

**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**

01	Name and Address of the Borrower	<p><b>M/s Shivani Filing Station</b>  <b>(Proprietor - Miss Sunita Bhagoria D/o Shri Ramesh Kumar Bhagoria )</b>  In front of RTO, Khandwa – Baroda Road, NH-26, Kari Village – Kari (Barwani), Barwani, Tehsil &amp; Distt. - Barwani (M.P.) PIN 451551</p> <p><b>Also at :</b>  Flat No. 12, 3<sup>rd</sup> floor, Plot No. 170, Jhelam Appartment, Shrinagar, Extension, Indore, Distt. – Indore (M.P.) PIN - 452001</p>
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, SBI Building, 5, Yashwant Niwas Road, Indore. (M.P.) - 452003
03	Description of the immovable/movable secured assets to be sold	<p>All that part and parcel of Residential 2 BHK Flat No. 12, 3<sup>rd</sup> Floor, Jhelum Apartment, constructed on Plot No. 170, Shri Nagar Extension, Indore, (M. P.) admeasuring area 45.08 sq. mtr. belong to Miss Sunita Bhagoria D/o Shri R. K. Bhagoria</p> <p><b>Boundaries :-</b>  East by Flat No. 10.  West by Bank Lane.  North by Plot no.169.  South by Plot no.171.</p> <p><b>Property ID:- SBIN200053740186</b></p>
04	Details of the encumbrances known to the secured creditor	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 <b>Under Physical Possession</b> and being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
05	The secured debt for recovery of which the property is to be sold	Rs. 35,93,757.70 (Rupees Thirty Five Lac Ninety Three Thousand Seven Hundred Fifty Seven and Paise Seventy Only) as on 08.09.2023 plus interest and incidental expenses, costs etc and less credited/recovered amount if any thereafter.

06	Deposit of earnest money	EMD : <b>Rs. 1.93 lacs</b> being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance Pvt. Ltd. on its e-auction site <a href="https://baanknet.com">https://baanknet.com</a> by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets:  Account/ Wallet in which EMD to be remitted  Last Date and Time within which EMD to be remitted.	Rs. <b>19.21</b> lacs  Bidder's own wallet Registered with M/s PSB Alliance Pvt. Ltd. on its e-auction site <a href="https://baanknet.com">https://baanknet.com</a> by means of RTGS/NEFT.  Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of e-Auction. Credit of pre-Bid EMD shall be given to the bidder only after of receipt of payment in PSB Alliance'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 Authorized 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. In default of payment of sale / bid price or any part thereof within the periods mentioned hereinabove, the deposit (s) shall be forfeited and the property shall be resold and the defaulting bidder shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date: <b>28.08.2025</b> from <b>11.00 A.M. to 04.00 P.M.</b>
11	The e-Auction will be conducted through the Bank's approved service provider.	M/s PSB Alliance Pvt. Ltd. at the web portal <a href="https://baanknet.com"><u>https://baanknet.com</u></a>
12	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs. <b>0.10</b> lacs  With unlimited extension of <b>10</b> minutes each  <b>INR</b>



		<p>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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorized 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 wallet maintained with M/s PSB Alliance Pvt. Ltd. The Bidder has to place a request with M/s PSB Alliance Pvt. 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).</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, fees etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only and the secured creditor / Authorised officer will not be responsible for any charge, lien, encumbrance, Tax, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody in respect of the property under sale.</p> <p>(r) It shall be the responsibility of the successful bidder to deduct /deposit/pay the applicable GST or TDS, if any, as per prevailing provisions of the applicable laws.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	To the best of knowledge and information of the Authorised Officer, there is no litigation advised to the Bank. Further in future if any Securitisation Application is filed even then the bidder has to deposit the sale price as per the terms of auction/ rule 9 of SARFAESI Rules 2002 and no extension/deviation for payment of sale price shall be granted on the ground of aforesaid Securitisation Application and non payment of the sale price as per rule 9 shall lead to forfeiture as mentioned on rule 9 of SARFAESI Rules.

Date: **07.08.2025**  
Place: Indore

AUTHORISED OFFICER  
STATE BANK OF INDIA  
SARB INDORE