THE TERMS AND CONDITIONS OF SALE OF IMMOVABLE PROPERTIES OF M/S Dynamix Chains Manufacturing Pvt Ltd

PROPERTY WILL BE SOLD ON 02.12.2026

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

01	Name and Address of the Borrower	**M/s Dynamix Chains Manufacturing Pvt Ltd** Unit No 403, Tower No 02, Gate no 03, Jogeshwari Vikroli Road, SEEPZ++, SEEPZ-SEZ, Andheri (E), Mumbai -400 096
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 / team4.61341@sbi.co.in
03	Description of the immovable secured assets to be sold	**Lot 1.** Unit No. 403, Tower No. II, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai-400096 (Appr. Builtup Area 1031 sq.mtrs./ 11093.56 Sq. ft) **PROPERTY ID: SBIN10002493484** **Lot 2.** Unit No. 701, Tower No. I, SEEPZ, Gate No. 3, Jogeshwari Vikhroli Road, Andheri East, Mumbai-400096 (Appr. Builtup Area 617 sq.mtrs./ 6638.92 Sq. ft) **PROPERTY ID: SBIN10002492927**
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 authorized officer. 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	**Rs.33,20,11,845.16 (Rupees Thirty Three Crores Twenty Lakh Eleven Thousand Eight Hundred Forty Five & paise Sixteen only) as on 04.01.2017 plus Interest thereon w.e.f. 05.01.2017** and expenses and cost etc. less recoveries (if any)

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06	Deposit of earnest money	**For Lot-1: Rs. 81,90,000/- (Rs. Eighty One lacs Ninty thousand Only)** **For Lot-2: Rs. 49,00,000/- (Rs. Forty Nine lacs Only)** Being the 10% of Reserve price Intending Bidders/Purchasers has to transfer the EMD amount using online mode in his 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. (Bidder may give offers either for one or 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. *"Interested bidder may deposit Pre-Bid EMD with PSB Alliance Pvt Ltd (BANNKNET) before the close of e- Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BANNKNET'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."*
07	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	**For Lot-1: Rs. 8,19,00,000/- (Rs. Eight Crore Nineteen lacs Only)** **For Lot-2: Rs. 4,90,00,000/- (Rs. Four Crore Ninety lacs Only)** Bidders own wallet Registered with PSB Alliance Pvt Ltd i.e BANNKNET on its e-auction site https://baanknet.com/eauction-psb/eauction/ by means of RTGS/NEFT. **Bank account in which EMD to be remitted** Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through electronic mode i.e. NEFT/Transfer (After generation of Challan from (https://baanknet.com/eauction-psb/eauction/) in bidders Global EMD Wallet. NEFT 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 without interest. **01.12.2026** before **04.00 p.m.**

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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.	**The e-Auction will be conducted on 02.12.2026 during 10:30 a.m. to 04:30 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 from, declaration etc., are available in the website of the service provider as mentioned above.	Platform https://baanknet.com/eauction-psb/eauction/ 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 https://baanknet.com/eauction-psb/eauction/. 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. https://sbi.bank.in , 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 https://baanknet.com/eauction-psb/eauction/
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs.5,00,000/- (Rs Five Lac only) (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 and their specification.	**Date: 20.11.2026** **Time 02.30 p.m to 05.30 p.m** **Contact person:** 1. Mr. Gaurav Kumar Yadav, CM & CO-Mobile No-7600044065 2. Mr. Rajendra Dahat, AGM & CLO-Mobile No–9833908550
13	**Other conditions :** (a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/eauction/ by providing requisite KYC documents and registration fee as per the practice followed by BANNKNET well before the auction date. The registration process	

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takes minimum of two working days (Registration process is detailed on the above website). The Sale will be done by the undersigned through e-auction platform provided at the website https://baanknet.com/eauction-psb/eauction/ on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal https://baanknet.com/eauction-psb/eauction/ using their mobile number and email-id. Further, they are 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 his 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. 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.

(b) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/RTGS Transfer (After generation of Challan from https://baanknet.com/eauction-psb/eauction/ in bidders Global EMD Wallet. NEFT 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 without interest.

(c) Platform https://baanknet.com/eauction-psb/eauction/ 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 https://baanknet.com/eauction-psb/eauction/. 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. https://sbi.bank.in. 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 PSB Alliance Pvt Ltd (BANNKNET) portal https://baanknet.com/eauction-psb/eauction/

(d) The bid price to be submitted shall be above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last 10 minutes. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

(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

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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.

(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.

(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.

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	(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. (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. (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. (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.	
14	Statutory Notice of 15 days under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002	This publication is also 15 days notice to Borrower/ Guarantors/Mortgagors as required under rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidder's 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 ward off 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.

For State Bank Of India

Date : 05.11.2026
Place : Mumbai

Chief Manager, SARG C -III
112 & 115, Tulsiani Chambers
Nariman Point Mumbai- 400021

Authorized Officer
State Bank of India

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