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

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis

<u> </u>	Name and Address of	M/s. Mavin infra Pvt Ltd
	the Borrower	Plot no 20, Mavin House, Maulana
1		Azad Housing Soc. Aurangabad 431003.
)2	Name and address of	Stranged Asset Management Branch-II (SAMB-II),
2ر	Branch, the secured	Raheia Chambers, Ground floor, Free Press Journal Mary,
	creditor	Nariman Point, Mumbai 400 021
	Greator	Email – team4.15859@sbi.co.in
00	Description of the	Pesidential plots at Survey No. 39 and 41 at Plot no 1 to 30, Klishiapuniasi,
03	immovable and	Aurangahad 431003, Area adm. 4319.97 sq mts.
	movable secured assets	In the name of Mr. Irshad Ahmad Khan
	to be sold	
	to be sold	Property ID No SBIN00000MIPL1
		● 建物质
04	Details of the	Not Known
•	encumbrances know to	
	the secured creditor	Rs. 11,99,37,261/- as on 24.11.2022 + interest there on + expenses & costs w.e.f.
05	The secured debt for	Rs. 11,99,37,261/- as on 24.11.2022 + linelest more on 5.55
	recovery of which the	25.11.2022
	property is to be sold	
		Demand Notice Date:- 25.11.2022
06	Deposit of earnest	EMD:
	money	Being the 10% of Reserve price to be transferred / deposited by bidders in his /
	1	her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site
		https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
1		by means of RTGS/NEFT.
 		Rs. 66,80,000/-
07	Reserve price of the	Rs. 6,68,00,000.00
"	immovable/movable	
1	secured assets:	
	Account/ Wallet in which	Bidders own wallet Registered with
1	EMD to be remitted	March Marc
1	2	https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
1		by means of RTGS/NEFT
1	Last Date and Time	a
l	within which EMD to be	29.05.2024 on or before 4:30 p.m.
1	remitted	1
08	Time and manner o	f The successful bidder shall deposit the remaining amount of 25 % of sale price, after
100	payment	
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		Lungs in writing between the Secured Creditor and the Contaction personal
1		
	Time and place of publi	
09	Time and place of public	
	e-Auction or time after	51 Or
1	which sale by any other	er (
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conducted through the Bank's approved service provider provider (ii) Bid currency & unit of measurement (iii) Bid currency & unit of measurement (iii) Bid currency & unit of measurement (iii) Auto extension: (iii) Bid currency & unit of measurement (iii) Unlimited (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. Contact person with mobile number 13 Other conditions 14 Other conditions 15 Chief Conditions 16 (a) The Bidders should get themselves registered by providing two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of chal generated on his bidder account maintained with MSTC Ltd with before the auction and confirm that his wellet maintained with MSTC Ltd states. (b) The Intending bidder should take care that the EMD is transferred at least day before the date of auction and confirm that his wellet maintained with MSTC Ltd stresser his day before the date of auction and confirm that his wellet maintained with MS. MS Ltd is reflecting the EMD amount without which the system will not allow the bid to participate in the e-auction. (c) The Intending bidder should take care that the EMD is transferred at least day before the date of auction and confirm that his wellet maintained with MS. MS Ltd is reflecting the EMD amount without which the system will not allow the bid to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bonce the sale is confirmed by the respective Authorised Officer of the bank and remaining amount of 25 % of sale price, after adjusting the EMD already primediately l.e. on the same day or not later than next working day, as the case in be. (e) During e-Auction, if no bid is received within the specified time, State Ban India at its discretion may decide to revise opening price / scrap the e-	40	The e-Auction will be	
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			(i) Decision of the Authorised Officer regarding declaration of successful bidder shabe final and binding on all the bidders.

- (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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (I) 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.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (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.
- (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) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees, TDS, etc. for transfer of the property in his/her name.
- (q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, TDS, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (r) 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. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.
- (s) 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.

Date: 15.05.2024 Place: Mumbai

AUTHORISED OFFICER STATE BANK OF INDIA