

**THE TERMS AND CONDITIONS OF SALE OF RESIDENTIAL / COMMERCIAL PROPERTIES
SITUATED AT JAIPUR & AJMER OF M/S SEATEL ELECTRONICS INDIA PVT LTD**

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 Seatel Electronics (india) Pvt. Limited (Borrower) Flat No. A-503, Greindur, Swej Farm, New Sanganer Road, Jaipur (Raj.) Shri Pankaj Sharma S/o Shri Gopal Kishan Sharma (Director/Guarantor) Flat No. A-503, Greindur, Swej Farm, New Sanganer Road, Jaipur (Raj.) Smt. Pratibha Sharma W/o Shri Pankaj Sharma (Guarantor) Flat No. A-503, Greindur, Swej Farm, New Sanganer Road, Jaipur (Raj.) Shri Neeraj Sharma S/o Shri Gopal Kishan Sharma (Guarantor) E-21, Shalimar Colony, Adarsh Nagar, Ajmer (Raj.) Shri Gopal Kishan Sharma S/o Shri Mohan Lal Sharma (Guarantor) E-21, Shalimar Colony, Adarsh Nagar, Ajmer (Raj.) Smt. Hemlata Sharma W/o Shri Gopal Kishan Sharma E-21, Shalimar Colony, Adarsh Nagar, Ajmer (Raj.)</p>
2	Name and address of	<p>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, 2657989; E-mail : sbi.18184@sbi.co.in</p>
3	Description of the movable and immovable secured assets to be sold.	<p>(1) : Residential House (Basement+Ground Floor+First Floor) situated at Plot No.13, Achrol House, Civil Lines, Ajmer Road, Jaipur (Raj.) measuring as per record available with the bank 300 Square Yards in the name of Shri Gopal Kishan Sharma, Smt. Hemlata Sharma and Shri Pankaj Sharma; <u>Bounded by :-</u> On the North by Plot No. 12, On the South by Rasta, On the East by Other Land, On the West by Plot No 13A; Other encumbrances :- Not known.</p> <p>(2) : Plot No. A-322, Prim Provience, Village- Goner, Tehsil-Sanganer, Distt.- Jaipur (Raj.) measuring as per record available with the bank 200 Square Yards in the name of Shri Pankaj Sharma; <u>Bounded by :-</u> On the North by Plot No. A-321, On the South by Plot No. A-323, On the East by Plot No. A-339, On the West by Road; Other encumbrances :- Not known.</p> <p>(3) : Flat No. F-3, First Floor, Kalyan Niranjn Apartment situated at Plot No. 19 & 20, Hari Singh Colony, Achrol House, Civil Lines, Jaipur (Raj.) measuring as per record available with the bank built-up area 946 Square Feets with common facilities more particularly defined in sale deed in the name of Smt. Pratibha Sharma W/o Sh. Pankaj Sharma; <u>Bounded by :-</u> On the North by Open Space, On the South by Staircase and Lobby, On the East by Flat No. F-4, On the West by Open Space, Other encumbrances :- Not known.</p> <p>(4) : Shop No. 33 (Basement+Ground Floor+First Floor+Second Floor+Third Floor), Amba Bari, Jaipur (Raj.) measuring as per record available with the bank 34.85 Square Meters in the name of Smt. Pratibha Sharma and Shri Pankaj Sharma; <u>Bounded by :-</u> On the North by Shop No. 34, On the South by Shop No. 32, On the East by Shop No. 40, On the West by Road; Other encumbrances :- Not known.</p>

		(5) : Unit No. AJGF-12, Ground Floor (without roof rights), Cine Mall, Soni Colony, Near Maruti Showroom, Anasagar Circular Road, Ajmer (Raj.) measuring as per record available with the bank Super built-up area 411.72 Square Feets in the name of Shri Pankaj Sharma and Shri Neeraj Sharma; Bounded by :- On the North by Unit No. AJGF-11, On the South by Passage and Unit No. AJGF-13, On the East by Passage, On the West by Building Wall; Other encumbrances :- Not known.
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	Rs. 7,21,96,237/- (Rs. Seven Crore Twenty One Lakhs Ninety Six Thousand Two Hundred Thirty Seven Only) inclusive of intrest upto 19/07/2019 plus further interest, cost,charges & other expenses etc.
6	Deposit of earnest money	EMD of each property (1) : Rs. 28,24,400/- (2) : Rs. 1,50,000/- (3) : Rs. 5,67,600/- (4) : Rs. 6,00,400/- (5) : Rs. 4,73,500/- 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 col No. 7
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 : (1) : Rs. 28,24,400/- (2) : Rs. 1,50,000/- (3) : Rs. 5,67,600/- (4) : Rs. 6,00,400/- (5) : Rs. 4,73,500/-	Reserve Price of each property (1) : Rs. 2,82,44,000/- (2) : Rs. 15,00,000/- (3) : Rs. 56,76,000/- (4) : Rs. 60,04,000/- (5) : Rs. 47,35,000/- A/c No. : 34677123883 IFSC : SBIN0011394 Bank : SBI A/c Name: - SBI, SARB COLLECTION ACCOUNT Address : 315-A, Udai Marg. Raja Park, Jaipur (Raj.)-302004 Date : <u>26/08/2019</u>
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.	28/08/2019 (1) 11.00 A.M. to 11.30 A.M. (With unlimited extensions of 5 min. each) (2) 12.00 Noon to 12.30 P.M. (With unlimited extensions of 5 min. each). (3) 01.00 P.M. to 01.30 P.M. (With unlimited extensions of 5 min. each) (4) 02.00 P.M. to 02.30 P.M. (With unlimited extensions of 5 min. each) (5) 03.00 P.M. to 03.30 P.M. (With unlimited extensions of 5 min. 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	M/s e-Procurement Technologies Limited-Auction Tiger , B-704, Wall Street - II, Opposite Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 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: unlimited times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) (1) Rs. 50,000/- (2) Rs. 25,000/- (3) Rs. 25,000/- (4) Rs. 25,000/- (5) Rs. 25,000/- (ii) 5 Minutes (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 : 21/08/2019 Time : 12.00 Noon to 03.00 P.M (Ajmer) Date : 20/08/2019 Time : 12.00 Noon to 05.00 P.M (Jaipur) Name : (1) Devi Shanker (2) Harish Kumar Gurbaxani (3) Advocate Ram Pratap Singh Mobile No. (1) 9784012093, (2) 9413397524, (3) 9460217775 Email address: sbi.18184@sbi.co.in ; advocaterpsingh09@gmail.com
13	Other conditions	(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. (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

	<p>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 26/08/2019, 17:00 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 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>
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		<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 : 20/07/2019
Place : JAIPUR

AUTHORISED OFFICER
STATE BANK OF INDIA