

**THE TERMS AND CONDITIONS OF SALE OF IMMOVABLE PROPERTIES OF  
M/S VITTHAL GAJANAN SUGAR PVT LTD**

**PROPERTY WILL BE SOLD ON 24.12.2025**

**“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS**

01	Name and Address of the Borrower	<b>M/s Vitthal Gajanan Sugar Private Limited</b> Plot No. 661/2, At & Post – Mahsurne, Taluka- Katav, Dist.- Satara. Pin- 415538
02	Name and address of Branch, the secured creditor	Stressed Asset Management Branch-III (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 / team3.61341@sbi.co.in
03	Description of the immovable secured assets to be sold	1. All piece and parcel of R.S.No.661/2 having area of 2000 sq.mtr. out of 25800 sq.mtrs. situated at Post -Mhasurne, Taluka- Katav, Dist-Satara.Pin-415538 & All piece and parcel of R.S.No.686/1 having area of 2000 sq.mtr. out of 2994 sq.mtrs. situated at Post -Mhasurne, Taluka- Katav, Dist-Satara.Pin-415538 2. All piece and parcel of R.S.No.661/2 having area of 23800 sq.mtr. out of 25800 sq.mtrs. situated at Post -Mhasurne, Taluka- Katav, Dist-Satara.Pin-415538 & All piece and parcel of R.S.No.686/1 having area of 994 sq.mtr. out of 2994 sq.mtrs. situated at Post -Mhasurne, Taluka- Katav, Dist-Satara.Pin-415538 <b>PROPERTY ID: SBIN9009</b>
04	Details of the encumbrances know to the secured creditor	To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer except revenue tax. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, society dues etc. or any other dues to the Govt. / local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
05	The secured debt for recovery of which the property is to be sold	<b>Rs. 11,38,41,239.00 (Rs. Eleven Crore Thirty Eight Lakhs Forty One Thousand Two Hundred Thirty Nine Only)</b> plus interest there on w.e.f. 26.12.2017 and expenses and costs etc.





	Last date and time within which EMD to be remitted	bear any interest. The EMD of the unsuccessful bidders will be returned without interest. 24.12.2025 before 03.00 p.m.
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 auction purchaser not exceeding three months from the date of 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.	<b>The e-Auction will be conducted on 24.12.2025 during 11:00 a.m. to 3:30 p.m. with unlimited extensions of 10 minutes each.</b>
10	The e-Auction will be conducted through the Bank's approved service provider.  E-auction tender documents containing e-auction bid from, declaration etc., are available in the website of the service provider as mentioned above.	Platform <a href="https://baanknet.com/eauction-psb/eauction/">https://baanknet.com/eauction-psb/eauction/</a> for e-Auction will be provided by our e-Auction service provider PSB Alliance Pvt Ltd (BAANKNET) The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://baanknet.com/eauction-psb/eauction/">https://baanknet.com/eauction-psb/eauction/</a> . This Service Provider will also provide online Demonstration / training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available / published in the Bank's websites/webpage portal. <a href="https://sbi.bank.in">https://sbi.bank.in</a> , The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from <a href="https://baanknet.com/eauction-psb/eauction/">https://baanknet.com/eauction-psb/eauction/</a>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<b>(i) Rs.1,00,000/- (Rs One Lac only)</b>  (ii) Unlimited (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	<b>Date: 15.12.2025</b>  <b>Time 11.00 a.m to 01.00 p.m</b>  <b>Contact person:</b> 1. Shri Ajay Boudh, Chief Manager & CO Mobile No. – 8887589099 2. Shri Arun Kumar Mishra, Assistant General Manager & CLO Mobile No.- 9793548630







(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 i.e PSB Alliance Pvt Ltd, details of which are available on the e-Auction portal <https://baanknet.com/eauction-psb/eauction/>

(g). 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.

(h). 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.

(i). 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.

(j). 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.

(k). 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.

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

(m). 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.

(o). 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.

(p). 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).

(q). 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.



	<p>(r). 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>(s). 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>(t). 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 and other applicable taxes as per prevailing provisions.</p> <p>(u). 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>(v). 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.</p> <p>(w). 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.</p>
14	<p>Statutory Notice of 15 days under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002</p> <p>This publication is also 15 days notice to Borrower/ Guarantors/Mortgagors as required under rule 9 (1) of Security Interest (Enforcement) Rules, 2002.</p>

### 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 : 05.12.2025  
Place : Mumbai

Authorised Officer  
State Bank of India

