

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	Mr. Kaushal Modi, Mr. Uma Shanker Modi, Mrs. Gitadevi Modi & Mrs. Nidhi Modi 17-A, Manek Building, L D Ruparel Marg, Nepeansea Road, Mumbai – 400006
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai 400 020 Phone: 022 – 22053163 / 64 / 65 Email – sbi.05168@sbi.co.in
3	Description of the immovable secured assets to be sold	Property ID: SBIN200050239332 Flat No. A-2507 admeasuring 1715.78 sq. ft. on 25 th floor, in A Wing of the project known as Indiabulls BLU alongwith three car parking spaces situated at Ganpatrao Kadam Marg, Bharat Mill, Lower Parel, Mumbai – 400013, owned by Mr. Kaushal Modi & Mrs. Nidhi Modi.
4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised 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.
5	The secured debt for recovery of which the property is to be sold	Rs 13,33,26,916.00 (Rupees Thirteen Crore Thirty Three Lakh Twenty Six Thousand Nine Hundred and Sixteen Only) as on 29.02.2024 with further interest incidental expenses, and costs etc. thereon
6	Deposit of earnest money	EMD: Rs. 1,18,00,000/- (Rupees One Crore Eighteen Lakh Only) being the 10% of Reserve price to be remitted/ paid online through electronic mode i.e.NEFT/RTGS/Transfer (After generation of Challan from https://www.mstcecommerce.com) in bidders Global EMD Wallet. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders not depositing the required EMD in their own Wallet maintained with M/s MSTC. Ltd., will not be allowed to participate in the e-auction.
7	Reserve price of the immovable secured assets	Rs 11,80,00,000/- (Rupees Eleven Crore Eighty Lakh Only)
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 e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 18.03.2024 Time: From 11.00 am to 04.00 pm with unlimited extensions of 10 minutes each.
10	The e-Auction will be conducted	M/s MSTC Ltd. at the web portal

	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://ibapi.in https://mstcecommerce.com/auctionhome/ibapi/index.jsp
11	I) Bid increment amount: ii) Auto extension: iii) Bid currency & unit of measurement	i) Rs.50,000.00 (Rupees Fifty Thousand Only) ii) Extension of 10 minutes each, Unlimited times 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: 02.03.2024 Time: From 11.00 am to 01.00 pm Name: Mr. R K Taktewale (Mob.9561064635) Name: Mr. H L Algotar (Mob.9833554226)
13	Other Conditions	<p>a) The intending Bidders/ Purchasers are requested to register on https://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 has to transfer the EMD amount using online mode in the Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.</p> <p>b) The interested bidders who requires assistance in creating Login ID & password, uploading data, submitting bid documents, training/ demonstration, Terms & conditions on online inter-se Bidding etc., may visit the website: https://ibapi.in/Sale_info_Login.aspx</p> <p>c) Earnest Money Deposit (EMD) is to be paid online through i.e. NEFT/RTGS/Transfer (After generation of Challan from https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT/RTGS/ transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned by service provider without interest.</p>

		<p>d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank. The remaining amount i.e. 25% of sale price, after adjusting the EMD already paid, to be deposited/remitted immediately i.e. on the same day or not later than next working day, as the case may be.</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 & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 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 correspondence 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 Bank. 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 e-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 it may 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, 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</p>
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Date: 14.02.2024
Place: Mumbai

(R K TAKTEWALE)
AUTHORISED OFFICER
STATE BANK OF INDIA