

THE TERMS AND CONDITIONS OF SALE
PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHAT-EVER
THERE IS" BASIS

1	Name and address of the Borrower	<p>Cuffe Castle Trading Company Pvt Ltd, Mr. Kshitij Rajkumar Sureka Mrs Ambica Sureka G-10, Raheja Centre, Free- Press Journal Marg, Nariman Point, Mumbai 400021</p> <p>Office 303, Abhay Steel House,59-E, Baroda Street Carnac Bunder , Mumbai 400024.</p> <p>A-33,3rd Floor, Maker Tower A,Cuffe Parade, Colaba Mumbai 400005</p>							
2	Name and address of Branch, the secured creditor	State Bank Of India, Stressed Assets Recovery Branch,1st Floor, Plot No A-112, Circle Road No 22 Wagle Industrial Estate, Thane (west) 400604							
3	Description of the immovable secured assets to be sold with identification marks or number, if any, on them	<table border="1"> <thead> <tr> <th data-bbox="568 920 775 954">Property ID No</th> <th data-bbox="791 920 1350 954">Details of Property</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 954 775 1272">SBIN20007998 7483</td> <td data-bbox="791 954 1350 1272">Office No. 21, 2nd Floor, The building Known as "Regency Chambers",of The Regency Premises Co-Operative Society Ltd, S.V Road situated at National Library Road, Bandra (West), Mumbai 400050, admeasuring Office area 780 sq.ft built-up & terrace area of 150 sq.ft, built aggregating to 930 sq ft built -up bearing C.T.S No. F/1357, of Village Bandra F in the registration District and Sub District of Mumbai & Mumbai Sub-urban.</td> </tr> <tr> <td data-bbox="568 1272 775 1637">SBIN20007998 7942</td> <td data-bbox="791 1272 1350 1637">Office No. 22, 2nd Floor, The building Known as "Regency Chambers",of The Regency Premises Co-Operative Society Ltd, S.V Road situated at National Library Road, Bandra (West), Mumbai 400050, admeasuring Office area 780 sq.ft built-up & terrace area of 150 sq.ft, built aggregating to 930 sq ft built -up bearing C.T.S No. F/1357, of Village Bandra F in the registration District and Sub District of Mumbai & Mumbai Sub-urban.</td> </tr> </tbody> </table>	Property ID No	Details of Property	SBIN20007998 7483	Office No. 21, 2 nd Floor, The building Known as "Regency Chambers",of The Regency Premises Co-Operative Society Ltd, S.V Road situated at National Library Road, Bandra (West), Mumbai 400050, admeasuring Office area 780 sq.ft built-up & terrace area of 150 sq.ft, built aggregating to 930 sq ft built -up bearing C.T.S No. F/1357, of Village Bandra F in the registration District and Sub District of Mumbai & Mumbai Sub-urban.	SBIN20007998 7942	Office No. 22, 2 nd Floor, The building Known as "Regency Chambers",of The Regency Premises Co-Operative Society Ltd, S.V Road situated at National Library Road, Bandra (West), Mumbai 400050, admeasuring Office area 780 sq.ft built-up & terrace area of 150 sq.ft, built aggregating to 930 sq ft built -up bearing C.T.S No. F/1357, of Village Bandra F in the registration District and Sub District of Mumbai & Mumbai Sub-urban.	<p>Reserve Price Rs. 2,39,50,000/-. Each Earnest Money Deposit (EMD) = 10% of the Reserve Price i.e. Rs.2395000 /-Each</p> <p>Status of Possession : Physical</p>
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4	Details of the encumbrances known to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no other encumbrances advised to the Bank. 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. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are 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.	
5	The secured debt for recovery of which the property is to be sold	Rs 4,69,95,338/-(Rupees Four Crore Sixty Nine Lakh Ninety Five Thousand and Three Hundred Thirty Eight Only) + future interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc (as per demand notice dated 29.08.2023)	
6	Registration of intending Bidders	The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.	
7	Deposit of earnest money	Property ID No	EMD (Rs.)
		SBIN200079987483	23,95,000/-
		SBIN200079987942	23,95,000/-
8	Reserve price of the immovable secured assets Payment of Earnest Money Deposit (EMD) amount Last Date and Time within which EMD to be remitted	Property ID No	Reserve Price (Rs.)
		SBIN200079987483	2,39,50,000/-
		SBIN200079987942	2,39,50,000/-
		EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https://baanknet.com) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. Interested bidder may deposit Pre-Bid EMD with (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in (PSB Alliance) 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.	
9	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 Authorized Officer, by NEFT/ RTGS to Bank Account No. 31049575155 (Name of the Account- "SARB Thane Payment Account") of State Bank of India, Wagle Circle Branch, IFSC:	

		SBIN0061707, 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.							
10	Time and place of public auction or time after which sale by any other mode shall be completed	06.03.2026 in between 11.00 pm to 04.00 pm							
11	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	The auction will be conducted through our e- Auction service provider <u>M/s PSB Alliance Private Limited</u> having its Registered Office at 4 th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal (<u>https://baanknet.com</u>) For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website <u>https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions</u> .							
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<table border="1"> <thead> <tr> <th>Property ID No</th> <th>Bid Increase amount in multiple of Rs</th> </tr> </thead> <tbody> <tr> <td>SBIN200079987483</td> <td>50,000/-</td> </tr> <tr> <td>SBIN200079987942</td> <td>50000/-</td> </tr> </tbody> </table>	Property ID No	Bid Increase amount in multiple of Rs	SBIN200079987483	50,000/-	SBIN200079987942	50000/-	10 minutes (unlimited) Bid currency in Indian Rupees
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SBIN200079987483	50,000/-								
SBIN200079987942	50000/-								
13	Date and Time during which inspection of the movable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 24.02.2026 Time:2 PM to 5 PM Authorised Officer : Mr. Sunny Agarwal (Mob 8269060092) Email Id- sbi.11697@sbi.co.in							
14	Other conditions	(a)Bidders shall hold a 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 <u>PSB Alliance Pvt Ltd</u> (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 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, SARB, Thane Branch by 12.10.2025 up							

to 5.00 PM. Scanned copies of the original of these documents can also be submitted to email ID of Authorised Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India SARB Thane (Branch Name) to participate in online e-auction on the portal by **PSB Alliance Pvt Ltd** (name of the portal) <https://baanknet.com> (name of the vendor) will provide User ID and Password after due verification of PAN 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 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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(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.

(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 correspondences 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 MSTC Service Providers. 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 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 may it 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/GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(q) The bidder are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable 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.

		<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 auction will be entertained</p>
15.	Details of pending litigation, if any, in respect of property to be sold	NIL

Date: 18.02.2026

Place: Thane

(Name of Authorised Officer)

AUTHORISED OFFICER,

STATE BANK OF INDIA