

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON 02.01.2024

“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1	Name and address of the Borrower	Shri Kamal Kumar Chimnani S/o Shri Ramesh Lal Chimnani & Smt. Mamta Chimnani w/o Shri Kamal Kumar Chimnani Flat No. M-602, 6 th Floor, Matra Chhaya, Priyadarshini Colony, Ward No. 46, Dr Rajendra Prasad Ward, Tikrapara, Tahsil & District Raipur (C.G.) Pin 492001
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch, Raipur Block B-1, Pujari Chamber Pachpedi Naka, Raipur (C.G)
3	Complete Description of the immovable secured assets to be sold.	Residential Flat- Flat No. M - 602, 6th Floor, Matra Chhaya Apartments, P C No. 114, Mauza Priyadarshini Colony, Ward No. 46, Dr Rajendra Prasad Ward, Tikrapara, Tehsil & District Raipur (C.G.) Super Built up Area 1325 Sq Ft in the name of Shri Kamal Kumar Chimnani S/o Shri Ramesh Lal Chimnani & Smt Mamta Chimnani W/o Shri Kamal Kumar Chimnani Bounded (as per title deed): On the North by: Open Space On the South by: Passage, Lift and Open Space On the East by : Open Space On the West by: Flat No. M - 601
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	Rs.36,62,243.00 (Rs. Thirty Six Lakh Sixty Two Thousand Two Hundred and Frothy Three only) as on 22.07.2019 + Interest cost & expenses etc. w.e.f. 23.07.2019 (as per Demand Notice dated 22.07.2019) (minus subsequent credit if any)
6	Deposit of earnest money	EMD: Rs.3,00,000.00 Intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. (Bidder may give offers either for one or only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. <i>“Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC’s Bank account and updation of such information in the e-auction website. This may take some time as per baking 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.</i>

7	<p>Reserve Price of the immovable secured asset</p> <p>Bank account in which EMD to be remitted</p>	<p>Rs. 30,00,000.00</p> <p>Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through electronic mode i.e. NEFT/Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.</p>
8	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 or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction, failing which the earnest money deposited by the bidder shall be forfeited.</p>
9	Time and place of public auction or time after which sale by any other mode shall be completed.	<p>Date – 02.01.2024; 11.00 A.M. To 4.00 P.M.</p> <p>The Sale will be done by the undersigned through e-auction platform provided at the website https://www.mstcecommerce.com on the date and time mentioned above.</p>
10	<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>Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C.Bose Road, Kolkata – 700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage portal. https://www.sbi.co.in, https://ibapi.in</p> <p>The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बिदा –IBAPI portal (https://www.ibapi.in).</p>
11	<p>(i) Bid increment amount:</p> <p>(ii)Auto extension: _____ times. (limited/unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i) Rs.25,000/- (Rupees Twenty Five Thousand Only)</p> <p>(ii) Auto extension with unlimited extension of 10 minutes of each.</p> <p>(iii) Rupees</p>
12	Date and time during which inspection of the movable and immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<p>18.12.2023 to 30.12.2023 (as per prior appointment)</p> <p>Mr. Hradesh Gutpa Mob. – 7049119901</p>

13	OTHER TERMS AND 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). The Sale will be done by the undersigned through e-auction platform provided at the website https://www.mstcecommerce.com on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.</p> <p>(b) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/RTGS Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.</p> <p>(c) Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage portal. https://www.sbi.co.in, https://ibapi.in The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-B- इबपी IBAPI portal (https://www.ibapi.in).</p>
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14	Statutory Notice of 15 days to borrower/ guarantors/mortgagors under the Security Interest (Enforcement) Rules, 2002	This publication is also 15 days notice to Borrower/Guarantors/Mortgagors under the Security Interest (Enforcement) Rules, 2002.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither the **STATE BANK OF INDIA** nor Service Provider will be responsible for any lapses / failure (Internet Failure, power failure etc.) on the part of the bidder, in such cases. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date: 14.12.2023

Place: Raipur

Authorised Officer
STATE BANK OF INDIA
Stressed Assets Recovery Branch, Raipur
Block B-1, Pujari Chambers, Pachpedi Naka, Raipur (C.G.)