

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.  
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	(1). Sh. Umrao Nath Jogi S/o Sh. Hemnath Jogi, (2). Smt. Prabhati Devi W/o Sh. Umrao Nath Jogi, (a). Plot No. 08, Karni Colony, Sikar Road, Harmara, Jaipur-302032 (b). Plot No. 57, Gautam Enclave Scheme of Niji Khatedari, Village-Harmada, Badharna, Jaipur 302032
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 Ph. No. 0141-2657811, 2657921, 2657926; E-mail : <a href="mailto:sbi.18184@sbi.co.in">sbi.18184@sbi.co.in</a>
3	Description of the immovable secured assets to be sold.	All that part and parcel of Plot No. 57, Gautam Enclave Scheme of Niji Khatedari, Harmada, Badharna, Jaipur in the name of Sh Umrao Nath Jogi S/o Hemnath Jogi, Admeasuring: – 147.08 Sq. yards. Boundaries:- East:- Plot No. 58 West:- Plot No. 56 North:- Road 30" South:- Other Land CERSAI ID- 200014626432
4	Details of the encumbrances known to the secured creditor.	<b>If any, not Known</b>
5	The secured debt for recovery of which the property is to be sold	<b>Rs. 35,31,435/- (Rupees Thirty Five Lac Thirty One Thousand Four Hundred Thirty Five Only)</b> as on <b>30.06.2023</b> +Further interest, cost, charges & other expenses etc.
6	Deposit of earnest money	<b>EMD: Rs. 4,31,600.00/-(Rupees Four Lac Thirty One Thousand Six Hundred only)</b> Being the 10% of Reserve price. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time.
7	Reserve price of the immovable secured assets :  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date</b> within which EMD to be remitted: <b>EMD</b>	<b>Rs. 43,16,000/- (Rupees Forty Three Lac Sixteen Thousand only)</b> Bidder Global EMD wallet maintained with MSTC. (Bidder/Purchaser to register on e-auction portal <a href="https://mstcecommerce.com/auctionhome/ibapi/index.jspusinghismobilenumberande">https://mstcecommerce.com/auctionhome/ibapi/index.jspusinghismobilenumberande</a> mail Id. 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 banking 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.
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 auction purchaser not exceeding three months from the date of auction. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. <b>This amount (excluding EMD) is to be remitted to:</b> <b>SBI Bank:</b> SBI, SARB COLLECTION ACCOUNT <b>A/c No. :</b> 34677123883 <b>IFSC:</b> SBIN0011394 <b>Address:</b> Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004
9	Time and place of public e- Auction or time after which sale by any other mode Shall be completed	<b>28.06.2024– On Line e-Auction Platform</b> ( <a href="https://www.ibapi.in">https://www.ibapi.in</a> and <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> ) <b>11:00 AM to 03:00 PM</b> <b>(With unlimited extensions of 10 min. each)</b>
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	Platform ( <a href="https://www.ibapi.in">https://www.ibapi.in</a> & <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> ) for e-Auction will be provided by Bank's 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 <b>at e-Auction Service Provider's website</b> <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> . The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others</a> and <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> and <a href="https://ibapi.in/sale_Info_home.aspx">https://ibapi.in/sale_Info_home.aspx</a> The intending participants of e-Auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बज़ार-IBAPI portal ( <a href="https://www.ibapi.in">https://www.ibapi.in</a> )
11	(i) Bid increment amount: (ii) Autoextension: unlimited times (limited /unlimited) (iii) Bid currency & unit of measurement	Rs. 10,000.00 (Rs. Ten Thousand Only)  (ii) 10 Minutes  (iii) Indian Rupees (INR)

12	<p><b>Date and Time</b> 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>	<p>Date : <b>24.06.2024</b>; Time : <b>12.00 Noon to 04.00 PM</b> Name: <b>(1) Hariom Goyal (Mobile No. 8003593716)</b> <b>(2) Pankaj Kumar ( Mob.- 8963013398)</b> E-mail address: <a href="mailto:sbi.18184@sbi.co.in">sbi.18184@sbi.co.in</a>.</p>
13.	Other conditions	<p>(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 <b>M/s MSTC Limited</b> (vendor name) may be conveyed through e mail.</p> <p>(b) .The intending purchaser(s) /bidder(s) is/are required to login in the link provided in <b>website:<a href="https://www.ibapi.in">https://www.ibapi.in</a>&gt; Bidder Registration</b> .</p> <p>(c) The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider MSTC Limited at the Website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> on the date and time mentioned above. The intending Bidders/ Purchasers are requested to register on portal <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> (direct link <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>) 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 have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission &amp; verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e-Auction service provider is having liberty to accept and complete the KYC verification &amp; EMD amount. However in such event the Authorized officer / Bank / e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (<math>\geq</math>EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property.</p> <p>(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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</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 eauction 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 eauction 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 correspondences regarding any change in the bid shall be entertained.</p> <p>(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).</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/GST 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 sale once again on any date and at such time as may be decided by the Bank. For any</p>

		<p>kind of dispute, bidders are required to contact the concerned authorized 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>
14	Details of pending litigation, if any, in respect of property proposed to be sold	Not known to the bank

Date : 07.06.2024  
Place : Jaipur

**AUTHORISED OFFICER**