

**THE TERMS AND CONDITIONS OF SALE OF IMMOVABLE PROPERTY OF
M/S DYNAMIX CHAINS MFG PVT LTD**

PROPERTY WILL BE SOLD ON

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

01	Name and Address of the Borrower	M/s Dynamix Chains Mfg Pvt Ltd, Unit No 403, Tower No 02, Gate No 03, Jogeshwari Vikroli Road, SEEPZ++, SEEPZ-SEZ, Andheri (E), Mumbai -400 096	
02	Name and address of Branch, the secured creditor	Stressed Asset Management Branch-III Mumbai (SAMB-III), 112-115, First Floor, Plot no.212, West Wing, Tulsiani Chambers, Free Press Journal Marg, Nariman Point, Mumbai-400021. Email – sbi.61341@sbi.co.in / team4.61341@sbi.co.in Contact No – 7033857792/9833908550	
03	Description of the immovable secured assets to be sold	Lot 1	Plant & Machineries at Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096
		Lot 2	Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096 (Appr. Area 11093.56 Sq. ft)
		Lot 3	Unit No. 701, Tower No. I, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096 (Appr. Area 6638.92 Sq. ft)
		Bid for sale of assets under Lot 2 will be accepted only if bid under Lot 1 is received	
04	Details of the encumbrances known to the secured creditor	Nil	
05	The secured debt for recovery of which the property is to be sold	Rs.33,20,11,845.16 (Rupees Thirty Three Crores Twenty Lakh Eleven Thousand Eight Hundred Forty Five & paise Sixteen only) as on 04.01.2017 plus Interest thereon w.e.f. 05.01.2017 and expenses and cost etc. less recoveries (if any)	



06	Deposit of earnest money	Lot	Property details	EMD amount
		1.	Plant & Machineries at Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096	Rs. 38,60,000/-
		2	Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096 (Appr. Area 11093.56 Sq. ft)	Rs.69,10,000/-
		3	Unit No. 701, Tower No. I, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096 (Appr. Area 6638.92 Sq. ft)	Rs. 41,30,000/-
<p>Bid for sale of assets under Lot 2 will be accepted only if bid under Lot 1 is received</p> <p>The intending purchasers/bidders are required to deposit Earnest Money Deposit (EMD) amount through NEFT/RTGS directly in to the Account No. 38607470171 the name of SARG Commercial-III having IFSC Code No. SBIN061341, of State Bank of India</p>				
07	Reserve price of the immovable secured assets:	Lot	Property details	Reserve Price
		1.	Plant & Machineries at Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096	Rs. 3,86,00,000/-
		2	Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096 (Appr. Area 11093.56 Sq. ft)	Rs. 6,91,00,000/-



	Bank Account in which EMD to be remitted	3	Unit No. 701, Tower No. I, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai 400096 (Appr. Area 6638.92 Sq. ft)	Rs. 4,13,00,000/-
		<p>Bank account in which EMD to be remitted The intending purchasers/bidders are required to deposit Earnest Money Deposit (EMD) amount through NEFT/RTGS directly in to the Account No. 38607470171 the name of SARG Commercial-III having IFSC Code No. SBIN0061341, of State Bank of India. Payment of EMD by any other mode such as Cheques/draft will not be accepted. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.</p>		
08	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, failing which the earnest money deposited by the bidder shall be forfeited		
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	The e-Auction will be conducted on 21.04.2026 during 11:00 AM . to 3:00 PM		
10	The e-Auction will be conducted through the Bank's approved service provider.	E-Auction will be conducted through Online Electronic Bidding. The auction will be conducted through website of M/s. C-1 India Pvt. Ltd. https://www.bankeauctions.com contact persons Mr. Bhavik Pandya having his Mobile No. 8866682937., at Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003. Phone numbers: +91- 7291981124 / 1125 / 1126, +91-124-4302020 / 21 / 22 / 23 and e-mail ID: support@bankeauctions.com		



	E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in https://www.bankeauctions.com
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs.5,00,000/- (ii) Auto extension of 5 minutes 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.	Date: 17.04.2026 Time: 1:00 PM. to 5:00 PM. Contact person with mobile number: - Mr. Arunjay Sharma, CM & CO-Mobile No-7033857792 Mr. Rajendra Dahat, AGM & CLO-Mobile No-9833908550
13	Other conditions:	Other conditions : (a) E-Auction is being held on "As is Where is", "As is What is" and "Whatever there is" basis through Online Electronic Bidding. The auction will be conducted through website of M/s. C-1 India Pvt. Ltd. https://www.bankeauctions.com contact persons Mr. Bhavik Pandya having his Mobile No. 8866682937., at Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003. Phone numbers: +91- 7291981124 / 1125 / 1126, +91-124-4302020 / 21 / 22 / 23 and e-mail ID: support@bankeauctions.com E-Auction Tender Document containing online e-auction bid form, Declaration General Terms and Conditions of online auction sale are available https://www.bankeauctions.com .



(b) The intending purchasers/bidders are required to deposit Earnest Money Deposit (EMD) amount through NEFT/RTGS directly in to the **Account No. 38607470171** the name of **SARG Commercial-III** having **IFSC Code No. SBIN0061341**, of State Bank of India. Payment of EMD by any other mode such as Cheques/draft will not be accepted. Bidders, not depositing the required EMD will not be allowed to participate in the e-auction The Earnest Money Deposited(EMD) shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest

(c) Bidders shall hold valid email ID [e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by M/s.C1 India Pvt Ltd. may be conveyed through e-mail. M/s.C1 India Pvt Ltd. will provide User ID Password after due verification of the KYC documents, PAN of the Eligible Bidders

The intending bidder should submit the evidence for 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. Voter ID Card/Driving License/Passport etc., (ii) Current Address-Proof for communication, (iii) PAN Card of the bidder, (iv) valid e-mail ID, (v) Contact numbers (Mobile/Landline) of the bidder etc. to the Authorised Officer of **State Bank of India, Stressed Assets Management Branch III, Mumbai** having office at **112/115, 1st floor, Plot No. 212, West Wing, Tulsiani Chambers Free Press Journal Marg, Nariman Point, Mumbai – 400 021** on or before **20.04.2026** before **4.00 p.m.**

Bidders have to register their name at "<https://www.bankeauctions.com>" and get user ID and Password free of cost and get training on e-Auction from our service provider, C1 India Pvt Ltd, Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003. Phone numbers: +91- 7291981124 / 1125 / 1126, +91-124-4302020 / 21 / 22 / 23 and e-mail ID: support@bankeauctions.com

After Registration of bidders in the web-site as mentioned above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) :

1. Copy of the NEFT/RTGS challan; 2. Copy of PAN card; 3. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc. 4. Copy of proof of address, without which the bid is liable to be rejected.

(d) The bid price to be submitted shall be above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 5 Minutes time will be given in case of receipt of bid in last 5 minutes. 5 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-auction shall be closed.



(e) Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

(f). In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider M/s. C-1 India Pvt. Ltd. <https://www.bankeauctions.com> contact persons Mr. Bhavik Pandya having his Mobile No. 8866682937., at Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003. Phone numbers: +91- 7291981124 / 1125 / 1126, +91-124-4302020 / 21 / 22 / 23 and e-mail ID: support@bankeauctions.com

(g). 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 properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues

(h) 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.

(i) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of bid.

(j). 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.

(k). 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.

(l). 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.

(m). 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.

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



(o). 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.

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

(p). The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(q). 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).

(r). 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(s). 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.

(t). 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. The property is being sold on "As is Where is", "As is What is" and "Whatever there is" basis The purchaser should make their own inquiries regarding any statutory liabilities, electricity dues, labour dues, arrears of property tax, claims etc. before making the bid. The purchaser would bear all these dues, liabilities, taxes etc

(u). 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. The successful bidder shall be liable to pay TDS/GST and other applicable taxes as per prevailing provisions.

(v). 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.

(w). 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 auction will be entertained.



		(x). The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, during pendency of execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Nil

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither the STATE BANK OF INDIA nor Service Provider will be responsible for any lapses / failure (Internet Failure, power failure etc.) on the part of the bidder, in such cases. In order to wardoff such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully

Date: 25.03.2026
Place: Mumbai


Authorised Officer
State Bank of India

