

**STRESSED ASSETS RECOVERY BRANCH- II, NEW DELHI**18/4, SBI House, 3<sup>rd</sup> and 4<sup>th</sup> Floor, Arya Samaj Road, Karol Bagh, New Delhi-110005Phone : (011 ) 28752163 , (011) 28757694 , E-mail : [sbi.51521@sbi.co.in](mailto:sbi.51521@sbi.co.in)

(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITORProperty will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis

1.	Name and address of the Borrower	<b>BORROWER NAME :</b>  M/s. J.R. Automotives S-16/8, New Shoe Market, Sanjay Place, Opp. St. Peters College, Agra
2	Name and address of Branch, the secured creditor	STRESSED ASSETS RECOVERY BRANCH- II, NEW DELHI 18/4, SBI House, 3 <sup>rd</sup> and 4 <sup>th</sup> Floor, Arya Samaj Road, Karol Bagh, New Delhi-110005 Phone : (011 ) 28752163 , (011) 28757694 , E-mail : <a href="mailto:sbi.51521@sbi.co.in">sbi.51521@sbi.co.in</a> MOBILE NO. OF AUTHORIZED OFFICER: +91 9810619975
3	Description of the immovable secured assets to be sold.	<p>1. Plot on Khasra No. 456 (aa) and 457 area 2068.56 sq. mtr., Mauza – Artoni, Tehsil and Distt. Agra in the name of J.R. Automotors pvt. Ltd. Its Director Sh. Rajeev Mohan Saxena s/o Sh. M.M. Saxena, registered on 24.07.2012, Bahi No. 1, Zild No. 7920, Page 275-318, serial No. 3862 in the Sub-Registrar-I , Agra Sadar, Agra.</p> <p>Bounded as: East: Road 5.48 mtr. wide, West- other land, North- Other land, South-land of seller Khasra No. 456 A</p> <p>2. House No. 8, J.R. Royal Villa, Sikandra (Near Ram Mohan Nagar), Site C Road, Agra, area 106.39 sq.mtr (Bounded as: North: H.No. 7, South: H.No. 9, East: Road, West: Others Property</p> <p>3. House No. 1, J.R. Royal Villa, Sikandra (Near Ram Mohan Nagar), Site C Road, Agra, area 149.62 sq.mtr (Bounded as: North: other property, South: H.No. 2, East: Road, West: Others Property</p> <p>4. House No. 9, J.R. Royal Villa, Sikandra (Near Ram Mohan Nagar), Site C Road, Agra, area 149.62 sq.mtr (Bounded as: North: House No. 8, South: Other Property, East: Road, West: Others Property</p> <p>(All (three) 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> property pertain the following Title Deed: Plot no. 319 Khasra no. 813 area 0.230 Hect. And Khasra No. 814(K) area 0.072 Hect. , Total area 0.302 Hect. It means 3020 sq. mtr. In the name of Ms/ J.R.</p>

		<p>Associates its partner Rajesh Mohan Saxena s/o Sh. M.M. Saxena, registered on 24.05.2006, Bahi No.-I, Zild No. 4836, page no. 125 to 184, at serial no. 4331 in the Sub Registrar -II Agra. Bounded as : East- Khasra No. 812 and 815, West- Khasra no. 804 and 805, North- Khasra no. 806 and 809, South- Exit and passage 30ft wide</p> <p>5.Flat No. 5 (Ground floor), J.R. Silver Estate , Mauza-Kakretha, (Near Nayati Hospital) NH—2 Agra, in the name of M/s. J. R. Associates, area 121.46 sq. mtr, Bounded As:North : Flat No. 6, South: Flat No. 4, East: CorridorWest: Open to Sky</p> <p>6.Flat No. 105 (First floor), J.R. Silver Estate , Mauza-Kakretha, (Near Nayati Hospital) NH—2 Agra, in the name of M/s. J. R. Associates area 121.46 sq. mtr, Bounded As: North : Flat No. 106, South: Flat No. 104, East: Corridor, West: Open to Sky Both are pertain following Title Deed :</p> <p>1. Sale Deed at Book No. 1 Vol No. 4674 page No. 97-134 Serial No. 661 dated 20.02.2003</p> <p>2. Sale Deed at Book No. 1 Vol No. 4674 page No. 135.163, Serial No. 662 dated 20.02.2003 At Sub Registrar – I office, Agra .</p> <p><b>TYPE OF POSSESSION : SYMBOLIC</b></p>
4.	Details of the encumbrances known to the secured creditor.	NO
5.	The secured debt for recovery of which the property is to be sold	<p>TOTAL DUES: Rs. 6,90,67,897.00 (Rs. Six Crore Ninty Lakh Sixty Seven Thousand Eight Hundred Ninty Seven Only) As on 03.04.2023.</p> <p>Future intt&amp; other charges extra.</p>
6.	Deposit of earnest money	<p>EMD:10 % of the Reserve Price viz</p> <ol style="list-style-type: none"> <li>1.Rs 68.30 lakh (Rs Sixty eight lakh thirty thousand only),</li> <li>2.Rs. 4.60 lakh ( Rs Four lakh sixty thousand only),</li> <li>3.Rs. 4.80 lakh ( Four lakh eighty thousand only),</li> <li>4.Rs. 5.60 lakh (Rs Five lakh sixty thousand only),</li> <li>5.Rs. 4.50 lakh (Rs Four lakh fifty thousand only)</li> <li>6. Rs. 4.40 lakh (Rs Four lakh forty thousand only) respectively.</li> </ol> <p><b>UPTO 25.12.2023 TILL 4.00 P.M.</b></p> <p>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 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 /NEFT.</p>

7.	Reserve price of the immovable secured assets:	<p><b>1.Rs. 683.00 lakh (Rs. Six crore eighty three lakh only)</b>  <b>2.Rs. 46.00 lakh (Rs. Forty six lakh only)</b>  <b>3.Rs. 48.00 lakh (Rs. Forty eight lakh only)</b>  <b>4.Rs. 56.00 lakh (Rs. Fifty six lakh only)</b>  <b>5. Rs. 45.00 lakh (Rs. Forty five lakh only)</b>  <b>6.Rs. 44.00 lakh (Rs. Forty four lakh only)</b></p> <p>below which property will not be sold  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></p>
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 eAuction or time after which sale by any other mode shall be completed.	<b>26.12.2023 between 11.00 A.M. to 15.00 P.M.</b>
10.	The e-Auction will be conducted through the Bank's approved service provider	M/s.MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<p><b>Rs. 100000/- (Rs One lakh only) ( first property) and all remaining Rs. 50000/- (Rs Fifty thousand only) each.</b></p> <p>Auto extension of 10 minutes each.</p> <p>INR</p>
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	<p><b>Date: 22.12.2023, Time: 11 A.M to 3 P.M.</b>  Name: Sh. Prakash Kumar --9810619975</p> <p>Sh. N.S. Chauhan---9917474539</p>
13.	Other conditions	<p>(a). The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. 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 his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at</p>

		<p><a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. by means of NEFT/ RTGS transfer from his bank account.</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 &amp; 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 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 of the sale and put the property to</p>

		<p>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 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>Date : 18.12.2023</p> <p>Place – New Delhi</p>		<p>(PRAKASH KUMAR) AUTHORISED OFFICER STATE BANK OF INDIA</p>