

**THE TERMS AND CONDITIONS OF SALE OF IMMOVABLE PROPERTY OF
SHRI ANIL NARAYAN LONKAR, GUARANTOR TO RASOYA PROTEINS LIMITED**

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	Perfect Industries Private Limited(Resolved under CIRP) 222 Shreeram Shyam Tower, Kingsway, Near NIT, Nagpur-440001, Maharashtra.		
02	Name and address of Branch, the secured creditor	Stressed Asset Management Branch-III Mumbai (SAMB-III), 112-115, First Floor, Plot no.212, West Wing, Tulsiani Chambers, Free Press Journal Marg, Nariman Point, Mumbai-400021. Email – sbi.61341@sbi.co.in / team7.61341@sbi.co.in Contact No – 7033857792/9674771832		
03	Description of the immovable secured assets to be sold	SI No	Property details	
		1.	All the piece and parcel of Flat No.- 202, covering built-up area 274.949 Sq.Mtrs. (2959.55 Sq.Ft) and Terrace of 134.70 Sq.Mtrs. on the 2nd floor of the building known as Platina Enclave, Land bearing NIT Plot No.-13, Bearing Corporation House No.-16, City Survey No.-515 and Sheet No.-32 II of Mouza-Ambazari, Shivaji Nagar, Nagpur in the name of Mr. Brijkishore Maniyar .	
		2.	All the piece and parcel of Office Block No.- 222, on the 2nd floor of ShreeramShyam Towers, admeasuring 50.95 Sq.Mtrs situated at Kh. No. 101/3, Corporation House No.-64 (old-234), City Survey No.-1866, Sheet No.- 34, Ward No.-65, Mouza-Sitaburdi, S. V. Patel Marg, Kingsway Civil Lines, Nagpur in the Name of Smt. Lata B. Maniyar	
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	Rs. 111,70,93,149.66 (Rupees One hundred eleven Crore Seventy Lac Ninety three Thousand One Hundred Forty nine and paise Sixty six only) as on 30.11.2016 plus interest there on w.e.f. 01.12.2016 and expenses and cost etc. less recoveries (if any) of the consortium lenders led by SBI.		
06	Deposit of earnest money assets:	Sr	Property details	EMD amount
		1	Flat No.- 202, covering built-up area 274.949 Sq.Mtrs. (2959.55	Rs. 28,90,000/--




			Sq.Ft) and Terrace of 134.70 Sq.Mtrs. on the 2nd floor of the building known as Platina Enclave, Land bearing NIT Plot No.-13, Bearing Corporation House No.-16, City Survey No.-515 and Sheet No.-32 of Mouza-Ambazari, Shivaji Nagar, Nagpur in the name of Mr. Brijkishore Maniyar	
		2	All the piece and parcel of Office Block No.- 222, on the 2nd floor of ShreeramShyam Towers, admeasuring 50.95 Sq.Mtrs situated at Kh. No. 101/3, Corporation House No.-64 (old-234), City Survey No.-1866, Sheet No.- 34, Ward No.-65, Mouza-Sitabuldi, S. V. Patel Marg, Kingsway Civil Lines, Nagpur in the Name of Smt. Lata B. Maniyar	Rs. 4,80,000/-
		<p>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</p>		
07	Reserve price of the immovable	Sr	Property details	Reserve Price



secured assets:	1	Flat No.- 202, covering built-up area 274.949 Sq.Mtrs. (2959.55 Sq.Ft) and Terrace of 134.70 Sq.Mtrs. on the 2nd floor of the building known as Platina Enclave, Land bearing NIT Plot No.-13, Bearing Corporation House No.-16, City Survey No.-515 and Sheet No.-32 of Mouza-Ambazari, Shivaji Nagar, Nagpur in the name of Mr. Brijkishore Maniyar	Rs. 2,89,000,00/-
	2	All the piece and parcel of Office Block No.- 222, on the 2nd floor of ShreeramShyam Towers, admeasuring 50.95 Sq.Mtrs situated at Kh. No. 101/3, Corporation House No.-64 (old-234), City Survey No.-1866, Sheet No.- 34, Ward No.-65, Mouza-Sitabuldi, S. V. Patel Marg, Kingsway Civil Lines, Nagpur in the Name of Smt. Lata B. Maniyar	Rs.48,00,000/-



	<p>Bank Account 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>Not applicable as per mstc policy</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>
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>The e-Auction will be conducted on 14.02.2025 during 11:00 AM . to 1:00 PM</p>
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>E-auction tender documents</p>	<p>M/s. MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp.</p> 

		containing e-auction bid from, declaration etc., are available in the website of the service provider as mentioned above.	
11		(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs.1,00,000/- (ii) Auto extension of 10 minutes each (iii) Indian Rupees (INR)
12		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.	Date:10.02.2025 Time: 10:00 AM to 1:00 PM. Contact person with mobile number: - Mr. Arunjay Sharma, CM & CO-Mobile No-7033857792 Mr. Tapan Kumar Satapathy, AGM & CLO-Mobile No-9674771832
13	Other conditions:	<p>(a) 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 days. (Registration process is detailed on the above website).</p> <p>(b) Bidders shall have to visit the website (www.mstcecommerce.com/auctionhome/ibapi/index.jsp) of our e-auction service provider of MSTC. Ltd. to participate for online bid. For Technical Assistance, the bidders may refer to MSTC helpline numbers. E-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password in M/S MSTC Ltd. may be conveyed through email.</p> <p>(c) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc.</p>	



- (d) The intending bidders need to sign in the portal with ID and Password.
- (e) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized 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.
- (f) 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.
- (g) 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.
- (h) 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.
- (i) 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.
- (j) 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.
- (k) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (l) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (m) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (n) 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.
- (o) 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) 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.
- (q) 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>(r) 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 including the provisions of sec-194-IA of the income tax.</p> <p>(s) 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.</p> <p>(t) 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	Nil

Date: 02.01.2025
Place: Mumbai


Authorised Officer
State Bank of India

