THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR
PROPERTY WILL BE SOLD ON
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower	**Mr. Rajendra Sawarmal Bhimrajka and Mrs. Komal R. Bhimrajka**
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 6^{th} Floor, "The International", 16, Maharshi Karve Road, Churchgate, Mumbai 400 020
3	Description of the immovable secured assets to be sold	<table><tr><td>Property ID No</td><td>Details of Property</td></tr><tr><td>**SBIN200035807003**</td><td>All part and parcel of immovable property i.e. Flat No. 402, 4^{th} floor, D Wing, Platinum Life, Samudra Darshan CHSL, D. N. Nagar, Andheri (West), Mumbai – 400 053 admeasuring 71.07 Sq.mtrs. Carpet area , 3BHK FLAT **(Physical Possession)**</td></tr></table>
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. 3,72,73,387/- (Rupees Three Crore Seventy Two Lakh Seventy Three Thousand Three Hundred Eighty Seven Only) as on 14.03.2023 & further interest / Charges thereon.
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

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<tr><td></td><td></td><td>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.</td></tr>
<tr><td>7</td><td>Deposit of earnest money</td><td><table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN200035807003</td><td>23,00,000/-</td></tr></table></td></tr>
<tr><td>8</td><td>Reserve price of the immovable secured assets

Payment of Earnest Money Deposit (EMD) amount

Last Date and Time within which EMD to be remitted</td><td><table><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN200035807003</td><td>2,30,00,000/-</td></tr></table>EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https:/ebikray.in) 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 ebkray (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 https://baanknet.com (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.

25.06.2026 upto 3.00 p.m.</td></tr>
<tr><td>9</td><td>Time and manner of payment</td><td>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. 31046784774 (Name of the Account- “SBI SARB Mumbai Payment A/c”) of State Bank of India, Churchgate Branch, IFSC: SBIN0001821, 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</td></tr>
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<tr><td></td><td></td><td>agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.</td></tr>
<tr><td>10</td><td>Time and place of public e-Auction or time after which sale by any other mode shall be completed</td><td>25.06.2026

in between 11.00 am to 04.00 pm</td></tr>
<tr><td>11</td><td>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</td><td>The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020(Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e- auctions.</td></tr>
<tr><td>12</td><td>(i) Bid increment amount:

(ii) Auto extension: _________ times. (limited / unlimited)
(iii) Bid currency & unit of measurement</td><td><table><tr><td>Property ID No</td><td>Bid Increase amount in multiple of Rs</td></tr><tr><td>SBIN200035807003</td><td>1,00,000/-</td></tr></table>
10 minutes (unlimited)
Bid currency in Indian Rupees</td></tr>
<tr><td>13</td><td>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</td><td>Date: 18.06.2025
Time: 3.00 pm to 5.00 pm

Authorised Officer : Mr. Mahesh Choudhari
(Mob 7875044195)

Email Id- sbi.05168@sbi.co.in</td></tr>
<tr><td>14</td><td>Other conditions</td><td>a) The intending Bidders/ Purchasers are requested to register on (https://baanknet.com)
using their mobile number and email-id. Further, they are</td></tr>
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		requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders / Purchasers has to transfer the EMD amount using online mode in the Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. (b) The interested bidders who requires assistance in creating Login ID & password, uploading data, submitting bid documents, training/ demonstration, Terms & conditions on online inter-se Bidding etc., may visit the website : (https://baanknet.com) (c) Earnest Money Deposit (EMD) is to be paid online through i.e. NEFT/RTGS/Transfer (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 such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned by service provider without interest. (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank. The remaining amount i.e. 25% of sale price, after adjusting the EMD already paid, to be deposited/remitted immediately i.e. on the same day or not later than next working day, as the case may be. (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 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.

(o) 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. (p) 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. (q) 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. (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. (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 e-Auction will be entertained. (t) Where the sale price of the property is above Rs.50.00 lakhs, the auction purchaser has to deduct 1% of the sale price as TDS in the name of owner of the property and remit to Income tax Department as per Sec.194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form No.26QB and challan for having remitted the TDS. Certificate of TDS on Form 16B to be submitted to the Bank subsequently.

Date 10.06.2026

Place: Mumbai

(**Mahesh Choudhari)**
AUTHORISED OFFICER,
STATE BANK OF INDIA