

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”

1	Name and address of the Borrower	M/s Deem Construction Company Private Limited. G1-262-263,EPIP, RIICO,SITAPURA JAIPUR 302022																				
2.	Name and address of Branch, the secured creditor	SBI SAMB II, 11 th Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001. sbi.50950@sbi.co.in , Mobile: 9990711800																				
3.	Description of the immovable secured assets to be sold.	<p>1. Plot at Khasra No. 1789/1077, Rajgarh (Sadulpur), Tehsil- Rajgarh, Dist. Churu in the name of Salamuddin s/o Noor Mohd. Qureshi admeasuring 550.20 Sq. yards.</p> <p>2. Plot at Khasra No. 1789/1077, Rajgarh (Sadulpur), Tehsil- Rajgarh, Dist. Churu in the name of Arif Qureshi s/o Salamuddin Qureshi admeasuring 497.70 Sq. yards.</p> <p>3. 83 open Res. plots + 18 open shops having area of 107350 Sqft. out of total area of 345748 Sqft. (32120.84 Sq mt) at Lunkaransar, Distt. Bikaner in the name of Sh. Arif Qureshi s/o Salamuddin Qureshi.</p> <p style="text-align: center;">Details of Plots</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Number of Plots</th> <th>Size</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">425,426</td> <td style="text-align: center;">2</td> <td rowspan="5" style="text-align: center;">25*50</td> <td style="text-align: center;">103750</td> </tr> <tr> <td style="text-align: center;">431 TO 440</td> <td style="text-align: center;">10</td> </tr> <tr> <td style="text-align: center;">464 TO 483</td> <td style="text-align: center;">20</td> </tr> <tr> <td style="text-align: center;">500 TO 547</td> <td style="text-align: center;">48</td> </tr> <tr> <td style="text-align: center;">561,562,563</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">OPEN SHOPS 55 to 72</td> <td style="text-align: center;">55 TO 72</td> <td style="text-align: center;">10*20</td> <td style="text-align: center;">3600</td> </tr> </tbody> </table>		Number of Plots	Size	Area	425,426	2	25*50	103750	431 TO 440	10	464 TO 483	20	500 TO 547	48	561,562,563	3	OPEN SHOPS 55 to 72	55 TO 72	10*20	3600
	Number of Plots	Size	Area																			
425,426	2	25*50	103750																			
431 TO 440	10																					
464 TO 483	20																					
500 TO 547	48																					
561,562,563	3																					
OPEN SHOPS 55 to 72	55 TO 72	10*20	3600																			
4.	Details of the encumbrances known to the secured creditor.	Nil																				
5.	The secured debt for recovery of which property is to be sold.	Rs.50,96,458,24.11 as on 31.12.2023 plus further interest @14% p.a. (Simple) and charges.																				
6.	Deposit of earnest money INR LAC	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1.</td> <td style="width: 85%;">Plot of Salamuddin at Khasra No. 1789/1077, Rajgarh (Sadulpur) Distt. Churu, Rajasthan</td> <td style="width: 10%; text-align: center;">7.20</td> </tr> <tr> <td>2.</td> <td>Plot of Arif at Khasra No. 1789/1077, Rajgarh (Sadulpur), Distt. Churu, Rajasthan</td> <td style="text-align: center;">6.20</td> </tr> <tr> <td>3.</td> <td>83 open Res. plots + 18 open shops having area of 107350 Sqft in the name of Sh. Arif at Lunkaransar,</td> <td style="text-align: center;">12.80</td> </tr> </table>	1.	Plot of Salamuddin at Khasra No. 1789/1077, Rajgarh (Sadulpur) Distt. Churu, Rajasthan	7.20	2.	Plot of Arif at Khasra No. 1789/1077, Rajgarh (Sadulpur), Distt. Churu, Rajasthan	6.20	3.	83 open Res. plots + 18 open shops having area of 107350 Sqft in the name of Sh. Arif at Lunkaransar,	12.80											
1.	Plot of Salamuddin at Khasra No. 1789/1077, Rajgarh (Sadulpur) Distt. Churu, Rajasthan	7.20																				
2.	Plot of Arif at Khasra No. 1789/1077, Rajgarh (Sadulpur), Distt. Churu, Rajasthan	6.20																				
3.	83 open Res. plots + 18 open shops having area of 107350 Sqft in the name of Sh. Arif at Lunkaransar,	12.80																				

		<table border="1"> <tr> <td></td> <td>Distt. Bikaner</td> <td></td> </tr> </table> <p>Being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bank as per instructions on https://www.mstcecommerce.com/auctionhome/ibapi/ site.</p>		Distt. Bikaner							
	Distt. Bikaner										
7.	<p>Reserve Price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>INR LAC</p> <table border="1"> <tr> <td>1.</td> <td>Plot of Salamuddin at Khasra No. 1789/1077, Rajgarh (Sadulpur) Distt. Churu, Rajasthan</td> <td>72.00</td> </tr> <tr> <td>2.</td> <td>Plot of Arif at Khasra No. 1789/1077, Rajgarh (Sadulpur), Distt. Churu, Rajasthan</td> <td>62.00</td> </tr> <tr> <td>3.</td> <td>83 open Res. plots + 18 open shops having area of 107350 Sqft in the name of Sh. Arif at Lunkaransar, Distt. Bikaner</td> <td>128.00</td> </tr> </table> <p>As per instructions on https://www.mstcecommerce.com/auctionhome/ibapi/ site</p> <p><i>“Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction on 12.04.2024 by 4 PM. 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.”</i></p>	1.	Plot of Salamuddin at Khasra No. 1789/1077, Rajgarh (Sadulpur) Distt. Churu, Rajasthan	72.00	2.	Plot of Arif at Khasra No. 1789/1077, Rajgarh (Sadulpur), Distt. Churu, Rajasthan	62.00	3.	83 open Res. plots + 18 open shops having area of 107350 Sqft in the name of Sh. Arif at Lunkaransar, Distt. Bikaner	128.00
1.	Plot of Salamuddin at Khasra No. 1789/1077, Rajgarh (Sadulpur) Distt. Churu, Rajasthan	72.00									
2.	Plot of Arif at Khasra No. 1789/1077, Rajgarh (Sadulpur), Distt. Churu, Rajasthan	62.00									
3.	83 open Res. plots + 18 open shops having area of 107350 Sqft in the name of Sh. Arif at Lunkaransar, Distt. Bikaner	128.00									
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 15 th 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.	<p>12.04.2024, New-Delhi,</p> <p>11.00 AM to 4.00 P.M with auto extensions of 10 minutes each.</p>									
10	The e-Auction will be conducted through the Bank's	https://www.mstcecommerce.com/auctionhome/ibapi/inde									

	approved service provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available on the website of the service provider as mentioned above.	x.jsp AND https://ibapi.in/
11	(I) Bid increment amount. (ii)Auto Extension:.....times.(unlimited) (iii). Bid currency & unit of measurement.	(i)Rs.0.50 lac, (ii) Auto extension of 10 minutes each(unlimited) (iii) Indian Rupee, Rupees Lac
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	08.04.2024, Monday 12.00 PM to 02.00 PM Rajgarh (Sadulpur), Distt. Churu 10.04.2024, Wednesday, 12.00 PM to 02.00 PM Lunkaransar, Distt. Bikaner Authorised Officer: Mr Sohan Lal Meena Mobile No. 9990711800.
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 password by M/s MSTC Ltd 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 e-mail ID (V) Contact number(mobile / Land line of the bidder etc., to M/s MSTC Ltd by date 12.04.2024 up to 04.00 p.m. (time), Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer at sohan.meena@sbi.co.in (c) Names of the Eligible Bidders will be identified by the State Bank of India SAMB II Branch, to participate in online e-Auction on the portal M/s MSTC Ltd who will provide User ID and Password after due verification of PAN and other documents of the Eligible Bidders.

(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.

(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 the 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.

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

(i). The Authorized Officer shall be at the 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 correspondence 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/MSTC. 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 e-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 it may be subsequently sold.

(o) 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). 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.

(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.

(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 Authorized 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 authorized 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 e-Auction will be entertained.

14	Details of pending litigation, if any, in respect of property(ies) proposed to be sold.	As per our knowledge , there are no pending litigations as on date.
----	---	---

Date: 13.04.2024
Place: New Delhi

SOHAN LAL MEENA
AUTHORISED OFFICER
STATE BANK OF INDIA