

(Annexure-15 A)

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

01	Name and Address of the Borrower/s and Guarantor/s	Shri Manish Kumar Dwivedi S/o Shri Rajiv Lochan Prasad Dwivedi Flat No. 302, Block EM-18, IBD Hallmark City, Kolar Road, Bairagarh Chichli, Huzur Distt. - Bhopal (M.P.) 462042
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) 452003
03	Description of the immovable secured assets to be sold	Residential Flat No. 302, Second Floor, Block Type - EM-18, IBD Hallmark City situated at Village – Mahabadiya, P.H.No. 31, Kolar Road, Tehsil - Huzur, Distt. - Bhopal (M.P.) admeasuring area 545 sq.ft. (50.65 sq.mtr.) Super Built up area is 785.00 Sq.Ft. (72.95 Sq.Mtr.) in the name of Shri Manish Kumar Dwivedi S/o Shri Rajiv Lochan Dwivedi Bounded by: East- EM-18/301, West- Road (Below), North- Road (Below), South – EM-18/303,
04	Details of the encumbrances know to the secured creditor	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 under physical possession and being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
05	The secured debt for recovery of which the property is to be sold	Amount: Rs.15,66,438.00 (Rupees: Fifteen Lac Sixty Six Lac Four Hundred Thirty Eight Only) as on 07.12.2022 plus accrued interest from 08.12.2022 + other charges, less (-) credit, if any thereafter.
06	Deposit of earnest money	EMD: Rs 1.30 Lacs being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.
07	Reserve price of the	Rs.12.95 Lacs

	<p>immovable secured assets: Account/ Wallet in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.</p> <p>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 of receipt of payment in MSTC's Bank account and updation 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>
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 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.</p> <p>In default of payment of sale / bid price or any part thereof within the periods mentioned hereinabove, the deposit (s) shall be forfeited and the property shall be resold and the defaulting bidder shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.</p>
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	26.03.2024 Time: 11.00 A.M. TO 4.00 P.M.
10	The e-Auction will be conducted through the Bank's approved service provider	M/s.MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp .
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension:</p> <p>(iii) Bid currency & unit of measurement</p>	<p>Rs. 0.10 Lacs</p> <p>With unlimited extension of 10 minutes each.</p> <p>INR</p>
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy	Date: 21.03.2024 to 22.03.2024 Time with prior appointment.

	<p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) 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>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) 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>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(n) 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>(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 may it 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 and the secured creditor / Authorised officer will not be responsible for any charge, lien, encumbrance, Tax, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody in respect of the property under sale</p> <p>(r) It shall be the responsibility of the successful bidder to deduct /deposit/pay the applicable GST or TDS, if any, as per prevailing provisions of the applicable laws.</p> <p>(s) 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</p>
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		<p>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> <p>(t) 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 Authorised 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. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(u) 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 auction will be entertained.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold	At present no litigation is pending in Bank's knowledge.

Date: 14.02.2024
Place: Indore

AUTHORISED OFFICER
STATE BANK OF INDIA
SARB, INDORE