

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR- M/S SEATEL ELECTRONICS (INDIA) PVT. LIMITED PROPERTY WILL BE SOLD ON "AS IS WHERE IS". "AS IS WHAT IS". "WHATEVER THERE IS" AND "WITHOUT RECOURSE" BASIS**

1	Name and address of the Borrower	<p><b>M/s Seatel Electronics (India) Private Limited (Borrower)</b> Flat No. A-503, Greindur, Swej Farm, New Sanganer Road, Jaipur (Raj.) <b>Shri Pankaj Sharma S/o Shri Gopal Kishan Sharma (Director/Guarantor)</b> Flat No. A-503, Greindur, Swej Farm, New Sanganer Road, Jaipur (Raj.) <b>Smt. Pratibha Sharma W/o Shri Pankaj Sharma (Guarantor)</b> Flat No. A-503, Greindur, Swej Farm, New Sanganer Road, Jaipur (Raj.) <b>Shri Neeraj Sharma S/o Shri Gopal Kishan Sharma (Director/Guarantor)</b> E-21, Shalimar Colony, Adarsh Nagar, Ajmer (Raj.) <b>Shri Gopal Kishan Sharma S/o Shri Mohan Lal Sharma (Guarantor)</b> E-21, Shalimar Colony, Adarsh Nagar, Ajmer (Raj.) <b>Smt. Hemlata Sharma W/o Shri Gopal Kishan Sharma</b> E-21, Shalimar Colony, Adarsh Nagar, Ajmer (Raj.)</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 Ph. No. 0141-2657811, 2657921, 2657926; E-mail : sbi.18184@sbi.co.in</p>
3	Description of the movable and immovable secured assets to be sold.	<p><b>(1) :</b> Residential House (Basement+Ground Floor+First Floor) situated at Plot No. 13, Achrol House, Civil Lines, Ajmer Road, Jaipur (Raj.) measuring as per record available with the bank 300 Square Yards in the name of Shri Gopal Kishan Sharma, Smt. Hemlata Sharma and Shri Pankaj Sharma; <b>Bounded by :-</b> On the North by Plot No. 12, On the South by Rasta, On the East by Other Land, On the West by Plot No 13A; <b>CERSAI registration no. id 200009172875</b></p>
4	Details of the encumbrances known to the secured creditor.	Not known apart from as above.
5	The secured debt for recovery of which the property is to be sold	Rs. 5,65,10,970.59 (Rupees Five Crore Sixty Five Lacs Ten Thousand Nine Hundred Seventy & Fifty Nine Paise Only) inclusive of interest upto 01.01.2018 plus further interest, cost, charges & other expenses etc.
6	Deposit of earnest money	<b>EMD:</b> Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) for Property being the 10% of Reserve price to be remitted. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance but well before close of e-auction.
7	Reserve price of the immovable secured assets:  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date</b> within which EMD to be remitted : <b>EMD</b>	<p>Rs. 2,25,000,00/- (Rupees Two Crores Twenty Five Lakh Only) for Property. Bidder Global EMD wallet maintained with EBKRAY Portal. (Bidder/Purchaser to register on e-auction portal <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a>. Using his mobile number and email id.</p> <p>Interested bidder may deposit Pre-Bid EMD with EBKRAY portal before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in 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</p>

		amount well in advance to avoid any last-minute problem.
8	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 auction purchaser not exceeding three months from the date of auction. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property &amp; the defaulting bidder shall not have any claim over the forfeited amount and the property. This Amount (excluding EMD) is to be remitted to</p> <p><b>A/c- 34677123883 IFSC: SBIN0011394</b> <b>SBI Bank: SBI, SARB COLLECTION ACCOUNT Address: Stressed Assets Recovery Branch (SARB), 3<sup>rd</sup> Floor, Matrix Mall, Sector-4, Jawahar Nagar, Jaipur (Rajasthan)-302004</b></p>
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p><b>29.01.2025 - Online e-Auction Platform</b> <b>From 11:00 AM to 03:00 PM</b> <b>(With unlimited extensions of 10 minutes each)- On Line e-Auction Platform</b> <b>(<a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a>)</b></p>
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 provider as mentioned above	<p>Platform (<a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a>) for e-Auction will be provided by Bank's e Auction service provider at <b>EBIKRAY portal</b>. The intending Bidders/ Purchasers are required to participate in the e-Auction process at <b>e-Auction Service Provider's website <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a></b>. This Service Provider will also provide online demonstration/training for the intending bidders/purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a> and (<a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a>). The intending participants of e-auction may download free of cost, copies Terms &amp; Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-<b>क्रय</b>- portal (<a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a>)</p>
11	(i) Bid increment amount: (ii) Auto extension: unlimited times. (limited /unlimited) (iii) Bid currency & unit of measurement	<p>(i) <b>Rs. 1,00,000/-</b> (ii) 10 Minutes (iii) Indian Rupees (INR)</p>
12	<b>Date and Time</b> 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	<p>Date : <b>22.01.2025</b> Time : <b>11.00 AM to 03.00 P.M (Jaipur)</b></p> <p>(1) Ashok Gupta (Mob. No. 9509110841) (2) Pankaj Garg (Mob. No. 8963013398)</p> <p>Email : <a href="mailto:sbi.18184@sbi.co.in">sbi.18184@sbi.co.in</a></p>
13	Other conditions	<p>(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password from EBIKRAY portal may be conveyed through e mail.</p> <p>(b) The intending purchaser(s) / bidder(s) is / are required to login in the link provided in <b>website: <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a></b></p>

		<p>&gt; Bidder Registration.</p> <p>(c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider at the Website <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a> on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a> (direct link <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a>) 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 have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission &amp; verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification &amp; EMD amount. However in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (<math>\geq</math>EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property.</p> <p>(d) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a> in bidders Global EMD Wallet NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <a href="https://ebkray.in/eauction-psb/home">https://ebkray.in/eauction-psb/home</a> and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. <b>EMD amount of the unsuccessful bidders will be returned without interest.</b></p> <p>(e) The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.</p> <p>(f) Intending Bidders are advised to properly read the Sale Notice,</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	Not known to the bank

Date : 10.01.2025

**AUTHORISED OFFICER**

Place : JAIPUR (RAJ.)