




**THE TERMS AND CONDITIONS OF SALE**  
**PROPERTY WILL BE SOLD ON “AS IS WHERE IS, AS IS WHAT IS AND WHAT-EVER THERE IS” BASIS**

1	Name and address of the Borrower	<b>M/s ADITYA DEVELOPERS.(Partnership)</b>  <b>1.CORPORATE OFFICE :- A/101, Jeevan Mandir, Opp Ambe Mata Temple Opp. Factory Lane, Borivali West- Mumbai 400092.</b> <b>2. M/s. Aditya Developers, Brindavan Silver Park CHSL, FP 166 TPS, III, 1<sup>st</sup> Cross Road, Opp. Kent Tower, Borivali (West), Mumbai – 400 092.</b>  <b>3. Shri Nishit Himmatlal Shah (Partner)</b> <b>Flat No. 1001, A Wing, Oberoi Woods, Tower, Off W/E Highway, Goregaon, (West), Mumbai – 400 092.</b>  <b>4.Shri Himesh Harshadrai Desai (Partner)</b> <b>Green Hedgesh, B-202, Royal Complex, Eksar Road, Near Jain Temple, Borivali (W), Mumbai – 400 092.</b>	
2	Name and address of Branch, the secured creditor	Branch-Stressed Assets Management Branch-II, Raheja Chamber, Ground Floor, Wing-B, Free Press Journal Marg, Nariman Point, Mumbai-400021, Tel-022-41611402,Fax-022-22811403, Email: <a href="mailto:Team7.15859@sbi.co.in">Team7.15859@sbi.co.in</a>	
3	Description of the immovable secured assets to be sold.	<b>Property ID</b>  <b>SBINADITYA2</b>  (Scan here to direct link to E-auction website)    (Scan here to direct link to Property location)  	<b>Details of Property.</b>  Flat no.602 on Sixth Floor, Adm. Total 1005 Sq.ft. Carpet Area, in the new building of & Known as THE TRIMURTI (BORIVALI) CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Final Plot no.52 of Town Planning Scheme III, Borivali(W) (Old Plot no.26), Survey No.149A (Pt) & Corresponding CTS No.752, of village Borivali, Taluka Borivali, Mumbai-400092 in the name of M/s Aditya Developers through its partner Shri and Himesh Harshadrai Desai.  <b>Reserve Price: Rs.2,21,00,000/-</b> <b>EMD: Rs.22,10,000/-</b> <b>Status of Possession: Physical.</b>

		<p>(Scan here to direct link to Property Photo)</p> 	
4	Details of the encumbrances known to the secured creditor	Not known to the Bank.	
5	The secured debt for recovery of which the property is to be sold	<b>Rs.11,40,89,558.65 (Rs. Eleven Crores Forty Lakhs Eighty Nine Thousand Five Hundred Fifty Eight and Sixty Five Paise Only)</b> as on 08.08.2023 with further interest, incidental expenses, costs, charges to be incurred w.e.f. 30.04.2019	
6	Deposit of earnest money	<b>EMD: Rs.22,10,000/- being 10% of the Reserve Price to be transferred /deposited by bidder in his /her/their own wallet provided by M/s MSTC Ltd. On <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT Only.</b>	
7	Reserve price of the /Imovable/movable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted	1) <b>Reserve Price : Rs.2,21,00,000/-</b> 2) <b>EMD to be transferred / deposited by bidder in his / her /their own wallet provided by M/s MSTC Ltd on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT only.</b> 3) Date and time for submission of request letter of participation /KYC Documents / Proof of EMD etc. on or before <b>28.02.2024</b> up to 11:00 A.M	
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid through MSTC, 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. <b><u>The successful bidder shall deposit remaining amount through NEFT / RTGS / Demand Draft in below mentioned account</u></b> 1)Bank Account No <b>32600800724</b> , SBI, SAMB II Collection account, Branch SBI Mumbai Main (Unit Name), IFSC Code: <b>SBIN0000300</b> .	
9	Time and place of public auction or time after which sale by any other mode shall be completed	On e-auction date <b>28.02.2024</b> from <b>11.00 A.M. To 4.00 P.M.</b>	

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	The auction will be conducted through Bank's approved service M/s <b><u>MSTC Ltd at their web portal</u></b> <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> .
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Bid Increment Amount = <b>Rs. 1,00,000/- (Rupees One Lakh only)</b> (ii) Date & Time of e-Auction = Date:- <b>28.02.2024</b> Time:- From <b>11.00 A.M. To 4.00 P.M.</b> with unlimited extensions of 10 Minutes each. (iii) <b>Indian Rupee (INR)</b>
12	Date and Time during which inspection of the movable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<b>Date &amp; Time of inspection of the properties: 23.02.2024 from 12:00 P.M. to 2.00 P.M</b>  Contact : 1. Rohit Burman, Mobile No-9834282797 2. Rajender Kumar Mobile No-9816547930
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 Pass word by <b><u>M/s MSTC Ltd</u></b> _ (vendor name) may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E/auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder(iv) valid e-mail ID, (v) contact number(mobile/Land Line) of the bidder etc., to the MSTC Commerce Website. (c) Names of Eligible Bidders will be identified by the State Bank of India SARB Thane (Branch Name) to participate in online e-auction on the portal_ by <b><u>M/s MSTC Ltd</u></b> (name of the portal) <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> (name of the vendor) will provide User ID and Password after due verification of PAN of the Eligible Bidders (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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (e) During e-auction, if no bid is received within the specified time,

		<p>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>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>(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 correspondences 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 MSTC Service Providers. 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 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, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(q) 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>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	Not applicable.

Date: 12.02.2024.

Place: Mumbai

AUTHORISED OFFICER  
STATE BANK OF INDIA