

**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**

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| 01 | Name and Address of the Borrower | M/s Mahfooz Cold Storage & Allied Industries Village Malang Purwa, Nanpara Bahraich Bypass Nanpara, Bahraich-271801. |
| 02 | Name and address of Branch, the secured creditor | State Bank of India, Stressed Assets Recovery Branch, 2nd Floor, 2 – Tilak Marg, Near National P.G.College Hazratganj, Lucknow – 226001 Contact: 0522- 4342301, 4342302,4342303,4342304 E-mail: sbi.05178@sbi.co.in |
| 03 | Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them | <p align="center"><u>Property lot no. 1:</u></p> <p>All that part & parcel of Pakka property Shop situated at Mohalla Qila, Ward No.19, Gandhi Park near Dr.Qutbul Haque Clinic Post & Kasba Nanpara Distt.Bahraich Area 30.61 Sq.Mtr.in the name of Shri Mahfooz Ali S/o Mahmood Ali.</p> <p><u>Bounded By:-</u> East – Galary of Smt.Manorama Devi West – Clinic of Dr.Qutbil Haque North – Hata of Smt.Manorama Devi South –Sahan and Kharanja Marg</p> <p><u>Property ID: SBIN86094037135</u></p> <p align="center"><u>Property lot no. 2:</u></p> <p>All that part & parcel of Plot at Gata No.454, Mauja Bahadur Purwa near Bypass Road Pargana & Tehsil Nanpara Distt.Bahraich in the name of Sh.Mahfooz Ali S/o Sh.Mahmood Ali Area 1970.00 Sq.Mtr.(0.197 Hect.)</p> <p><u>Bounded By:-</u> East – Land of shri Ghasitey West –Land of Fauj Dar North –Land of Inamus-Samad South –Land of Mahmood Asif</p> <p><u>Property ID: SBIN8609403713501</u></p> <p align="center"><u>Property lot no. 3:</u></p> <p>All that part & parcel of Plot No.455, Mauja Bahadur Purwa near Bypass Road Pargana & Tehsil Nanpara Distt.Bahraich in the name of Shri Mahfooz Ali S/o Sh.Mahmood Ali, Area 2100.00 Sq.Mtr (0.210 Hect).</p> <p><u>Bounded By:-</u> East – Land of Fauj Dar West –Land of Faiz Mohammad North –Land of Inamus-Samad South –Land of Mahmood Asif</p> <p><u>Property ID: SBIN8609403713502</u></p> |

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| 08 | 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 Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>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 (90 days) from the date of e-Auction.</p> |
| 09 | Time and place of public e-Auction or time after which sale by any other mode shall be completed | <p>Date: 21.03.2024 Online e-Auction Platform</p> <p>Time: 300 minutes from 11:00 A.M to 04:00 P.M with unlimited extension of 10 minutes 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 provide as mentioned above | <p>M/s MSTC Ltd. at the web portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp And https://www.sbi.co.in)</p> |
| 11 | <p>(i) Bid increment amount</p> <p>(ii) Auto extension</p> <p>(iii) Bid currency & unit of measurement</p> | <p>Rs. 10,000/- for property no. 1 Rs. 50,000/- for property no. 2 & 3</p> <p>unlimited extension of 10 minutes each</p> <p>Indian Rupees (INR)</p> |
| 12 | <p>Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p> | <p>As per mutual consent within Banking hours before 21.03.2024.</p> <p>Name : Shakil Ahmad Mobile No: 9450939580</p> |
| 13 | Other conditions | <p>(a).The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC. Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b)Bidders shall have to visit the website (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) of our e-auction service provider of MSTC. Ltd. to participate for online bid. For Technical assis-</p> |

tance, the bidders may refer to MSTC helpline numbers. E-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password in M/S MSTC Ltd. may be conveyed through email.

(c) 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).

(d)The intending bidders need to sign in the portal with ID and Password.

(e)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.

(f) 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.

(g)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.

(h) 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.

(i)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.

(j) 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.

(k) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(m) The conditional bids may be treated as invalid. Please note that after submission of the bides, no correspondence regarding any change in the bid shall be entertained.

(n) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept

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| | | <p>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>(o) 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>(p) 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>(q) 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 including the provisions of sec- 194-IA of the income tax.</p> <p>(r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.</p> <p>(s) 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 e-Auction will be entertained.</p> |
| 14 | Details of pending litigation, if any, in respect of property proposed to be sold. | Not Known |

Date: 11.03.2024

Place: Lucknow

Shakil Ahmad
(CCO)SARB, Lucknow

Ajay Misra
(Authorized Officer) SARB,Lucknow

Alok Kumar
(Assistant General Manager)
SARB, Lucknow