

TERMS AND CONDITIONS

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' Basis

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| 1 | Name and address of the Borrower | M M Rice Mill Pvt Ltd. Regd. Office-Shop no.9, 3 rd Floor, Metro Plaza, S F Road, Siliguri, West Bengal-734005 |
| 2 | Name and address of Branch, the secured creditor | State Bank Of India Stressed Asset Recovery Branch, Siliguri, Home Land Business Centre, 1st Floor, 3rd Mile, Sevoke Road, Siliguri-734008 |
| 3 | Description of the immovable secured assets to be sold | (I) Equitable Mortgage of Factory land and building along with Plant and Machinery vide Deed No. I-3645 dated 14.12.2012, Total Area : 2.80 acres, Plot No.: 10343, 10344 & 10350 (Part), under Khatian No.6353 of Mouza - Chitalghata, JL No.-01, Village / Town/ City: Sonarpurhat, P.S./Block-Chopra, District : Uttar Dinajpur, State: West Bengal The land butted and Bounded as follows (as per deed): North- Badami Tea Factory, South- Land of the Vendors, East-Kutchha 15 feet Road, West- Krishna Gupta and others (ii) Equitable Mortgage of office Room Space in the name of Sri Mukesh Biyani vide Deed No. I-1121 dated 24.04.2012 measuring 350.50 Sq. ft. recorded in Khatian No.1223, in part of Plot No.3292 situated within Mouza - Siliguri, Pargana- Baikunthapur, JL No.- 110(88) within Ward No. XXV of SMC under P.S.- Siliguri at 3 rd floor, Golden Tower at Burdwan Road, Siliguri, District: Darjeeling, State : West Bengal , Pin Code : 734005. Butted and Bounded as follows (as per deed): North- Statutory Open Space, South-Office of Sri Omprakash Agarwal, East- Statutory Open Space and then Land & building of Apollo Builders, West- Office of Vendors sold to Sri Rajesh Biyani Equitable Mortgage of Office Room Space in the name of Sri Rajesh Biyani vide Deed No. I-50 dated 24.04.2012 measuring 350.50 Sq. ft. recorded in Khatian No.1223, in part of Plot No.3292 situated within Mouza - Siliguri, Pargana- Baikunthapur, JL No.- 110(88) within Ward No. XXV of SMC under P.S.- Siliguri at 3 rd floor, Golden Tower at Burdwan Road, Siliguri, District: Darjeeling, State : West Bengal , Pin Code : 734005. Butted and Bounded as follows: North- Statutory Open Space, South-Office of Sri Omprakash Agarwal, East- Office of the Vendors sold to Sri Mukesh Biyani, West- 7 ft wide common passage, statutory open space and then Burdwan Road (60 ft wide). |
| 4 | Details of the encumbrances known to the secured creditor | NIL |
| 5 | The secured debt for recovery of which the property is to be sold | Rs.9,22,18,516.00 (Rupees Nine crore twenty two lacs eighteen thousand five hundred sixteen only) as on 10.12.2018 plus interest w.e.f 11.12.2018 and other expenses. |



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| 6 | Deposit of earnest money | EMD: Rs 19.00 Lacs for property serial no.(i) and Rs.1.62 Lacs for property serial no. (ii) being the 10% of Reserve price to be remitted by NEFT to the Bank account or Demand Draft drawn in favor of Authorised Officer, State Bank of India, SARB, Siliguri drawn on any Nationalised or Scheduled Bank |
| 7 | 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: | Rs. 187.00 lacs (For Proerty at S.I No.-(i)) ✓ Rs. 16.15 lacs (For Proerty at S.I No.-(ii)) ✓ A/c No.- 4897932101370 , : IFSC:SBIN0010137 Bank : State Bank of India, Stressed Asset Recovery Branch, Siliguri Address: Stressed Asset Recovery Branch, Siliguri, Home Land Business Centre, 1st Floor, 3rd Mile, Sevoke Road, Siliguri-734008. Date :20.03.2019 and Time : 4.00 PM |
| 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 e-Auction purchaser not exceeding three months from the date of e-Auction. |
| 9 | Time and place of public e-Auction or time after which sale by any other mode shall be completed. | The E-auction will take place through portal https://sbi.auctiontiger.net on 25.03.2019 between 11 A.M to 03 P.M with unlimited extension of 5 minutes 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 | Interested bidder may visit https://sbi.auctiontiger.net and download relevant documents. |



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| 11 | (i) Bid increment amount: (ii) Auto extension: (iii) Bid currency and unit of measurement | (I) Bid increment amount :Rs. 5,000/- (ii) Unlimited extension of 5 minutes each. (iii) 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 : From 18.03.2019 to 19.03.2019 Time: Between 11:00 A.M to 1:00 P.M. Contact Person: Sri Suryya Narayan Rakshit, Authorized Officer, Mobile No.-8001194541. |
| 13 | Other conditions | <p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant informations and allotment of ID and Password for E-Auction from M/S e-procurement Technologies Ltd. may be conveyed through e mail.)</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/Driving Licence/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 Authorized Officer, State Bank of India, SARB, Siliguri”, by 4.00 PM on 20.03.2019.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Siliguri to participate in online e-Auction on the portal https://sbi.auctiontiger.net. M/S e-procurement Technologies Ltd. , Ahmadabad who will provide User ID and Passwords after due verification of PAN of the eligible Bidder/s.</p> <p>(d) 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</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> |



(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 number 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.

Date: 07.03.2019
Place: Siliguri


Sri Surya Narayan Rakhsit
AUTHORISED OFFICER,
STATE BANK OF INDIA,

