



**STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH(SAMB)**

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Asst. General Manager (CLO -IV)

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**APPENDIX –II A/ IV A
[See proviso to Rule 8(6)]**

E AUCTION SALE ON 07.02.2024

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets (excluding movable assets, if any, lying in the premises) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) /Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, State Bank of India, Bengaluru, the constructive possession of which has been taken by the Authorized Officer of the Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **07.02.2024** for recovery of Rs.58,52,46,361/- (Rupees Fifty eight Crore fifty two Lakh forty six thousand three hundred and Sixty one Only) as on 10.01.2024 and further interest at contractual rate from 11.01.2024 with incidental expenses, costs, charges etc. due to the State Bank of India from Borrower **M/s.Link Marble & Granites Pvt.Ltd.** No.45 & 46, Geethanjali Layout, HAL III Stage, New Thippasandra, Bengaluru -560075, and guarantors/mortgagors, **(1)** Sri.Gurumeet Singh Modi, S/o.D.S.Modi, **(2)** Sri.Manpreet Singh Modi, S/o.D.S.Modi **(3)** Smt.Satvinder Kaur Modi W/o Manpreet Singh Modi **(4)** Smt.Jaspreeth Kaur Modi, W/o Gurumeet Singh Modi, **All (1) to (4) Residing at:** No.45 & 46, Geethanjali Layout, HAL III Stage, New Thippasandra, Bengaluru -560075

The reserve price, earnest money deposit (EMD), bid increment amount, time & date of e-Auction and last date for submission of EMD along with KYC documents for the movable & immovable assets will be as under:

S. No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Time & Date of e-Auction	Last date for submission of EMD along with KYC Documents
1	Rs.4,08,00,000/-	Rs.40,80,000/-	Rs.200,000/-	From 11:00 a.m. to 4.00 p.m. on 07.02.2024	06.02.2024 up to 4.00 p.m.

DESCRIPTION IMMOVABLE PROPERTIES

Tender No: SBIN200002602994

All that piece and parcel of the Residential property bearing No.E-19 in Block No.E, 2nd Floor, Jangpura Extension, New Delhi – 110014, total area measuring 170 sq.mtr with proportionate undivided share of 46.65 sq.mtr, comprising of 4 Bedrooms, attached Toilets/Bathrooms, Drawing/Dining Kitchen and Balcony, standing in the joint names of Sri.Gurumeet Singh Modi and Sri.Manpreet Singh Modi and covered by registered Sale Deed No.12,856 in Book No.1 Vol.No.11,389 on page 63 to 71 dated 12.08.2011 and registered Relinquishment Deed No.1.868 in Book No.1 Vol.No.82 on page No.174 to 178 dated 11.07.2016 and bounded on: East by : Nanjappa's property, West by : Manjunath & his brother's property, North by : Road and Private property and South by: Manjunath & his brother's property

Reserve Price: Rs.4,08,00,000/-

STATUTORY 15 DAYS SALE NOTICE UNDER "SARFAESI" ACT,2002.

The Borrowers/Guarantors/Mortgagors are hereby noticed to pay the sum mentioned above within 15 days from the date of publication of this notice failing which the Bank shall sell the properties as per the provisions laid down in the SARFAESI ACT, 2002.

For detailed terms and conditions of the sale, please refer to the links provided by the Secured Creditors represented by the Authorised Officer, State Bank of India, SAMB, Bengaluru i.e., (1) www.mstcecommerce.com/auctionhome/ibapi/index.jsp (2) www.sbi.co.in

Date:12.01.2024
Place: Bengaluru

Authorised Officer

ANNEXURE – ‘B’**THE TERMS AND CONDITIONS OF SALE:**

Properties will be sold on **‘AS IS WHERE IS’, ‘AS IS WHAT IS’ AND ‘WHATEVER THERE IS’** Basis:

1.	Name and address of the Borrower/ Mortgagor	M/s M/s.Link Marble & Granites Pvt.Ltd , No.45 & 46, Geethanjali Layout, HAL III Stage, New Thippasandra, Bengaluru -560075
2.	Name and address of the Guarantors/Mortgagors	(1) Sri.Gurumeet Singh Modi, S/o.D.S.Modi, (2) Sri.Manpreet Singh Modi, S/o.D.S.Modi (3) Smt.Satvinder Kaur Modi W/o Manpreet Singh Modi (4) Smt.Jaspreeeth Kaur Modi, W/o Gurumeet Singh Modi, All (1) to (4) Residing at: No.45 & 46, Geethanjali Layout, HAL III Stage, New Thippasandra, Bengaluru -560075
3.	Name and address of Branch, the Secured Creditor s	State Bank of India, SAM Branch , 2 nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru - 560 001.
4.	Description of the immovable secured assets to be sold.	<u>Tender No: SBIN200002602994</u> All that piece and parcel of the Residential property bearing No.E-19 in Block No.E, 2 nd Floor, Jangpura Extension, New Delhi – 110014, total area measuring 170 sq.mtr with proportionate undivided share of 46.65 sq.mtr, comprising of 4 Bedrooms, attached Toilets/Bathrooms, Drawing/Dining Kitchen and Balcony, standing in the joint names of Sri.Gurumeet Singh Modi and Sri.Manpreet Singh Modi and covered by registered Sale Deed No.12,856 in Book No.1 Vol.No.11,389 on page 63 to 71 dated 12.08.2011 and registered Relinquishment Deed No.1.868 in Book No.1 Vol.No.82 on page No.174 to 178 dated 11.07.2016 and bounded on: East by : Nanjappa's property, West by : Manjunath & his brother's property, North by : Road and Private property and South by: Manjunath & his brother's property Reserve Price: Rs.4,08,00,000/-
5.	Details of the encumbrances known to the secured creditor.	Nil
6.	The secured debt for recovery of which the Properties are to be sold	Rs.58,52,46,361/- (Rupees Fifty eight Crore fifty two Lakh forty six thousand three hundred and Sixty one Only) as on 10.01.2024 and further interest at contractual rate from 11.01.2024 with incidental expenses, costs, charges etc..
7.	Deposit of earnest money	EMD: Rs.40,80,000/- being the 10% of Reserve price for the property to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site: https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT.

8.	<p>Reserve price of the movable & immovable secured assets together:</p> <p>Account/ Wallet in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Rs.4,08,00,000/-</p> <p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.</p> <p>Time: up to 4.00 p.m. Date: 06.02.2024</p>
9.	Time and manner of payment	<p>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.</p>
10.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>Date: 07.02.2024</p> <p>Time: From 11:00 a.m. to 4:00 p.m. with unlimited extension of 10 minutes for each bid if a bid is placed in the last 10 minutes of scheduled closing time of e auction and if the bidding continues, till the sale is concluded</p>
11.	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above</p>	<p>M/s. MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p>
12.	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: (limited / unlimited)</p> <p>(iii) Bid Currency & unit of measurement</p>	<p>Rs.2,00,000/- (Rupees Two lakh Only)</p> <p>Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further.</p> <p>Indian Rupee</p>

13.	<p>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.</p> <p>Contact person with mobile number</p>	<p>Between 11.00 AM and 4.00 PM on any working day with prior appointment.</p> <p>Authorised Officer: Sri. C Krishnamurthy Assistant General Manager (CLO -IV) – +91 8008572034 Resolution agent: Sri Sandeep K Saha, Authorized representative of M/s Super Professional Services LLP Mob:7428491902, 7011475445 and 7053205580</p>
14.	Other Conditions.	<p>(a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b). The Intending bidder should transfer the EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. by means of NEFT transfer from his bank account. 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 Licence/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 State Bank of India, SAMB, Bangalore by 06.02.2024 before 4.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <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 M/s. MSTC Ltd 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 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.</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 / 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 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).</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</p>
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		<p>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 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- in the format given in Appendix V of Security interest enforcement Rules 2002, 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.</p> <p>(t) This sale will attract the provision of sec.194-IA of the Income Tax Act.</p> <p>(u) The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</p> <p>(v) In case the Sale price is Rs 50.00 lakh or above, this sale will attract the provision of sec.194-IA of the Income Tax Act.</p>
15	Details of pending litigation, if any, in respect of property proposed to be sold	Nil

Date:12.01.2024
Place: Bengaluru

Authorised Officer

