

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” BASIS

1	Name and address of the Borrower	M/s AKS Electricals and Electronics Ltd Regd. Office: E-216, First Floor, East of Kailash, New Delhi-110065
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch-II 11 th Floor, Jawahar Vyapaar Bhawan, STC Building, Janpath, 1, Tolstoy Marg, New Delhi-110001.
3	Description of the immovable secured assets to be sold.	<p>1. E-216, Basement Floor, East of Kailash, New Delhi-110065, (Urban), 376.20 Sq. Meter.</p> <p>2. E-216, First Floor, East of Kailash, New Delhi-110065, 376.20 Sq. Meter.</p> <p>3. E-216, Second Floor, East of Kailash, New Delhi-110065, (Urban), 376.20 Sq. Meter.</p> <p>4. E-4, Entire basement, Green park, New Delhi-110016, admeasuring total area 355.55 Sq. Yards i.e. 297.28 Sq. Meter</p>
4.	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are no (known) encumbrance on the assets. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
5.	The secured debt for recovery of which the property is to be sold	Rs.31,35,74,362.13 (Rupees Thirty-One Crores Thirty-Five Lakhs Seventy-Four Thousand Three Hundred Sixty-Two and Paisa Thirteen Only) as on 06.10.2023 plus future interest on the contractual rates with all incidental expenses, cost, charges etc.
6	Deposit of earnest money	<p>1. EMD Rs.17,30,000.00 (Rupees Seventeen Lakhs Thirty Thousand Only) being 10% of the Reserve Price for E-216, basement floor, East of kailash, New Delhi-110065.</p> <p>2. EMD Rs.54,40,000.00 (Rupees Fifty-Four Lakhs Forty Thousand Only) being 10% of the</p>

		<p>Reserve Price for E-216, first floor, East of kailash, New Delhi-110065.</p> <p>3. EMD Rs.54,30,000.00 (Rupees Fifty-Four Lakhs Thirty Thousand Only) being 10% of the Reserve Price for E-216, second floor, East of kailash, New Delhi-110065.</p> <p>4. EMD Rs.18,60,000.00 (Rupees Eighteen Lakhs Sixty Thousand Only) being 10% of the Reserve Price for E-4, entire basement floor, Green Park Main, New Delhi-110016.</p> <p>to be remitted/transferred/ deposited by the bidders in his/her/their own wallet provided by M/s MSTC Ltd. https://www.mstcecommerce.com https://ibapi.in</p>
7	<p>Reserve price of the movable secured assets:</p> <p>Bank account in which EMD to be remitted.</p>	<p>1. Rs. 1,73,00,000.00 (Rupees One Crore Seventy-Three Lakhs Only) for Residential building bearing E-216, Basement Floor, East of Kailash, New Delhi-110065, 376.20 Sq. Meter.</p> <p>2. Rs. 5,44,00,000.00 (Rupees Five Crores Forty-Four Lakhs Only) for Residential building bearing E-216, First Floor, East of Kailash, New Delhi-110065, 376.20 Sq. Meter.</p> <p>3. Rs. 5,43,00,000.00 (Rupees Five Crores Forty-Three Lakhs Only) for Residential building bearing E-216, Second Floor, East of Kailash, New Delhi-110065, (Urban), 376.20 Sq. Meter.</p> <p>4. Rs. 1,86,00,000.00 (Rupees One Crore Eighty-Six Lakhs Only) for Residential building bearing E-4, Entire basement, Green Park Main, New Delhi-110016, admeasuring total area 355.55 Sq. Yards i.e. 297.28 Sq. Meter.</p> <p>1. EMD Rs.17,30,000.00 (Rupees Seventeen Lakhs Thirty Thousand Only) being 10% of the Reserve Price.</p> <p>2. EMD Rs.54,40,000.00 (Rupees Fifty-Four Lakhs Forty Thousand Only) being 10% of the Reserve Price.</p> <p>3. EMD Rs.54,30,000.00 (Rupees Fifty-Four Lakhs Thirty Thousand Only) being 10% of the Reserve Price.</p> <p>4. EMD Rs.18,60,000.00 (Rupees Eighteen Lakhs Sixty Thousand Only) being 10% of the Reserve Price.</p> <p>to be transferred/deposited by bidder in his/her/their own wallet registered with M/s MSTC Ltd., on its e-auction site https://www.mstcecommerce.com as per the guidelines available in the website. Kindly note to</p>

	Last Date and Time within which EMD to be remitted:	<p>initiate registration process at the MSTC site, well within time.</p> <p>Refer to https://www.mstcecommerce.com</p> <p>Note: "Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction on 13.05.2024. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updating 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.</p>
8	Time and manner of payment	<p>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 90 days from the date of e-auction.</p>
9	Time and place of public auction or time after which sale by any other mode shall be completed.	<p>Date: 14.05.2024 (Tuesday) Time: 12:00 Noon to 4:00 PM With auto extension of 10 minutes each (unlimited)</p> <p>Place: Online</p>
10	<p>The e-auction will be conducted through the Bank's approved service provider.</p> <p>E-auction tender documents containing e-auction bid form, declaration etc., are available on the website of the service provider as mentioned above</p>	<p>M/s MSTC Ltd. https://www.mstcecommerce.com</p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of</p>	<p>Rs.1,00,000.00 (Rs. One Lac Only)</p> <p>Auto extensions of 10 Minutes each (unlimited)</p>

	measurement	Indian Rupees (INR)
12	<p>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.</p> <p>Contact person with mobile number</p>	<p>Date: 10.05.2024 (Friday) Time: 11.00 AM to 12:00 Noon Place: E-216, East of Kailash, New Delhi E-4, Green Park, New Delhi</p> <p>Sujeet Kumar (Authorised Officer) SBI Mobile No. 7017350652 e-mail: agmcl4.50950@sbi.co.in sbi.50950@sbi.co.in</p> <p>&</p> <p>Fund's Care. (Resolution/Recovery Agent) e-mail: delhi@fundscare.in Shri Raman Panwar – 9991606363</p>
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 Password by M/s MSTC Ltd (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 mstc site and to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tostoy Marg, New Delhi-110001 before auction date. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer agmcl4.50950@sbi.co.in</p>

		<p>(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Asset Management Branch-II to participate in online e-auction on the portal https://www.mstcecommerce.com Who, will provide User ID and Password after due verification of PAN and other documents 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 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 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>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>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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>
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14	Details of pending litigation if any, in respect of property proposed to be sold.	<p>OA No. 704/2023 filed in DRT, New Delhi on 11.10.2023.</p> <p>SA filed by the Company in DRT, Lucknow and there is no any order till date.</p>

Place: New Delhi
Date: 04.04.2024

Authorised Officer
State Bank of India