> <p>(cc) The properties is being sold on <u>"As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis</u> and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/dues/ charges of any authority such as Sales Tax, Excise/GST/ Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the properties before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the properties put for sale charges/encumbrances over the properties or on any other matter etc., will be entertained after submission of the online bid.</p> <p>(dd) The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the conditions mentioned above. For more details if any prospective bidders</p>
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Date:28.11.2023
Place: JAIPUR

(AUTHORISED OFFICER)
STATE BANK OF INDIA