






THESE TERMS AND CONDITIONS OF SALE ARE ALSO UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR i.e. <https://bank.sbi>

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	<b>Duplex Industries Limited (DIL)</b>  Flat No.2, Prachi Residency, Plot No. 2, Sr. No. 140, CTS No. 712, Kothrud, Pune, PIN: 411038				
2	Name and address of Branch, the secured creditor	Lead Bank Name and Address given below: State Bank of India, Stressed Asset Management Branch-II (SAMB-II), Raheja Chambers, Ground floor, Free Press Journal Marg, Nariman Point, Mumbai 400 021 Email – <a href="mailto:team2.15859@sbi.co.in">team2.15859@sbi.co.in</a> Contact No – 9560205656				
3	Description of the immovable and movable secured assets to be sold	Lease hold rights of property (lease period of 95 years starting from 01.12.1992) i.e Factory Land and Building, adm 4050 sq.mtrs. situated at Plot no A/3, MIDC Industrial area, Kurkumbh, Taluka Daund, Dist Pune in the name of Duplex Industries Ltd. Property ID at e-auction site- <b><u>SBIN00000DIL1</u></b>				
		Bank website <a href="https://bank.sbi">https://bank.sbi</a>		E-auction website <a href="https://baanknet.com/eauction-psb/x.login">https://baanknet.com/eauction-psb/x.login</a>		
						
		No 1	Property ID No <b><u>SBIN00000DIL1</u></b>	Lot No 1	Property Location: 	Photos of Property/Video  
4	Details of the encumbrances known to the secured creditor	1. Central Excise & Customs claim of Rs 50,00,000.00 and Rs 70,00,000.00 is pending from M/s Duplex Industries Ltd and Shri Anil Anand Satpute respectively. 2. Sales Tax dues of Rs 24,28,168.00 under Maharashtra Value Added Tax Act, 2002, Tax / penalty or interest under the Act from M/s Duplex Industries Ltd (Anand Vishnu Satpute, Kothrud Pune).				

		However, the intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property from respective offices / Government departments. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only.
5	The secured debt for recovery of which the property is to be sold	Rs.255,32,04,971.00 as on 08.02.2013 plus further interest expenses and other charges etc (less cash recoveries , if any). Demand Notice Date: 08.02.2013
6	Deposit of earnest money	EMD: Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by PSB Alliance on its e-auction site <a href="#">Login to the eAuction Portal</a> i.e. <a href="https://baanknet.com/eauction-psb/x.login">https://baanknet.com/eauction-psb/x.login</a> by means of RTGS/NEFT Rs. 34,30,000.00/-
7	Reserve price of the immovable/movable secured assets:  Account/ Wallet in which EMD to be remitted  Last Date and Time within which EMD to be remitted	Rs 3,43,00,000.00  Bidders' own wallet Registered with PSB Alliance on its e-auction site <a href="#">Login to the eAuction Portal</a> i.e. <a href="https://baanknet.com/eauction-psb/x.login">https://baanknet.com/eauction-psb/x.login</a> by means of RTGS/NEFT  23.09.2025 on or before 11.00 a.m.
8	Time and manner of payment	The successful bidder shall deposit the remaining amount of 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.  The successful bidder shall deposit remaining amount through NEFT / RTGS / Demand Draft in below mentioned

		account Bank Account No 32600800724, SBI, SAMB II Collection account, Branch SBI Mumbai Main (Unit Name), IFSC Code: SBIN0000300.
9	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 23.09.2025 between 11:00 a.m. to 16.00 p.m.
10	The e-Auction will be conducted through the Bank's approved service provider	PSB Alliance on its e-auction site <a href="https://baanknet.com/eauction-psb/x.login">Login to the eAuction Portal</a> i.e. <a href="https://baanknet.com/eauction-psb/x.login">https://baanknet.com/eauction-psb/x.login</a>
11	(i) Bid increment amount:  (ii) Auto extension:  (iii) Bid currency & unit of measurement	Rs.5,00,000/- and in multiples of Rs. 5,00,000/-  (ii) 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	15.09.2025 from 11.00 am to 4.00 pm.  Mr. Dheeraj Kumar, Mobile- 9560205656 Mr. K.A.Prasad, Mobile-9867062913
13	Other conditions	(a). The Bidders should get themselves registered on PSB Alliance by providing requisite KYC documents and registration fee as per the practice followed by PSB Alliance well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).  (b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance on its e-auction site <a href="https://baanknet.com/eauction-psb/x.login">Login to the eAuction Portal</a> <a href="https://baanknet.com/eauction-psb/x.login">https://baanknet.com/eauction-psb/x.login</a> by means of RTGS/NEFT transfer from his bank account.

		<p>(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with PSB Alliance is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount of 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.</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 &amp; 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>
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Date: 01.09.2025  
Place: Mumbai

AUTHORISED OFFICER  
STATE BANK OF INDIA