

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
WHAT-EVER THERE IS” BASIS

1	Name and address of the Borrower	Sh. Padam Chand Gupta S/o Sh. Mitthan Lal Gupta Plot No. 2/116, N.E.B. Housing Board, Behind Krishi Upaj Mandi, Alwar, Distt. Alwar (Raj.) 301001
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; E-mail : sbi.18184@sbi.co.in
3	Description of the movable and immovable secured assets to be sold.	All that part and partial of the Equitable mortgage of Residential Flat situated at Flat No. 202, IInd Floor, On Plot No. 335, Scheme No. 2, Lajpat Nagar, Alwar, Distt. Alwar, (Raj.) standing in the name of Sh. Padam Chand Gupta S/o Sh. Mitthan Lal Gupta . Total Measuring area: - 1525 Sq. feet. Bounded: CERSAI:200014769863 On the East by- Flat No. 201, On the West by- Plot No. 334, On the North by- Road 30 wide, On the South by- Plot No. 342,
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. 28,81,364.00 (Rupees Twenty Eight Lakh Eighty One Thousand Three Hundred Sixty Four only) as on 13.09.2023 + further interest up-to-date, cost, charges & other expenses etc.
6	Deposit of earnest money	EMD Rs. 4,95,800.00 (Rupees Four Lakh Ninety Five Thousand Eight Hundred 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 : Bank account in which EMD to be remitted. Last Date within which EMD to be remitted: EMD	Rs. 49,58,000.00 (Rupees Forty Nine Lakh Fifty Eight Thousand Only) Bidder Global EMD wallet maintained with MSTC. (Bidder / Purchaser to register on e auction portal https://mstcecommerce.com/auctionhome/ibapi/index.jsp using his mobile number and email Id. 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

		<p>update 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 to 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. This Amount (excluding EMD) is to be remitted to</p> <p>A/c- 34677123883 IFSC: SBIN0011394 SBI Bank: SBI, SARB COLLECTION ACCOUNT Raj park Jaipur.</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 30.03.2024 (With unlimited extensions of 10 min. each) – On Line e-Auction Platform (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) (With unlimited extensions of 10 min. each)</p>
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	<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 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</p>

		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://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others and https://ibapi.in/Sale_Info_Home.aspx)
11	(i) Bid increment amount: (ii) Autoextension: unlimited times. (limited /unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 25,000.00 (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 : 22.03.2024 Time : 11.00 AM to 04.00 PM (1) Hari Om goyal (Mob. No.8003593716) (2) Ravi S. Soni-(Advocate) (Mob. No. 8003873888) Email : sbi.18184@sbi.co.in Email : ravi.icss@gmail.com
13	Other conditions	<p>1. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s MSTC Limited (vendor name) may be conveyed through e mail.</p> <p>2. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the /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 Authorised Officer of State Bank Of India SARB Jaipur(Branch Name and address) by date 10.03.2023 and 10:00 AM time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>3. Names of Eligible Bidders will be identified by the State Bank of India SARB Jaipur to participate in online auction on the portal https://www.mstccommerce.com, M/s MSTC Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders</p>

	<p>4. 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</p> <p>5. 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 auction process/ proceed with conventional mode of tendering.</p> <p>6. 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>7. 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</p> <p>8. 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>9. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders</p> <p>10. The Authorised Officer shall be at liberty to cancel the auction process/tender at any time, before declaring the successful bidder, without assigning any reason</p> <p>11. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price</p> <p>12. 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>13. 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>
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14	Details of pending litigation, if any, in respect of property proposed to be sold.	Not Known

Date: 11.03.2024
Place: JAIPUR (RAJ.)

**AUTHORISED OFFICER
STATE BANK OF INDIA**