

**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	M/S MEDIA UNLIMITED House No. 16, Sundarpur, Japorigog, RG Baruah Road, Guwahati- 781005
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 2 <sup>nd</sup> Floor, Signature Square, MRD Road, Bamunimaidam, Guwahati, Assam- 781 021
03	Description of the immovable secured assets to be sold	<b><u>Property ID: SBIN400014339803</u></b>  All part and parcel of a residential flat being Flat No. 104A/E4. of Block- East Side on the 1 <sup>st</sup> floor, of the building known as “PALM GROVE EDEN” having super build-up area of 1458 sqft along with undivided proportioned share of land measuring 0.34 Are (366.33 Sq ft.) standing on a plot of land measuring 6 Kathas covered by Dag No. 495(Old)/ 2219 (New) of K.P.Patta No. 59 (Old)/ 1531 (New) of Village Dwarandha under Beltola mouza, District Kamrup Metro, Assam. Property is located at Juripar Path, Juripar, Panjabari, Guwahati, Assam- 781037. The Property is bounded by:  To the North: Palm Grove Apartment; To the South: Land of M. Ali; To the East: Land of Palm Grove Apartment; To the West: PWD Road
04	Details of the encumbrances know to the secured creditor	Nil
05	The secured debt for recovery of which the property is to be sold	Total Dues Rs. 60,56,436.34 (Rupees Sixty lakhs fifty six thousand four hundred thirty six and paisa thirty four only) as on 10.03.2022+ further interest, cost, charges & other expenses etc.
06	Deposit of earnest money	<b>EMD: Rs. 4,50,000.00 (Rupees Four Lakhs Fifty Thousand only)</b> being the 10% of Reserve Price to be remitted by NEFT/RTGS to the Bidder Global EMD wallet maintained with MSTC.
07	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted	<b>Rs. 45,00,000.00 (Rupees Forty Five Lakhs only)</b>  Bidder Global EMD wallet maintained with MSTC. (Bidder /Purchase to register on e auction portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will

	Date and Time within which EMD to be remitted;	be verified by MSTC, may take 02 working days))  “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 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 Authorized 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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	<b>Online e-Auction on Date: 26.03.2024</b>  Time: 180 minutes from 11:00 A.M to 02:00 P.M with unlimited extension of 10 minutes each
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	<a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  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 <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> . The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a> and <a href="https://ibapi.in">https://ibapi.in</a> . The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from <a href="https://www.ibapi.in">https://www.ibapi.in</a>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.10,000/- Unlimited extension of 10 minutes each Indian Rupees (INR)

12	<p>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.</p> <p>Contact person with mobile number</p>	<p>Date: 28.02.2024 Time: 11:00 A.M. to 3:00 P.M.</p> <p>MRINAL DAS, Manager, Mobile No: 9864980838 NIJANANDA BADIR, Chief Manager, 9508417080</p>
13	Other conditions	<p>(a) Bidder / Purchaser to register one-auction portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by MSTC, may take 02 working days))</p> <p>(b) The intending bidder should transfer the EMD amount from his Account through NEFT to his/her Global EMD wallet maintained with MSTC before auction date.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Guwahati to participate in online e-Auction on the portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> <b>Vendor: M/s MSTC Ltd</b> who will provide user ID and Password after due verification on PAN of the Eligible Bidders.</p> <p>(d) 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(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.</p> <p>(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.</p>

		<p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 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>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) 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>(l) 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>(m) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(n) 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>(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for</p>
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Date: 15.02.2024

Place: Guwahati

AUTHORISED OFFICER  
STATE BANK OF INDIA