



State Bank of India
 Stressed Assets Recovery Branch
 3rd Floor, Matrix Mall, Sector – 4,
 Jawahar Nagar, Jaipur (Rajasthan) -302004
 E-mail : sbi.18184@sbi.co.in, Branch Code-18184
 Tel.: 0141-2657811, 2657921, 2657926, 2657989

THE TERMS AND CONDITIONS OF SALE OF RESIDENTIAL CUM COMMERCIAL PROPERTY OF SHRI AJIT KUMAR GOKHRU SITUATED AT SAROLI ROAD, VILLAGE & TEHSIL DOONI DISTT TONK

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	<p>M/s Rajmal Mahaveer Kumar Prop. Late Sh. Mahaveer Kumar Gokhru V&P Dooni, Distt Tonk, (Raj)</p> <p>Sh. Mahaveer Kumar Ajit Kumar Prop. Shri Ajit Kumar Gokhru S/o Late Shri Mahaveer Kumar Gokhru V&P Dooni, Distt Tonk, (Raj)</p> <p><u>(impleaded being Legal Heir of (Late) Shri Mahaveer Kumar Gokhru).</u></p> <p>(i) Smt. Paras Devi W/o (Late) Shri Mahaveer Kumar Gokhru, resident of 602 Golden Heights Bapu Nagar Savitri Colony, Janta Store, Jaipur (Rajasthan)</p> <p>(ii) Antim Kumar Gokhru S/o (Late) Shri Mahaveer Kumar Gokhru, resident of 602 Golden Heights Bapu Nagar Savitri Colony, Janta Store Jaipur (Rajasthan)</p> <p>(iii) Smt. Anita Kothari W/o Shri Sunil Kothari, resident of 2, Veer Lokashah Colony, Indira Villa, Pushkar Road, Ajmer (Rajasthan)</p> <p>(iv) Smt. Anjana Shri Srimal W/o Naresh Shri Srimal, C/o. Faujmal Champalal, Mahaveer Bazar, Beawar (Rajasthan)</p> <p>(v) Smt. Rekha Khared W/o Anil Khared, resident of 2330, Moti Singh Bhomiyon ka Rasta, Johari Bazar Jaipur (Rajasthan)</p>				
2	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Recovery Branch 3rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004</p>				
3	Description of the Immovable secured assets to be sold.	<p>All that part and partial of the equitable mortgage Residential Cum Commercial Property at Khasra No. 6064/2739 (6065 as per Khatoni) & 6066/2739 Saroli Road, (between Saroli Mod and Dooni Bus Stand) - Dooni Teh Tonk, (Raj.) Standing in the Name of Shri Ajit Kumar Gokhru S/o Late Shri Mahaveer Kumar Gokhru Total Measuring: 32292 Sq. feet. Surrounded by-</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">East by- Saroli Road</td> <td style="width: 50%;">West by- Other Agriculture Land</td> </tr> <tr> <td>North by- Other Land</td> <td>South by- Other Land</td> </tr> </table>	East by- Saroli Road	West by- Other Agriculture Land	North by- Other Land	South by- Other Land
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North by- Other Land	South by- Other Land					
4	Details of the encumbrances known to the secured creditor.	Not Known				
5	The secured debt for recovery of which the property is to be sold	<p>Rs. 2,19,72,560/- (Rs. Two Crores Nineteen Lakhs Seventy Two Thousand Five Hundred Sixty only), as on 31.05.2019 + Further interest, cost, charges & other expenses etc.</p>				

6	Deposit of earnest money Reserve price of the immovable secured assets:	EMD: Rs. 18,93,500/- (Rs. Eighteen Lakh Ninety Three Thousand Five Hundred only) 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, detail mentioned in column no. 7. Rs.1,89,35,000/-. (Rs. One Crore Eighty Nine Lakhs Thirty Five Thousand only)
7	Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs.	A/c No.: 34677123883 IFSC :SBIN0011394 Bank : State Bank of India Name : SBI SARB Collection Account Address: 315-A, Udai Marg, Raja Park, Jaipur) -302004. Time 04:00 PM. Date : 04.09.2019 Rs. 18,93,500/- (Rs. Eighteen Lakh Ninety Three Thousand Five Hundred only)
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.	Online E-Auction on Dated 06.09.2019 From 1.00 PM to 1:30 PM.
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	M/s e-Procurement Technologies Limited-Auction Tiger , B-704, Wall Street - II, Opposite Orient Club, Near Gujarat College, Ellis Bridge, Ahmadabad - 380006 Gujarat (India), Contact : 9265562821 - 079 61200 594/598/568/587/538, E-mail : rajasthan@auctiontiger.net, chintan.bhatt@auctiontiger.net, at the web portal https://sbi.auctiontiger.net (http: address of website)
11	(i) Bid increment amount: (ii) Auto extension: times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 25,000.00 (ii) 05 minute each. (iii) Indian Rupees (INR)
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	Date : 30/08/2019 Time : 12.00 Noon to 03.00 P.M Name : (1) Devi Shanker (2) Harish Kumar Gurbaxani (3) Shri S K Soni Mobile No. (1) 9784012093, (2) 9413397524, (3) 9414062147 Email address: sbi.18184@sbi.co.in ; ruksana.advocate@gmail.com

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 Limited-Auction Tiger (vendor name) 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 License / 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 Stressed Assets Recovery Branch, 3rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004 by 04.09.2019, 16:00 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB), Jaipur to participate in online e-Auction on the portal https://sbi.auctiontiger.net (name of the portal) M/s e-Procurement Technologies Limited-Auction Tiger (name of the vendor) who will provide User ID and Password after due verification of 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> <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 A/c numbers shared with the Bank. The bidders will not</p>
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		<p>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 e-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 off 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 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 e-Auction will be entertained.</p> <p>(t) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.</p> <p>(u) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to the knowledge of Bank after the auction date.</p> <p>(v) The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.</p> <p>(w) The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions.</p>
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Date: 07.08.2019
Place: Jaipur (RAJ.)

AUTHORISED OFFICER,
STATE BANK OF INDIA, SARB, JAIPUR (RAJ)