STATE BANK OF INDIA
BRANCH-SARB: Pune (10151)
321/A/3, Mahatma Phule Peth, Seven Loves Chowk,
Shankarsheth Road, Pune 411 042
E- Mail ID of Branch: sbi.10151@sbi.co.in, Landline No. (Office):- 020-26446044

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	M/s. Raj Enterprises (Proprietor - Mr. Rajkumar Pandurang Kale)
2	Name and address of Branch, the secured creditor.	Stressed Assets Recovery Branch Pune (10151)
3	Description of the immovable secured assets to be sold.	All the piece & parcel of Flat No 116, Ground Floor, admn area 71.44 sq mtrs, Building No.H-10, HIG Park View CHS, MHADA, S No. 169 (Part) and S No 172 (Part), Pimpri, Pune 411018.
4	Details of the encumbrances known to the secured creditor.	Rs.47,26,750/- (Rupees Forty-Seven Lakhs Twenty Six Thousand Seven Hundred Fifty Only) as on 04/02/2022 plus further interest, cost, charges, etc,
5	The secured debt for recovery of which the property is to be sold	37348722621 (CC); 40294118190 (WCTL); 39514713012 (GECL); 40294476575 (FITL); 39604404998 (FITL2)
6	Deposit of earnest money	**EMD**: Rs.3.20 lakh being the 10% of Reserve price.
7	Reserve price of the immovable secured assets: **Bank account** in which EMD to be remitted. **Last Date and Time within which EMD to be remitted :**	Rs.31.82 lakh below which the properties will not be sold. The Bidders have to register themselves well before the auction date as registration of bidders take minimum of three working days. The bidder has to ensure and confirm for himself that the EMD amount is transferred from his bank account to his own wallet with MSTC by means of NEFT/RTGS transfer from his bank account. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he will be not accepted as bidder by system and he will be not able to participate in auction. Time: 5.00 p.m. Date : 27/12/2023
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.	Date:- 28/12/2023 Time:- From 11.00 a.m. to 16.00 p.m. with unlimited extensions of 10 Minutes each
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.	E-Auction is being held on "**AS IS WHERE IS"** and **"AS IS WHAT IS BASIS"** and will be conducted "On Line". The auction will be conducted through IBAPI Portal viz. https://ibapi.in E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on https://ibapi.in The intending purchasers / bidders are required to register themselves on the auction portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement.	i) Rs.25,000.00 ii) Unlimited iii) Rupees
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.	Date: 15/12/2023 Time: between 11.00 a.m. to 2.00 p.m Name: Mr. Ganesh Rane Mobile No.7506259833
13	Other conditions	**(a)** The Bidders have to register themselves well before the auction date as registration of bidders take minimum of three working days. The bidder has to ensure and confirm for himself that the EMD amount is transferred from his bank account to his own wallet with MSTC by means of NEFT/RTGS transfer from his bank account. The bidder will be accepted by the system for auction only if the requisite amount of EMD is present in his wallet or else he will be not accepted as bidder by system and he will be not able to participate in auction. **(b)** In the event of failure of auction the bidder has to place refund request from wallet to bank account through his account maintained by MSTC which will refund the same back to bidders bank account. For further information kindly contact Banks Authorized officer. **(c)** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. 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. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.The other terms and conditions of the e-auction are published in the following websites www.sbi.co.in & https://ibapi.in **(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. **(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. **(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. **(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). **(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 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 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 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. **(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 e-Auction will be entertained.

AUTHORISED OFFICER,
STATE BANK OF INDIA,
SARB, PUNE

Date : 08/12/2023
Place : Pune