

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

PROPERTY WILL BE SOLD ON 15.02.2024

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

1	Name and address of the Borrower(s)/ Guarantor(s)	M/s Khajuraho Logistics, Proprietor Shri Mayank Jain, Regd Office J R Birla Road, Near Santoshi Mandir, Transport Nagar, Satna, MP 485001
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.	A single storied commercial building situated at Arazi no 231/628/4/2/2, plot area 900 sqft, (constructed area 450sqft) Vill Kolgawan, Ward No 9, Satna- Semariya service road, Tehsil Raghurajnagar, Satna (MP) registered in the name of Shri Devendra Kumar Jain S/o Sunnulal Jain, acquired through registered Sale Deed no. 218/Volume no. 3215/ page no 52-56 dated 25.04.1995 RIN PUSTIKA NO J 510596. North – Land of Shri Mahendra Kumar Jain South – Plot of Sindhi East- Birla Road West – Land of Kashi Prasad
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.	Rs. 98,34,095.19- (Rupees Ninety eight lakhs thirty four thousand ninety five and paisa nineteen only) as on 01.01.2023 and further interest from 02.01.2023 (as per Demand Notice dated 03.01.2023).
6	Deposit of earnest money	6,88,500.00

	<p>Last Date and Time within which EMD to be remitted:</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>(I) Rs. 68,85,000.00</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	<p>Time and manner of payment</p>	<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 7th 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 15 days 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</p>

		Account Name: SARB AUCA Collection account 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 – 15.02.2024 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-बकय –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: Rs. 5,000/- (Rupees Ten Thousand Only) (ii) Auto extension with unlimited extension of 10 minutes of each. (iii) In 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	08.02.2024 between 11 a.m. To 2 p.m. Dharamraj Kumar - Mob No. 7083675930
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

		<p>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). 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</p>
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	<p>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> <p>18. 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>19. 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>20. 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. The successful bidder shall be liable to pay TDS and other applicable taxes as per prevailing provisions.</p> <p>21. 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>22. 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>
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xiv	<p>Statutory Notice of 15 days under proviso of Rule 9(1) of Security Interest (Enforcement) Rules, 2002</p>	<p>This publication is also 15 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.</p>

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: 19.02.2024

Place: Jabalpur

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