

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR IN THE ACCOUNT OF M/s Viratra Export Private Limited, PROPERTY WILL BE SOLD ON 'AS IS WHERE IS', 'AS IS WHAT IS', 'WHATEVER THEIR IS' AND 'WITHOUT RECOURSE' BASIS

1	Name and address of the Borrower	1. M/s Viratra Export Private Limited (Borrower) (a) 62-A, Krishna Nagar Colony, Near Sanganer Puliya, Rampura Road, Sanganer, Jaipur (Raj.)-302020 (b) Plot No. 328, Kalyanpura Residential Scheme, Income Tax Nagar-2, Sanganer, Jaipur (Raj.)-302020 2. Shri Sharad Salecha S/o Shri Om Prakash Salecha (Director and Guarantor) (a) House No. A-190, Basni, First Phase, Saraswati Nagar, Jodhpur (Raj.)-342005 (b) Flat No. 704, 7th Floor, Bony Heights, Shivshakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.)-302029 3. Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha (Director and Guarantor) (a) House No. A-190, Basni, First Phase, Saraswati Nagar, Jodhpur (Raj.)-342005
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004 Ph. No. 0141-2657811, 2657921, 2657926, 2657989 E-mail : sbi.18184@sbi.co.in
3	Description of the movable and immovable secured assets to be sold.	(1) Residential Property situated at Flat No. 704, 7th Floor, Bony Heights, Shiv Shakti Vihar, Muhanaa Mandi Road, Sanganer, Jaipur (Raj.) in the name of Shri Sharad Salecha S/o Shri Om Prakash Salecha Super Built-up area 1580.93 Square Feet Surrounded by :- As per title deed On the East by Open On the West by Flat No. 705, On the North by Corridor On the South by Open (2) Residential Property situated at Flat No. 306 (Third Floor), Bony Dreams, Shiv Shakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.) in the name of Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha Super Built-up area 905.33 Square Feet Surrounded by :- As per title deed On the East by Corridor On the West by Open On the North by Open On the South by Flat No. 308 (3) Residential Property situated at Flat No. 317 (Third Floor), Bony Dreams, Shiv Shakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.) in the name of Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha Super Built-up area 902.67 Square Feet Surrounded by :- As per title deed On the East by Corridor On the West by Open On the North by Open On the South by Flat No. 319 (4) Residential Property situated at Flat No. 503 (Fifth Floor), Bony Dreams, Shiv Shakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.) in the name of Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha Super Built-up area 902.67 Square Feet Surrounded by :- As per title deed On the East by Corridor On the West by Open On the North by Flat No. 501 On the South by Flat No. 505 (5) Residential Property situated at Flat No. 505 (Fifth Floor), Bony Dreams, Shiv Shakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.) in the name of Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha Super Built-up area 905.33 Square Feet Surrounded by :- As per title deed

		On the East by Corridor On the West by Open On the North by Flat No. 503 On the South by Open (6) Residential Property situated at Flat No. 506 (Fifth Floor), Bony Dreams, Shiv Shakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.) in the name of Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha Super Built-up area 905.33 Square Feet Surrounded by :- As per title deed On the East by Corridor On the West by Open On the North by Open On the South by Flat No. 508 (7) Residential Property situated at Flat No. 508 (Fifth Floor), Bony Dreams, Shiv Shakti Vihar, Muhana Mandi Road, Sanganer, Jaipur (Raj.) in the name of Smt. Kamlesh Salecha W/o Shri Om Prakash Salecha Super Built-up area 902.67 Square Feet Surrounded by :- As per title deed On the East by Corridor On the West by Open On the North by Flat No. 506 On the South by Flat No. 510
4	Details of the encumbrances known to the secured creditor.	Not known.
5	The secured debt for recovery of which the property is to be sold	Rs. <u>3,39,61,791.00 (Rupees Thre Crore thirty nine lakhs sixty one thousand seven hundred ninty one Only)</u> inclusive of interest upto 22.11.2022 plus further interest, cost, charges & other expenses etc.
6	Deposit of earnest money	(1) EMD Rs. 4,70,000/- (Rupees Four Lakhs seventy thousand only) (2) EMD Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only) (3) EMD Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only) (4) EMD Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only) (5) EMD Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only) (6) EMD Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only) (7) EMD Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand only) being the 10% of Reserve price to be remitted. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance.
7	Reserve price of the immovable secured assets : (1) Rs. 47,00,000/- (2) Rs. 18,00,000/- (3) Rs. 18,00,000/- (4) Rs. 18,00,000/- (5) Rs. 18,00,000/- (6) Rs. 18,00,000/- (7) Rs. 18,00,000/- Bank account in which EMD to be remitted. Last Date within which EMD to be remitted: EMD	(1) Reserve price: Rs. 47,00,000/- (Rupees Forty-seven lakhs only) (2) Reserve price: Rs. 18,00,000/- (Rupees Eighteen Lakhs only) (3) Reserve price: Rs. 18,00,000/- (Rupees Eighteen Lakhs only) (4) Reserve price: Rs. 18,00,000/- (Rupees Eighteen Lakhs only) (5) Reserve price: Rs. 18,00,000/- (Rupees Eighteen Lakhs only) (6) Reserve price: Rs. 18,00,000/- (Rupees Eighteen Lakhs only) (7) Reserve price: Rs. 18,00,000/- (Rupees Eighteen Lakhs only) Bidder Global EMD wallet maintained with MSTC. (Bidder/Purchaser to register on e-auction portal) https://mstcecommerce.com/auctionhome/ibapi/index.jsp Using his mobile number and email id. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e., through NEFT after generation of Challan from (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. 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 auction purchaser not exceeding three months from the date of auction. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited by the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. This amount (excluding EMD) is to be remitted to: A/c 34677123883 IFSC : SBIN0011394 Address of Branch: State Bank of India, SME Jaipur South Branch The account is in the name of : SBI, SARB COLLECTION ACCOUNT Address: Stressed Assets Recovery Branch (SARB), Matrix Mall, 3rd Floor, Sector 4, Jawahar Nagar, Jaipur (Raj.)-302004
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	From 11.00 AM to 03.00 PM on 23.10.2023 (With unlimited extensions of 10 min. each) – On Line e-Auction Platform (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)(With unlimited extensions of 10 min. 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.	Platform (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) for e-Auction will be provided by Bank's e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp). The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बक़य-IBAPI portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)
11	Bid increment amount: Autoextension: unlimited times. (limited /unlimited) Bid currency & unit of measurement	(i) Rs. 20,000.00 (ii) Rs.10,000.00 (iii) Rs.10,000.00 (iv) Rs.10,000.00 (v) Rs.10,000.00 (vi) Rs. 10,000.00 (vii) Rs. 10,000.00

		(ii) 10 Minutes (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. Contact person with mobile number	Date : 16.10.2023 Time : 11.00 AM to 03.00 PM (1) L N Samariya (Mob. No.9413396701) (2) Manohar Lal Meena (Mob. No.8959902080) Email : sbi.18184@sbi.co.in (3) Satyendra P. Khorania (Mob. No. 9352132134, 9521706986)
13	Other conditions	1. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s MSTC Limited (vendor name) may be conveyed through e mail. 2. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the /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 Jaipur (Branch Name and address) by date 23.10.2023 and 10:00 AM time. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorised Officer. 3. Names of Eligible Bidders will be identified by the State Bank of India SARB Jaipur to participate in online auction on the portal https://www.mstccommerce.com, M/s MSTC Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders 4. 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 5. 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 auction process/ proceed with conventional mode of tendering. 6. 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. 7. 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 8. 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 9. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 10. The Authorised Officer shall be at liberty to cancel the auction process/tender at any time, before declaring the successful bidder, without assigning any reason 11. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 12. 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.

		13. 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). 14. 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. 15. 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. 16. 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. 17. 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. 18. 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 of 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. 19. 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 entertained.
14.	Details of pending litigation, if any, in respect of property proposed to be sold.	Not Known

Date: 06.09.2023

Place: JAIPUR

AUTHORISED OFFICER