(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" <u>Basis</u>

Branch, the secured creditor O3 Description of the immovable secured assets to be sold O5 Description of the immovable secured assets to be sold O6 Description of the immovable secured assets to be sold O6 Deposit of recovery of which property is to be sold O6 Deposit of secured debt for recovery of which property is to be sold D6 Deposit of secured immovable secured immoved in the secured of earnest money D6 Deposit of secured immovable secured immoved in the secured immoved in the secured of earnest money D6 Deposit of secured immoved in the immoved immoved in the secured immoved i	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
immovable assets to be sold And 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 Rajin Lochan Dwivedi Bounded by: East- EM-18/301, West- Road (Below), North- Road (Below), South - EM-18/303, The intending bidders should make their own independen inquiries regarding the encumbrances, title of property/ies put or auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does no constitute and will not be deemed to constitute any commitmen or any representation of the Bank. The property is unde 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. 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. BMD: 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 home/ibapi/index.jspby means of RTGS/NEFT.	02	Branch, the secured	State Bank of India, Stressed Assets Recovery Branch, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) 452003
encumbrances know to the secured creditor encumbrances know to the secured creditor inquiries regarding the encumbrances, title of property/ies put or auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does no constitute and will not be deemed to constitute any commitmen 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. 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. 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.jspbymeans of RTGS/NEFT .	03	immovable secured	Bounded by: East- EM-18/301, West- Road (Below), North- Road (Below),
recovery of which the property is to be sold 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.jspbymeans of RTGS/NEFT .	04	encumbrances know to	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.
money 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.	05	recovery of which the	Four Hundred Thirty Eight Only) as on 07.12.2022 plus accrued interest from 08.12.2022 + other charges, less (-) credit,
	06	-	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

	immovable secured	
	assets: Account/ Wallet in which EMD to be remitted	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.
	Last Date and Time within which EMD to be remitted	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.
08	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. 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.
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	(i)Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. 0.10 Lacs With unlimited extension of 10 minutes each. INR
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.

	themselves about the assets and their specification. Contact person with mobile number	Name: V.K. Sharma Mobile No. 97520-94868 Name: Govind Agrawal Mobile No. 94248-50453
13	Mobile number Other conditions	 (a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.isp. 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). (b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.isp. by means of NEFT/ RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s.MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (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 and the remaining amount i.e. 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be. (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. (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. (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. (h) 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 o
		the defaulting bidder.

- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (I) 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.
- (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).
- (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.
- (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) 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.
- (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
- (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.
- (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

			size/area of the immovable secured assets in question. They shall independtly 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 (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 of 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.
			(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.
14	Details of litigation, respect of	•	At present no litigation is pending in Bank's knowledge.
proposed to be sold			

Date: 14.02.2024 Place: Indore

AUTHORISED OFFICER STATE BANK OF INDIA SARB, INDORE