

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTIES WILL BE SOLD ON 27.02.2024

“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1	Name and address of the Borrower(s)/ Guarantor(s)	Shri Brajesh Kumar Ladiya S/o Late Ram Kumar Ladiya H. No. 707, Khermai Ward, Bhan Talaiya, Shakti Chowk, Jabalpur, MP,482002
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Resolution Branch, Jabalpur Third Floor, SBI ZO Building Vijay Nagar, Jabalpur (M.P.) – 482002
3	Description of the immovable secured assets to be sold.	Residential House Nazul block No -38 , Plot No – 11/15 , Corporation H.No. 707 total area 681 Sq Ft with built up area 320 Sq Ft. , Bhantalaiya , Khermai Ward , Jabalpur (MP) owned by Shri Brajesh Kumar Ladiya S/o Shri Ram Kumar Ladiya acquired through Registered release deed dt 11.07.2003 endorsed in Volume No 10709 by giving Book No. A-1 , Page No 173-176, Document No. 1287 , Registered at Sub registrar Office Jabalpur . Bounded: On the North by :House of Chandu Bai , On the South by : House of Praksh Kori , On the East by : Plot of Neighbor, On the West by : Open Space
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	<u>Rs 27,23,529.00(Rupees Twenty Seven Lacs Twenty Three Thousand Five Hundred Twenty Nine Only)</u> + Interest cost & expenses etc. w.e.f. 14.06.2023 (as per Demand Notice dated 13.06.2023).

6	Deposit of earnest money	<p>(I) EMD: Rs 2,28,100.00</p> <p>Intending Bidders/Purchasers has to transfer the EMD amount using online mode in his 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. 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.</p>
7	<p>Reserve Price of the immovable secured asset :</p> <p>Bank account in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Rs. 22,81,000.00</p> <p>Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through electronic mode i.e. NEFT/Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT 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 without interest.</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, in the below mentioned account, 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, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>Account details for depositing 25% of sale price and Balance amount on being declared successful bidder:</p> <p>Account no: 38644610491 IFSC: SBIN0004677 Account Name: SARB AUCA Collection account</p>

		Branch: SBI, Krishi Upaj Mandi Branch, Vijay Nagar, Jabalpur
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date – 27.02.2024 Time 11.00 A.M. To 3.00 P.M. The Sale will be done by the undersigned through e-auction platform provided at the website https://www.mstcecommerce.com on the date and time mentioned above.
10	The e-auction will be conducted through the Bank's approved service provider. <u>E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.</u>	<u>Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our 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 on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage portal. https://www.sbi.co.in, https://ibapi.in The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bक्रेय –IBAPI portal (https://www.ibapi.in).</u>
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(I) Bid increment amount for property: 1. Rs. 5,000/-(Rupees Five thousand only) ii) Auto extension with unlimited extension of 10 minutes of each. (iii) Rupees
12	Date and time during which inspection of the movable and immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	25.01.2024 between 10.30 a.m. To 5.00 p.m. Deepshikha Patel Raj (Manager) Mob. - 7747884466
13	OTHER TERMS AND CONDITIONS:	1. 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

		<p>days (Registration process is detailed on the above website). The Sale will be done by the undersigned through e-auction platform provided 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.mstcauction.com) 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 his 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. 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.</p> <p>2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/RTGS Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT 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 without interest.</p> <p>3. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our 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 on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage</p>
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	<p>tendering.</p> <p>9. 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>10. 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>11. 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>12. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>13. 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>14. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>15. 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>16. 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>17. 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>
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		by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
xiv	Statutory Notice of 30 days under proviso of Rule 9(1) of Security Interest (Enforcement) Rules, 2002	This publication is also 30 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the **STATE BANK OF INDIA** nor Service Provider will be responsible for any lapses / failure (Internet Failure, power failure etc.) on the part of the bidder, in such cases. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date: 19.01.2024

Place: Jabalpur

Authorised Officer
Stressed Assets Resolution Branch, Jabalpur
Third Floor, SBI ZO Building
Vijay Nagar, Jabalpur (M.P.) – 482002