

**THE TERMS AND CONDITIONS OF SALE OF IMMOVABLE PROPERTY OF  
SMT. SUDAMATI RATNAKAR GUTTE, GUARANTOR TO M/S VAG BUILDTECH  
LIMITED (UNDER CIRP)**

**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 VAG Buildtech Ltd(Under CIRP) Saba Palace, 3 <sup>rd</sup> floor, Flat No. 301, Khar West, Mumbai 400054
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 – <a href="mailto:sbi.61341@sbi.co.in">sbi.61341@sbi.co.in</a> / <a href="mailto:team7.61341@sbi.co.in">team7.61341@sbi.co.in</a> Contact No – 7033857792/9674771832
03	Description of the immovable secured assets to be sold	Gut no 75/1, Independent Bungalow No 12 admeasuring with carpet area(with Encl. Bal.,Boxes & toilets) is 69.92+54.80 sqm on Ground +First Floor respectively i.e. total 124.72sqm and Built up area 76.92+60.78 on Ground + First Floor respectively i.e. total 137.70sqm and said bungalow is in the project “Kasliwal Marvel West” ,situated at village Satara Annex to Beed By Pass Road, Aurangabad in the name of Sudamati Ratnakar Gutte.
04	Details of the encumbrances know to the secured creditor	The property is under symbolic possession
05	The secured debt for recovery of which the property is to be sold	<b>Rs. 34,29,13,116.47 (Rupees Thirty Four Crore Twenty Nine Lac Thirteen Thousand One Hundred Sixteen and Paise Forty Seven Only)</b> as on 04.01.2020 plus interest there on w.e.f. 05.01.2020 and expenses and cost etc. less recoveries (if any)
06	Deposit of earnest money	EMD: Rs. 15,00,000/- (Rupees Fifteen Lacs Only) 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 <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of RTGS/NEFT
07	Reserve price of the immovable secured assets:	Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs Only)



	<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  <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>  by means of RTGS/NEFT.</p> <p>Not applicable as per mstc policy</p>
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..
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	The e-Auction will be conducted on 20.02.2025 during 11:00 AM to 1:00 PM
10	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>E-auction tender documents containing e-auction bid from, declaration etc., are available in the website of the service provider as</p>	<p>M/s. MSTC Ltd at the web portal  <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>.</p>



	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: 17.02.2025  Time: 1:00 PM. to 3:00 PM.  Contact person with mobile number: -  Mr. Arunjay Sharma, CM & CO-Mobile No-7033857792 Mr. Tapan Kumar Satapathy, AGM & CLO-Mobile No-9674771832
13	<b>Other conditions:</b>	<p>(a) The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. 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 (<a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>) 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> <p>(d)The intending bidders need to sign in the portal with ID and Password.</p> <p>(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.</p>



(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.

(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>(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 as per Bank record

Date: 08.01.2025  
Place: Mumbai

  
Authorised Officer  
State Bank of India

