

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

1	Name and address of the Borrower	<p><u>M/s J B DYECHEM PRIVATE LIMITED (Borrower)</u></p> <p>Directors & Guarantors of M/s J B Dyechem Private Limited</p> <p>I) Mr. Sameer Sawant (Director)</p> <p>II) Mr. Somnath Badapure (Director)</p> <p>M/s. Mangal Jyoti Niket Private Limited (Corporate Guarantor)</p> <p>Gala No – H22, Maa Padmavati Complex, Val Village, Dapoda, Bhiwandi, Mumbai - 421301</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India, Stressed Assets Recovery Branch, 6th Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai 400 020 Phone: 022 – 22053163 / 64 / 65 Email – sbi.05168@sbi.co.in</p>
3	Description of the immovable secured assets to be sold	<p><u>Property ID- SBIN0077888374940</u></p> <p>Unit No - 132, 1st floor, The Arenja Arcade Premises CHS, Plot No – 4, Sector 17, Vashi, Navi Mumbai, Thane – 400703 admeasuring 1020 Sqft owned by M/s. Mangal Jyoti Niket Private Limited</p> <p><u>Possession Status: Physical Possession</u></p>
4	Details of the encumbrances known to the secured creditor	<p>To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.</p>
5	The secured debt for recovery of which the property is to be sold	<p>Rs. 6,12,02,642/- (Rupees Six Crores Twelve Lakhs Two Thousand Six Hundred and Forty Two Only) as on 23.12.2024 with further interest incidental expenses, and costs etc. thereon</p>

		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.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 29.01.2025 Time: From 11.00 am to 04.00 pm with unlimited extensions of 10 minutes each.
11	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	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions .
12	i) Bid increment amount: ii)Auto extension: iii)Bid currency & unit of measurement	i) Rs.50,000.00 (Rupees Fifty Thousand Only) ii) Extension of 10 minutes each, Unlimited times iii) Indian Rupees (INR)
13	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: 24.01.2025 Time: From 13.00 pm to 15.00 pm Name: Mr. R K Taktewale (Mob.9561064635) Name: Mrs. Amrita Shinde (Mob.9869266499)
14	Other Conditions	a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e - mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance Private Limited may be conveyed through email). (b) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Mumbai Branch to participate in online e-Auction on the portal https://baanknet.com M/s PSB Alliance Private Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders (c) 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

		<p>signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(d) 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>(e) 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>(f) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction. 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>(g) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(h) 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>(i) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price</p> <p>(j) 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>(k) 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>a) (l) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p>
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Date:23.12.2024
Place: Mumbai

(R K TAKTEWALE)
AUTHORISED OFFICER
STATE BANK OF INDIA