

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	Sh. Pradeep Kumar Tiwari and Rohini Tiwari, Rohini Montessori School, 19, Shivam Nagar, Manas Nagar, Alambagh, Lucknow
2	Name and address of Branch, the secured creditor	Stressed Assets Recovery Branch, State Bank of India, 2nd Floor, 2 – Tilak Marg, Near National P.G.College Hazratganj, Lucknow - 226001
3	Description of the immovable secured assets to be sold.	<u>Description of immovable property</u> Property owned by:- Sh. Pradeep Kumar Tiwari S/O- Sh. Ram Milan Tiwari All that part and parcel of the property consisting of residential property situated at plot no.- 29, part of Khasra No.-2321 (Rohini Montessori School), 19, Shivam Nagar, Manas Nagar, Alambagh, Lucknow, measuring area 2610 Sq.ft. In the name of Sh. Pradeep Kumar Tiwari S/o- Sh. Ram Milan Tiwari vide Regd Sale Deed No. 6061 on 03.02.1989 at book 1, zild No.-3467 pages 123 to 125 with Sub Registrar, Lucknow. Bounded as under: On the East by : 20 ft. wide road On the West by : 20 ft. wide road On the North by : Plot of Shubhakar Shukla On the South by : Arazi of samiti.
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	Total Dues Rs.2414710.85 as on 01.06.2016 + Interest & other expenses thereon (For loan of borrower at SI No. 01)
6	Deposit of earnest money	EMD: Rs11.50 Lacs being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted	Rs.115.00 Lacs Project Vijay BPR A/c No-30822747772, IFSC Code: SBIN0000125 State Bank of India, Main Branch, Lucknow

	Last Date and Time within which EMD to be remitted	Time:05:30 P.M Date: 05.09.2019
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 e-Auction or time after which sale by any other mode shall be completed.	Date: .06.09.2019 Time: 120 minutes from 12:00 P.M to 02:00 P.M with unlimited extension of 5 minutes each
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	https://sbi.auctiontiger.net
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.10,000/- unlimited extension of 5 minutes each INR
12	Date and Time during which inspection of the movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Any time between . 11:00 A.M. To 5:00 P.M. with mutual understanding. Name : .Vivek Kumar Gupta Mobile No: .8896333131

13	Other conditions	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and 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 E-Procurement Technologies Ltd may be conveyed through e-mail.</p> <p>(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 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,SARB, 2 Tilak Marg, Cpaital House, Near National P.G.College, Lukcnw by Date:05.09.2019 and 05:30 P.M. time. Scanned copies of the original of these documents can also submitted to e-mail Id of Authorised Officer.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch,Lucknow to participate in online e-Auction on the portal https://sbi.auctiontiger.net Vendor: M/s E-Procurement Technologies Ltd who will provide user ID and Password after due verification on PAN of the Eligible Bidders.</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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-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 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>

(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.

(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(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.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(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.

(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).

(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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

Date: 06.08.2019
Place: Lucknow

AUTHORISED OFFICER
STATE BANK OF INDIA