## 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

	Address of the Borrower	M/s Sanshu Green C Regd. Office- Plot No N-3, CIDCO, Aurangabad- 431 001	5. 554,	d .(Borrower)	
02	Name and address of Branch, the secured creditor	Raheja Chambers, Ground floor, Free Press Journal			
	Description of the immovable secured assets to be sold	area adm 4,500 sq mtrs (48,437 Sq Feet) situated at Chalisgaon MIDC Chalisgaon, Dist Jalgaon, owned by Sanshu Green Corn Pvt Ltd lying at above site **  Lot No. II. All that Piece and Parcel of the Land and Building at Plot no A-23 area adm 20,000 sq mtrs (2,15,278 Sq Feet) Chalisgaon MIDC Chalisgaon, Dist Jalgaon, owned by Sanshu Green Corn Pvt Ltd  Lot No. III. All that Piece and Parcel of the Plant & Machinery at Survey Number: B-39, Khadaki Budruk, Chalisgaon MIDC, Chalisgaon Piece States and Parcel Of the Plant & Machinery at Survey			
		**Possession of Lot No Bank website www.sbi.co.i  Property ID No Property SBIN077596716284 (Lot-i)	E-auction		e of Lot No III.



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		SBIN077596711106 (Lot-II)			
		SBIN087732135156 (Lot-III)			
04	cncumbrances know to the secured creditor				
05	The secured debt for recovery of which the property is to be sold	there on + expenses & costs (less cash recoveries, if any)			
06	<del></del>	EMD: For Lot No. I - Rs. 13,00,000.00 For Lot No. II - Rs. 60.00,000.00 For Lot No. III - Rs. 80,000.00  Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its c-auction site			
		https://www.mstcccommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.			
07	Reserve price of the immovable secured assets:	For Lot No. I - Rs. 1,30,00,000.00 For Lot No. II - Rs. 6,00,00,000.00 For Lot No. III - Rs. 8,00,000.00			
	Account/ Wallet in which EMD to be remitted	Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of RTGS/NEFT.			
00	Last Date and Time within which EMD to be remitted	31.01.2024 on or before 11:00 am			
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 Authorised Officer, failing which the earnest money deposited by the bidder shall be			



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		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
L		purchaser not exceeding three months from the date of a Austion
0	9 Time and place of	of I are e-Auction will be conducted on 31 of 2024 during 11-00 4-16 co
	public e-Auctio	<sup>11</sup>   p.m.
	or time after	
1	which sale by an	
	other mode sha	<u> </u>
1	0 The e-Auction	n 14/2 140mg
].	will be conducted	Title Liu at the most of
	through th	Service of the servic
1	Bank's approve	
	service provider	
1	(i)Bid incremen	t (i) Rs.1,00,000/- for Lot No. I & II and Rs. 20,000.00
	amount:	(ii) Unlimited
	(ii) Auto	(iii) Indian Rupees (INR)
	extension:	
	(iii) Bid currency	
1	& unit of measurement	·
	measurement	
12	Date and Time	Date: 24.01,2024
	during which	2 HOU 2 HOU 2 DO 2 T
	inspection of the	
	immovable	Time: 11:00 a.m. to 16:00 p.m.
	secured assets to	1
1	be sold and	1
	intending bidders should satisfy	1
	themselves about	1
	the assets and	Contact Person – Piyush Kumar Trinathi
	their	Mobile No. – 8788713651
	specification.	
	Contact person	
	with mobile	
13	number Cthes are like	
13	Other conditions	(a). The Bidders should get them selves registered on
		https://www.mstcccommerce.com/auctionhome/ihani/index.icm
		requisite A.I.C. documents and registration fee as not the proofing California,
		was was to the well belore the auction date. The registration appears to the
		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
		Chanan generated on his hidder account maintained with Marro 1.1
		https://www.nisteecommerce.com/auctionhome/ibani/index isp. by manna ac
		NEFT/ RTGS transfer from his bank account.



- (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 M/s. MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.
- (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 i.e. 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.
- (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.
- (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.
- (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.
- (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.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (1) 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.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC 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).
- (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.

- (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) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees, TDS, etc. for transfer of the property in his/her name.
- (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.
- (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 of 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.
- (s) The sale certificate shall be issued after receipt of entire sale 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 auction will be entertained.

Date: 09.01.2024 Place: Mumbai

AUTHORISED OFFICER STATE BANK OF INDIA

