

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	Akhtari Iron and Agriculture Pvt Ltd. Registered office at Vill.-Pasiyapura, Aliganj Road, Kashipur, Distt. Udham singh Nagar- 244713 Uttarakhand.
02	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 2 nd Floor, Ajeet Complex, Saharanpur Road, Dehradun-248001.
03	Description of the immovable secured assets to be sold	<u>PROERTY NO. 01</u> Property bearing khasra no. 193 Min, Village- Dheemarkhera, Tehsil-Kashipur, District-U.S Nagar, Uttarakhand having total area- 352.97 Sq. Mtr. In the name of Sh. Mohd Rafi S/o Sh. Abdul Rasheed, registered vide Sale Deed no. 9800 dated 03.09.2013 at Sub Registrar Kashipur, District-U S Nagar. Uttarakhand. Dimensions: - East-Kacha Rasta 15ft wide. West-Kacha Rasta 13ft 02 inch. North-Khet of others. South-Kashipur to Dariyal Road. <u>PROERTY NO. 02</u> Property bearing khasra no. 193 Min, Village- Dheemarkhera, Tehsil-Kashipur, District- U.S Nagar, Uttarakhand having total area-186.29 Sq. Mtr. In the name of Smt. Shahin W/o Sh. Mohd Rafi, registered vide Sale Deed no. 8111 dated 08.08.2014 at Sub Registrar Kashipur, District- U S Nagar, Uttarakhand. Dimensions: - East-House of Babu Kha & Other person. West-Kacha Rasta 15ft. North-Property of others. South-Kashipur to Dariyal Road
04	Details of the encumbrances know to the secured creditor	Not known
05	The secured debt for recovery of which the property is to be sold	Rs 1,90,41,350/-/- (Rupees One Crore Ninety Lakh Forty One Thousand Three Hundred Fifty Only) with interest applied up to 30.06.2021 and further interest plus legal charges, cost, other incidental expenses etc. form 01.07.2021, less recovery if any.
06	Deposit of earnest money	EMD FOR PROPERTY NO. 01: Rs. 9,50,000/- (Rupees Nine Lac Fifty Thousand Only) EMD FOR PROPERTY NO. 02: Rs. 4,70,000/- (Rupees Four Lac Seventy Thousand Only) being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with PSB Alliance ebkray..
07	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	RESERVE PRICE FOR PROPERTY NO. 01: Rs. 95,00,000/- (Rupees Ninety Five Lac Only) RESERVE PRICE FOR PROPERTY NO. 02: Rs. 47,00,000/- (Rupees Forty Seven Lac Only) Bidder Global EMD wallet maintained with PSB Alliance ebkray. (Bidder /Purchase to register on e auction portal https://baanknet.com/eauction-psb/x-login using his mobile no and email Id. KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by PSB Alliance, may take 02 working days) <u>Process of EMD deposit</u> “Interested bidder may deposit Pre-Bid EMD with PSB Alliance ebkray before the date of e-Auction i.e 27.01.2025 Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance ebkray’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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: 28.01.2025 Time: From 11:00 A.M to 04:00 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	https://baanknet.com/eauction-psb/x-login
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	For property No. 1: Rs. 1,00,000/- For property No. 2: Rs. 50,000/- 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 themselves about the assets and their specification. Contact person with mobile number	Date: 21.01.2025 Time: 2.00 PM To 5.00 PM. Name : Sunil Kumar Duseja (Authorise Officer, CM) Mobile No: 9990045341. Name : Anjoo Chaudhary (CCO) Mobile No: 9456547691
13	Other conditions	((a) Bidder /Purchase to register on e-auction portal https://baanknet.com/eauction-psb/x-login using his mobile no and email Id. KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by PSB Alliance, may take 02 working days) (b) The intending bidder should transfer the EMD amount from his Account through NEFT/RTGS/transfer/Challan to his/her Global EMD wallet maintained with PSB Alliance before auction date. (c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Dehradun to participate in online e-Auction on the portal https://baanknet.com/eauction-psb/x-login Vendor: PSB Alliance who will provide user ID and Password after due verification on PAN of the Eligible Bidders. (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

		<p>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 & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(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 of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) 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>(m) 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>(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.</p> <p>(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> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.</p> <p>(q) Bank shall not responsible for (if any) statutory dues such as electricity bills, water bills, Municipality Taxes etc, found on the property. The intending bidder should make its own independent enquiry in this regard.</p>
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Date: -31.12.2024
Place: Dehradun

(Sunil Kumar Duseja)
AUTHORISED OFFICER