


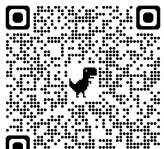


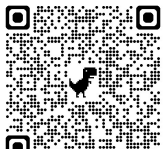


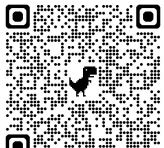


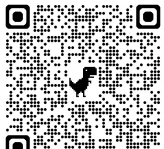




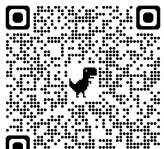


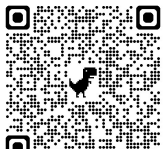


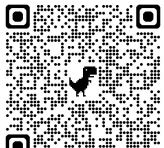


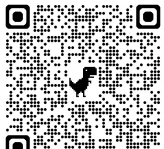




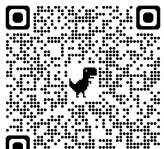


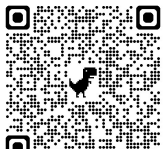


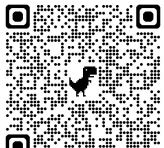


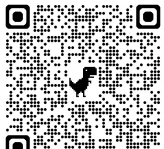



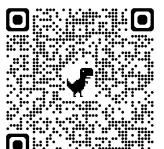

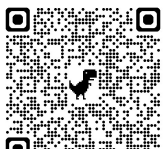
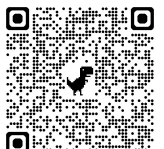

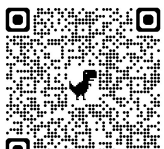
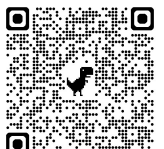


**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.**

**Property will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” Basis**

01	Name and Address of the Borrower	M/s. Venkateshwara Associates <b>Regd. Office:</b> 8, Pratap Sarang Society, Shankar Nagar, Pimpri, Pune – 411042 <b>Project Add:</b> Survey Number(s): 385/1, situated at Mouje Bhugaon, Tal. Mulshi, Pune, - 412115																															
02	Name and address of Branch, the secured creditor	Stressed Asset Management Branch-II (SAMB-II), Raheja Chambers, Ground floor, Free Press Journal Marg, Nariman Point, Mumbai 400 021 Email – <a href="mailto:team11.15859@sbi.co.in">team11.15859@sbi.co.in</a> Contact No – 8652240284																															
03	Description of the immovable and movable secured assets to be sold	1. Partially Completed Villa A1, A2 & C 3 and Open Plot No. B 1, G 1 & G2 Situated at Survey Number(s): 385/1, situated at Mouje Bhugaon, Tal. Mulshi, Pune, - 412115  <table border="1" data-bbox="610 663 1495 1856"> <tr> <td colspan="2" data-bbox="610 663 1094 758"> <b>Bank website</b>  <a href="https://bank.sbi">https://bank.sbi</a> </td> <td colspan="2" data-bbox="1094 663 1495 758"> <b>E-auction website</b>  <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> </td> </tr> <tr> <td colspan="2" data-bbox="610 758 1094 957">  </td> <td colspan="2" data-bbox="1094 758 1495 957">  </td> </tr> <tr> <td data-bbox="610 957 883 1024"> <b>Property ID No</b> </td> <td data-bbox="883 957 1094 1024"> <b>Property Location:</b> </td> <td data-bbox="1094 957 1305 1024"> <b>Video / Photos of Property</b> </td> <td data-bbox="1305 957 1495 1024"> <b>USP</b> </td> </tr> <tr> <td data-bbox="610 1024 883 1234">                     SBIN90126615898                 </td> <td data-bbox="883 1024 1094 1234">  </td> <td data-bbox="1094 1024 1305 1234">  </td> <td data-bbox="1305 1024 1495 1234">  </td> </tr> <tr> <td data-bbox="610 1234 883 1444">                     SBIN901266158982                 </td> <td data-bbox="883 1234 1094 1444">  </td> <td data-bbox="1094 1234 1305 1444">  </td> <td data-bbox="1305 1234 1495 1444">  </td> </tr> <tr> <td data-bbox="610 1444 883 1654">                     SBIN901266158983                 </td> <td data-bbox="883 1444 1094 1654">  </td> <td data-bbox="1094 1444 1305 1654">  </td> <td data-bbox="1305 1444 1495 1654">  </td> </tr> <tr> <td data-bbox="610 1654 883 1856">                     SBIN901266158984                 </td> <td data-bbox="883 1654 1094 1856">  </td> <td data-bbox="1094 1654 1305 1856">  </td> <td data-bbox="1305 1654 1495 1856">  </td> </tr> </table>				<b>Bank website</b> <a href="https://bank.sbi">https://bank.sbi</a>		<b>E-auction website</b> <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a>						<b>Property ID No</b>	<b>Property Location:</b>	<b>Video / Photos of Property</b>	<b>USP</b>	SBIN90126615898				SBIN901266158982				SBIN901266158983				SBIN901266158984			
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		SBIN901266158986																			
		SBIN200260771690																			
04	Details of the encumbrances know to the secured creditor	Not Known																			
05	The secured debt for recovery of which the property is to be sold	Rs. 32,44,32,891.21 as on 30.07.2023 + interest at contracted rate till date thereon + expenses & costs (less cash recoveries, if any) w.e.f. 30.07.2023 Demand Notice Date: - 21.08.2023.																			
06	Deposit of earnest money	<b>EMD:</b> <table border="1" data-bbox="662 1010 1495 1325"> <thead> <tr> <th>Details of the Property</th> <th>EMD Rs. (Amount in Crs.)</th> </tr> </thead> <tbody> <tr> <td>Villa Nos. A1</td> <td>0.284</td> </tr> <tr> <td>Villa No. A2</td> <td>0.315</td> </tr> <tr> <td>Villa No. B1</td> <td>0.227</td> </tr> <tr> <td>Villa No. C3</td> <td>0.276</td> </tr> <tr> <td>Villa No. G1</td> <td>0.150</td> </tr> <tr> <td>Villa No. G2</td> <td>0.158</td> </tr> <tr> <td>All 6 Villas as a single lot</td> <td>1.410</td> </tr> </tbody> </table> <p>Being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by BAANKNET on its e-auction site. <a href="https://baanknet.com/eauction-psb/eauction/buyer/">https://baanknet.com/eauction-psb/eauction/buyer/</a> by means of RTGS/NEFT.</p>				Details of the Property	EMD Rs. (Amount in Crs.)	Villa Nos. A1	0.284	Villa No. A2	0.315	Villa No. B1	0.227	Villa No. C3	0.276	Villa No. G1	0.150	Villa No. G2	0.158	All 6 Villas as a single lot	1.410
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07	Reserve price of the immovable/movable secured assets:  Account/ Wallet in which EMD to be remitted  Last Date and Time within which EMD to be remitted	<b>Reserve price:</b> <table border="1" data-bbox="662 1524 1495 1839"> <thead> <tr> <th>Details of the Property</th> <th>Reserve Price (Rs. (Amount in Crs.))</th> </tr> </thead> <tbody> <tr> <td>Villa Nos. A1</td> <td>2.840</td> </tr> <tr> <td>Villa No. A2</td> <td>3.150</td> </tr> <tr> <td>Villa No. B1</td> <td>2.270</td> </tr> <tr> <td>Villa No. C3</td> <td>2.760</td> </tr> <tr> <td>Villa No. G1</td> <td>1.500</td> </tr> <tr> <td>Villa No. G2</td> <td>1.580</td> </tr> <tr> <td>All 6 Villas as a single lot</td> <td>14.100</td> </tr> </tbody> </table> <p>Bidders own wallet Registered with BAANKNET on its e- auction site <a href="https://baanknet.com/eauction-psb/eauction/buyer/">https://baanknet.com/eauction-psb/eauction/buyer/</a> by means of RTGS/NEFT by 20.04.2026 on or before 10.30 a.m.</p>				Details of the Property	Reserve Price (Rs. (Amount in Crs.))	Villa Nos. A1	2.840	Villa No. A2	3.150	Villa No. B1	2.270	Villa No. C3	2.760	Villa No. G1	1.500	Villa No. G2	1.580	All 6 Villas as a single lot	14.100
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08	Time and manner of payment	The successful bidder shall deposit the remaining amount of 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, 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.
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 20.04.2026 between 11:00 a.m. to 04:00 p.m.
10	The e-Auction will be conducted through the Bank's approved service provider	BAANKNET at the web portal <a href="https://baanknet.com/eauction-psb/eauction/buyer/auction-list">https://baanknet.com/eauction-psb/eauction/buyer/auction-list</a>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs. 5,00,000.00 and in multiples of Rs. 5,00,000.00 (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.	15.04.2026 from 11.00 am to 4.00 pm.
	Contact person with mobile number.	Mr. Dhananjay B. Mohite – 8652240284
13	Other conditions	<p>(a). The Bidders should get themselves registered on BAANKNET by providing requisite KYC documents and registration fee as per the practice followed by BAANKNET well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with EBKRAY at <a href="https://baanknet.com/eauction-psb/eauction/buyer/">https://baanknet.com/eauction-psb/eauction/buyer/</a> by means of NEFT/ RTGS transfer from his bank account.</p> <p>(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with EBKRAY is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(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 and the remaining amount of 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.</p> <p>(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.</p> <p>(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.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(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.</p>

	<p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with EBKRAY. The Bidder has to place a request with EBKRAY for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(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 may it be subsequently sold.</p> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees, TDS, etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, TDS, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(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 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.</p> <p>(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 auction will be entertained.</p> <p>(t) To maximize recovery of public money, the following bidding priority shall apply:</p> <p>i. In the event that a bid is received for all six villas as a single lot, but no individual bids are received for one or more of the villas, preference will automatically be granted to the bidder with bidding for the entire lot.</p> <p>ii. However, if bids are received for all six villas individually as well as for the combined lot, the lot bid will only take precedence if its value exceeds the aggregate total of the six individual bids. If the sum of the individual bids is higher, those offers will be preferred.</p>
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