State Bank of India

Stressed Assets Recovery Branch (SARB)(18735)
2nd Floor, Administrative Office Building, Nilambaug Chowk, Bhavnagar, Gujarat - 364 001

Phone No. 0278- 2514051 **E-mail: sbi.18735@sbi.co.in**

Property will be sold on **'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** basis

1	Name of the Borrower	Mr. Ashwin Mansukhbhai Chauhan
2	Name and address of Branch, the secured creditor	**Direct link to bank website** **STATE BANK OF INDIA** Stressed Assets Recovery Branch, 2nd Floor, Administrative Office Building, Nilambaug Chowk, Bhavnagar-364002
3	Description of the immovable secured assets to be sold.	Property ID – SBIN200028896509 Location- 22.313131, 70.771082 'Shiv Shakti', Shyam Nagar-1, Raiya R.S. No. 209, Plot No. 14, Sub Plot No. 14/P/B Paiki, Street No. 1, Near Shyam Nagar Health Center, Bharati Nagar Main Road., Gandhigram, Rajkot. Area 60.20 Sq. Mtrs
	Name of Title Holder	Mr. Ashwin Mansukhbhai Chauhan
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank. However, 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 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.
5	The secured debt for recovery of which the property is to be sold	<u>DUES:</u> Rs. 37,54,318 as per Demand Notice of State Bank of India dated 22/04/2022 under section 13(2) of SARFAESI Act 2002 plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any
6	Deposit of earnest money	Rs. 2.90 lakh Being the 10% of Reserve price to be remitted by RTGS / NEFT to MSTC wallet Account of the Bidder to be opened with MSTC by the bidder himself.
7	Reserve price of the immovable secured assets: **Bank account** in which EMD to be remitted. **Last Date and Time** within which EMD to be remitted:	Rs. 28.82 lakh **EMD TO BE REMITTED DIRECTLY ONLINE TO E-BIKRAY THROUGH E-MSTC E –COMMERCE PORTAL** "Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. 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.”
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 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	The e-Auction will be held **online** at the web portal **e-Bikray** (login: **https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp) on** 05/03/2024 from 11.00 A.M. to 04.00 P.M. with unlimited extensions of 10 Minutes each.
10	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.	e-Bikray at the web portal : **https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp** **Help Desk No.: 033-40602403, 033-40645316, 033-40067351, 033-40645207 033-40628253, 033-40609118** **FAQ : https://www.mstcecommerce.com/auctionhome/ibapi/faq.html**
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 10,000 Unlimited INR (Rupees)
12	**Date and Time** during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. **Contact person with mobile number**	Date : 18/02/2024 Time: 03:00 PM to 04:00 PM R P Dewatwal 7600038902

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 e-Bikray 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 Licence/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 be uploaded on eBIKRAY site. "Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. 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." Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer **sbi.18735@sbi.co.in**. (c) Names of Eligible Bidders will be identified by the MSTC, E-Commerce to participate in online e-Auction on the portal **e-Bikray** **https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp** (name of the portal). User ID and Password will generated by bidder themselves through **e-Bikray** portal via **https://www.mstcecommerce.com/auctionhome/ipapi/index.jsp** (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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-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. (h) 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. (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j) 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.

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

(l) 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.

(m) 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).

(n) 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 through Transfer / RTGS / NEFT in the following account.
STATE BANK OF INDIA, SARB- NO LIEN ACCOUNT
ACCOUNT NO. 36056537114
IFSC : SBIN0060318

(o) 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.

(p) 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.

(q) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees/GST etc. for transfer of the property in his/her name.

(r) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees/GST etc., owing to anybody shall be the sole responsibility of successful bidder only.

(s) 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.

(t) 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.

(u) 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 indecently 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.
14	Details of Pending litigations, if any in respect of property proposed to be sold.	To the best of knowledge and information of the Authorised Officer, there is no litigation advised to the Bank. Further in future if any Securitisation Application is filed then the bidder has to deposit the sale price as per the rule 9 of SARFAESI Rules 2002 and no extension /deviation for payment of sale price shall be granted on the ground of aforesaid Securitisation Application and non payment of the sale price as per rule 9 shall lead to forfeiture as mentioned on rule 9 of SARFAESI Rules.

Date : 09/02/2024
Place: Bhavnagar

AUTHORISED OFFICER
STATE BANK OF INDIA

USP OF AUCTIONABLE PROPERTIES

Name of Borrower/unit: Mr. Ashwin Mansukhbhai Chauhan

For – House

Description	Details
House	3 BHK (Ground and First Floor)
Area (For Plot Mention total Area)	Total Area 60.20 Sq. Mt.
Boundaries (Plot / Independent House)	East: Other property on plot no. 19 West: Public Road North: Other Property on plot no. 15 South: Other property on sub plot no. 14/P/B
Additional Amenities	Pavement- Available, Lift- Available, Fixed Furniture- Available
Nearby Facilities	School… 2.1 Kms. Hospital… 2.2 Kms Shopping Centre/Mall – 2.2 Kms
Connectivity	Airport… 18 Kms Rly Station…13 kms Bus Stop… 16 Kms
Auction Price	Rs. 28.82 lakh EMD : Rs. 2.90 lakh

Bank website www.sbi.co.in	E-auction website	Property Location:	Photos of Property	Video of Property