

**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	Sri Gugloth Rajesh Naik S/o Mothilal H No:2-1-129/120/B, Vijayapuri Colony, Uppal, Hyderabad 500039 – Cell No:9573637885 e-mail: raja007.naik@gmail.com
2	Name and address of Branch, the secured creditor	SARB-2, SBI, Opp: Sandhya Theatre, RTC X Roads, Hyderabad - 500020
3	Description of the immovable secured assets to be sold.	All the part & parcel of House Property bearing No:3-54 on Plot No:21 & 22 Parts in Sy.No.759 and 760 Parts, admeasuring 120 Square Yards or equivalent to 100.32 Square Meters having built up area 910 Sq. Feet, situated at Chowdariguda Hamlet of Korremula Village, Chowdariguda Gram Panchayat, Ghatkesar Mandal, Ranga Reddy (Presently Medchal-Malkajgiri Dist) Telangana State covered under Document No.9653/2019 dated 06.09.2019 standing in the name of Sri Gugloth Rajesh Naik and bounded by: North: Plot No: 20 Part, South: Plot No.21 Part, East: 20' wide Road and West: Open Land.
4	Details of the encumbrances known to the secured creditor.	NIL
5	The secured debt for recovery of which the property is to be sold	Rs.33,55,822/-
6	Deposit of earnest money	EMD: Rs.4,00,000/- being the 10% of Reserve price to be remitted by e-challan to the MSTC E Commerce
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.40,00,000/-  Through e Challan in favour of mstcecommerce  23.01.2024, before 1.00 pm
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 amount 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.
9	Time and place of public auction or time after which sale by any other mode shall be completed.	24.01.2024 from 11.30 am to 03.30 pm
10	The e-auction will be conducted	M/s MSTC E Commerce at the web portal

	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	<a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> (http: address of website)
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.25,000/- 10 minutes, unlimited
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	11.01.2024 10.30 am to 04.30 pm  Sri S Rajendra Prasad, Manager, 9491991889
13	Other conditions	(a) Bidders shall hold a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s MSTC E Commerce may be conveyed through e mail. (b) 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 License / Passport etc., (ii) Current Address - proof of communication, (iii) PAN card of the bidder (iv) Valid email ID c) M/s MSTC E Commerce will provide User ID and Password after due verification of PAN of the Eligible Bidders (d) The successful bidder shall be required to submit the final prices, quoted during the 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. 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 eauction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and

		<p>binding on all the bidders. (i) 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. (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (l) 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). (m) 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. (n) 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. (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty / transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his / her name. (p) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever.</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 sale once again on any date and at such time as may be decided by the Bank. For any kind</p>
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		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.
14	Details of pending litigation, if any, in respect of property proposed to be sold	

Date: 14.12.2023  
Place: Hyderabad

AUTHORISED OFFICER,  
STATE BANK OF INDIA,