

## (SALE NOTICE FOR E-AUCTION OF IMMOVABLE PROPERTIES)

### SALE NOTICE

**E-Auction sale notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 read with provision to Rule 8(6) of Security Interest (Enforcement) Rules, 2002.**

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Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of JHARKHAND RAJYA GRAMIN BANK, SARB (Secured creditor), will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **10/04/2024**, for recovery of **Rs 14,81,084.22** (Rs Fourteen Lakh Eighty One Thousand Eighty Four Rupees and Twenty Two Paise Only) + **Interest + Other Charges** thereon (as per Demand Notice dated 20.09.2019) due to Jharkhand Rajya Gramin Bank from **Mrs. B. Geeta (Borrower), Mr. Asit Chatterjee (Guarantor) and Mrs. G. Nita Rao (Guarantor)**.

The reserve price for property to be sold is **Rs.35,45,000/-** (Rs. Thirty Five Lakh Forty Five Thousand only) and the earnest money deposit for the property is **Rs.3,54,500/-** (Rs. Three Lakh Fifty Four Thousand Five Hundred only). The Earnest Money Deposit shall be deposited on or before **06.04.2024 by 04.00 PM**.

#### **Details and full description of the property –**

**Owner- Mrs. B. Geeta**

Sale deed No. 2827/2616, Dated 29.07.2017

**Flat No. – G/A**, Ground Floor, Super built-up Area – 1170 Sq. ft, Urmila Tower, Ramnagar, Kadma, Road No. – 02, situated on Khata No- 427 (Old – 27), Plot No – 1255/6311 (Old - 670),Mauza – Gamariagora, JNAC Ward No - 1 , Thana no- 1157, PS – Kadma, Jamshedpur, Dist- East Singhbhum.

#### **Butted & Bounded by –**

North : Road

South : Lift then Alley,

East : House of Dutta Babu,

West : Flat No.G

## **E- AUCTION SALE NOTICE**

### **TERMS & CONDITIONS OF ONLINE E- AUCTION SALE**

1. The Property is being sold on “**AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS**”. As such sale is without any kind of warranties & indemnities.
2. Particulars of the property / assets (viz. extent & measurements specified in the E- Auction Sale Notice has been stated to the best of information of the Bank and Bank shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
3. E-Auction Sale Notice issued by the Bank is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Bank. Interested bidders are advised to pursue the copies of title deeds with the bank and to conduct own independent enquiries / due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
4. To the best of knowledge and information of the authorized officer, there are no encumbrances on the property /ies. However, the intending bidder should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/duties 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 further encumbrances whether known or unknown to the Bank. The Authorized Officer/ secured creditor shall not be responsible in any way for any third party claim/ right/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ ies put for sale.
5. Auction/bidding shall only be through “**online electronic mode**” through the website <https://sarfaesi.auctiontiger.net> provided by the service provider **M/s e- Procurement Technologies Limited, Auction Tiger, Ahmedabad** who shall arrange & coordinate the entire process of auction through the e-auction platform. E-Auction Bid form, declaration, General Terms and Conditions of online auction sale are available in below website: - <https://www.jrgb.in>
6. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
7. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s. e- Procurement Technologies Limited, Auction Tiger, Ahmedabad (Contact No. -9722778828,9265562818,9265562821, Landline- 079 – 6813-6891/6842/6837/6875, E-Mail:  
- [support@auctiontiger.net](mailto:support@auctiontiger.net) , [Praveen.thevar@auctiontiger.net](mailto:Praveen.thevar@auctiontiger.net)
8. It shall be the responsibility of the interested bidders to inspect & satisfy themselves about the property before the submission of the bid. The interested bidder may inspect the property at site as per schedule mentioned above.
9. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of RESERVE PRICE shall be payable by interested bidders through NEFT/ RTGS/Funds Transfer on or before **06-04-2024 up to 4.00 pm** in **OFFICE ACCOUNT Account No. 92251005429, Name-Office Account Jharkhand Rajya Gramin Bank, SARB Office, Ranchi, (IFSC Code No. SBIN0RRVCGB).**

10. The intending bidders should submit the duly filled in Bid Form (Anx II & Anx III) (format available in the above website) along with the enclosure (KYC Documents, UTR No. of NEFT/RTGS remittance) towards EMD in a sealed cover addressed to the Authorized Officer, Jharkhand Rajya Gramin Bank, SARB Office, Ranchi, Market Complex, Fourth Floor, Zila Parishad Office Premises, Kutchery Road, Ranchi – 834001 **latest by 04:00 PM on 06-04-2024**. The sealed cover should be super scribed with “*Bid for participating in E-Auction Sale-* and scan copies to be forwarded to the Authorized officer to [sarb@jrgb.in](mailto:sarb@jrgb.in) so as to reach on or before 06-04-2024 by 4 P.M.
11. The KYC documents are: (i) Proof of identification (KYC) viz. Voter ID Card / Driving Licenses / passport /Aadhar Card etc. (ii) Current address proof for communication (iii) PAN Card of the bidder (iv) Valid E-mail ID (v) contact number (Mobile / Land Line) etc. of bidders.
12. The bid price to be submitted shall be above reserve price and bidder shall improve their further offer in multiples of **Rs. 10,000/- (Rupees Ten thousand only)**.
13. Intense bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of intense bidding, there will be unlimited extension of “5” minutes each, i.e the end time of e- auction shall be automatically extended by 5 Minutes each time if bid is made within 5 minutes from the last extension.
14. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
15. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Bank) to the service provider to enable them to allow only those bidders to participate in the online *inter se* bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
16. Bidders are advised to go through the website <https://sarfaesi.auctiontiger.net>, for detail terms and condition of auction sale before submitting their bids and taking part in e-Auction sale proceedings. Prospective bidder can also view sale details and bidding through Auction Tiger Mobile Application (Android). The Prospective bidder may avail online training on e-Auction from **M/s. E-Procurement Technologies Limited**
17. The prospective qualified bidder may avail online training on E-auction from M/s e-Procurement Technologies limited Auction Tiger. Prior to the date of E-auction. Neither the Authorized officer/Bank nor Service Provider will be held responsible for any internet network problem/power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidder are requested to ensure that they are technically well equipped with adequate power back up etc. for successfully participating in the E-auction event.
18. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the same shall be adjusted towards the sale price and the EMD of unsuccessful bidder shall be refunded .The Earnest Money Deposit (EMD) shall not bear any interest.

19. The successful bidder shall deposit 25% of the bid amount (including EMD) immediately on the same day of auction or not later than next working day, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale through NEFT/RTGS/Funds Transfer i.e. **OFFICE ACCOUNT Account No. 92251005429, Name-Office Account Jharkhand Rajya Gramin Bank, SARB Office, Ranchi. (IFSC Code No. SBIN0RRVCGB).**
20. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him by e-mail both to the Authorized Officer and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
21. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale and the defaulting bidder shall have no claim/right in respect of property/amount.
22. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
23. Municipal / Panchayat Taxes, Electricity dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
24. Sale Certificate will be issued by the Authorized Officer in favor of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
25. Applicable legal charges for conveyance stamp duty, registration charges, assessment charges and other incidental charges shall be borne by the auction purchaser.
26. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer (s) or adjourn/postpone/cancel the E-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.
27. The decision of the Authorized Officer is final, binding and unquestionable.
28. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
29. The sale shall be subject to rules/conditions prescribed under the Securitizations & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002.
30. The Notice is also applicable to Borrower (s), Guarantor (s) and the public in general.

**Date: 01.03.2024**

**Place: Ranchi**

**Authorized Officer**



***Bid Amount Quoted***

<b>Amount in Figure</b>	
<b>Amount in Word</b>	

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I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction notice published in the newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

\_\_\_\_\_  
*Name & Signature*

**ANNEXURE-III**  
**DECLARATION BY**  
**BIDDER(S)**

**To,**  
**Authorized Officer**

**Bank Name:** \_\_\_\_\_

**, Date :** \_\_\_\_/\_\_\_\_/\_\_\_\_

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.

5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offered/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

**Signature:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**eMail ID:** \_\_\_\_\_