



State Bank of India

Stressed Assets Recovery Branch

3rd Floor, Matrix Mall, Sector – 4,

Jawahar Nagar, Jaipur (Rajasthan) -302004

E-mail : sbi.18184@sbi.co.in, Branch Code-18184

Tel.: 0141-2657811, 2657921, 2657926, 2657989

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>M/s Asahi Infrastructure & Projects Limited. Room No. 302, 3rd Floor, Yashwant Shopping Centre, Carter Road No. 7, Opposite Railway Station Borivali (E), Mumbai Pin-400066 Sh. Laxminarayan Jainarayan Rathi S/o Sh. Jainarayan (Director) S-21, Radhakunj, Wasim Bypass Road, Akola, Maharashtra, 444001 Sh. Paresh L Rathi (Director) Flat No. 403, Shri Sai Samarth Niwas, New Colony, Nagpur, Maharashtra, 444001 Sh. Venkat Rao (Director) Karri-K Hemaraju, PC Block, PQ No. 11, Near Water Tank, Hyderabad, Andhra Pradesh. Sh. Nilesh M Bhaiyya (Director) S-31, Ganganagar Bypass, Akola, Maharashtra, 444001 Yasmin Khan Plot No-150, Ayyapa Nagar, Jafar Nagar Road, Police Line Takli, Nagpur, Maharashtra, 444001.</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Recovery Branch 3rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004</p>
3	Description of the Immovable secured assets to be sold.	<p>(a) Equitable mortgage of Land situated at Khasara No. 297, 296, 293, 294, 289, 290, 291, 4270/287, 287 & 288, (BLOCK-D) Mandrella Road, Jhunjhunu, Distt. Jhunjhunu, (Raj.). Standing in the name of Sh. Hakkimuddin & Sh. Liyakat Hussain. Total Measuring: 15725 sq. mtrs. RESERVE PRICE: Rs. 534.65 Lac. EMD AMOUNT Rs. 53,46,500.00</p> <p>(b) Equitable mortgage of Residential Land situated at Khasara No. 297, 296, 293, 294, 289, 290, 291, 4270/287, 287 & 288, (BLOCK-B) Mandrella Road, Jhunjhunu, Distt. Jhunjhunu, (Raj.). Standing in the name of Sh. Laxminarayan Jainarayan Rathi S/o Sh. Jainarayan Rathi. Total Measuring: 12664.23 sq. mtrs. (Approx) RESERVE PRICE: Rs. 376.76 Lac. EMD AMOUNT Rs. 37,67,600.00</p> <p>(c) Equitable mortgage of commercial land situated at Khasara No. 297, 296, 293, 294, 289, 290, 291, 4270/287, 287 & 288, (BLOCK-B-1) Mandrella Road, Jhunjhunu, Distt. Jhunjhunu, (Raj.). Standing in the name of Sh. Laxminarayan Jainarayan Rathi S/o Sh. Jainarayan.. Total Measuring: 6563.20 sq. mtrs. RESERVE PRICE: Rs. 390.51 Lac. EMD AMOUNT Rs. 3905100.00</p> <p>(d) Equitable mortgage of Residential Land situated at Khasara No. 297, 296, 293, 294, 289, 290, 291, 4270/287, 287 & 288, (BLOCK-C) Mandrella Road, Jhunjhunu, Distt. Jhunjhunu, (Raj.). Standing in the name of Sh. Ram Ratan & Sh. Pankaj Agarwal. Total Measuring: 4519.75 sq. mtrs. RESERVE PRICE: Rs. 153.67 Lac. EMD AMOUNT Rs. 1536700.00</p>
4	Details of the encumbrances known to the secured creditor.	Not known
5	The secured debt for recovery of which the property is to be sold	Rs. 47332734.00 as on 23.07.2019 + Further interest, cost, charges & other expenses etc.

6	Deposit of earnest money	EMD: being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favor of SBI account, detail mentioned in column no. 7.
7	Reserve price of the Immovable secured assets:	As per Colum No. 3 (a), (b), (c),(d).
	Bank account in which EMD to be remitted.	A/c No.: 34677123883 IFSC :SBIN0011394 SBI, SARB COLLECTION ACCOUNT Bank : State Bank of India, SARB JAIPUR Address : 3 rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004
	Last Date and Time within which EMD to be remitted: Rs.	Time : 04 PM, Date: 05.09.2019 EMD Rs. : As per Colum No. 3 (a), 3(b), 3(c), 3(d).
8.	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 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.
9	Time and place of public e- Auction or time after which sale by any other mode shall be completed.	Colum No. 3 (a) Date : 06. 09.2019 From 11.30 AM to 12.30 AM. Colum No. 3 (b) Date : 06. 09.2019 From 12:31 PM to 01:30 PM. Colum No. 3 (c) Date : 06. 09.2019 From 01:31 PM to 02:30 PM. Colum No. 3 (d) Date : 06. 09.2019 From 02:31 PM to 03:30 PM.
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	M/s e-Procurement Technologies Limited-Auction Tiger , B-704, Wall Street - II, Opposite Orient Club, Near Gujarat College, Ellis Bridge, Ahmadabad - 380006 Gujarat (India), Contact : 9265562821 - 079 61200 594/598/568/587/538, E-mail : rajasthan@auctiontiger.net , chintan.bhatt@auctiontiger.net, at the web portal https://sbi.auctiontiger.net (http: address of website)
11	(i) Bid increment amount: (ii) Auto extension: (Unlimited Times). (iii) Bid currency	(i) For property in Colum No. 3 (a), 3(b), 3(c), 3(d). Rs. 50,000.00 (Rupees Five thousand Only). (ii) 05 minute each. (iii) Indian Rupees (INR)
12	Date and Time during which inspection of the movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 28.08.2019 Time: 10 AM to 05 PM. Name: RAVI S SONI Mobile No. 8003873888, 9950999209 Email address: ravi.icss@gmail.com

13	Other conditions	<p>(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 Pass word by M/s e-Procurement Technologies Limited-Auction Tiger (vendor name) may be conveyed through e mail.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of SBI SARB, 3rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004 by 05.09.2019, 1600 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) (Branch Name) to participate in online e-Auction on the portal https://sbi.auctiontiger.net (name of the portal) M/s e-Procurement Technologies Limited-Auction Tiger (name of the vendor) who will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>(d) 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 signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</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 & 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</p> <p>(k) / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(m) 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 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>(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 e-Auction without assigning any reason</p>
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		<p>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.</p> <p>(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 off 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.</p> <p>(s) The sale certificate shall be issued after receipt of entire sale</p> <p>(t) 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 e-Auction will be entertained.</p> <p>(u) The successful bidder also liable to pay GST and Tax Deducted at Source (TDS) as per prevailing provisions.</p> <p>(v) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.</p> <p>(w) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date.</p>
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Date: 23.07.2019
Place: Jaipur (RAJ.)

(Veerendar Singh Kumhar)
AUTHORISED OFFICER,
STATE BANK OF INDIA,
SARB, JAIPUR (RAJ.)