

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	M/s. Bihar Raffia Industries Ltd. having its Registered Office CE-61, Sector-I, Salt Lake City, Kolkata- 700064
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (10th floor), 1, Middleton Street, Kolkata- 700071
3.	Description of the immovable secured assets to be sold.	<p>1. Factory Land and Building situated at Panna Road, Mouza Sitpura, Tehsil- Nagaud, Dist- Satna, M.P PIN - 485001, Plot No. 66, Khasra No. 885, 886, 928, 929, 930, 931, 932, 925, 926, 927 Mouza Sitpura, Total area 8.94 acre covered under Deed no 4477 of 2007 in the name of M/s Bihar Raffia Industries Ltd. (Under Symbolic Possession) North-Govt Dharra & Land South-Land of Shyam Lal Pal East-Land of Narmada, Shri Kedar Gupta & Shri Shyam Lal Pal West-Land of Shri Kedar Gupta & Shri Rohit Srivastava</p> <p>2. Factory Land and Building situated at A-31, Phase-VI, Adityapur Industrial Area, Saraikela mouza: Barudab, P.S. Saraikela, District: Saraikela- Kharsawan, Jharkhand, Pin- 832109 Area-45000 sft. Vide Lease deed no 1580/95 in the name of M/s TIS FAB Ltd. (Under Symbolic Possession) North -Road South-Road East-Ms Bhalotia Steel West-Ms Modern Construction</p> <p>3. Factory Land and Building situated at A6(P)/A-8(P), Phase-V, Adityapur Industrial area, Saraikela mouza: Barudab, P.S. Saraikela, District: Saraikela- Kharsawan, Jharkhand, , Area of Land measuring 55000 Sq. Ft., vide deed no 67/99 in the name of M/s Bihar Raffia Industries Ltd. (Under Symbolic Possession) North- Sponge factory South-Road East-Jamshedpur Welfare Industries West-Bihar Air Product</p> <p>4. Factory Land and Building, & situated at A6(P) Phase-V, Adityapur Industrial Area, Saraikela, mouza: Barudab, P.S. Saraikela, District: Saraikela- Kharsawan, Jharkhand. Area-25000 sft. vide Deed no 108/100 of 21.01.1999 in the name of M/s Jamshedpur Welpack Poly Industries Pvt. Ltd. (Under Symbolic Possession) North-Part of Bihar Raffia South-Road East-Shyam Steel Co West-Part of Bihar Raffia</p> <p>5. All existing and movable fixed assets including Plant & Machinery situated at Unit -I [A6(P)/A8(P)] & Unit-II (A31) in the name of the Company, M/s Bihar Raffia Industries Ltd. (Under Symbolic Possession)</p>



		<ol style="list-style-type: none"> 1. Tape Stretching Plant 2. Tape Extruder Machine 3. Tape Winder 4. Magnatic Chees Winder 5. Circular Weaving loom 6. UPS Masterguard 7. Flex Printing Machine 8. Screen Changer (Automatic) 9. Industrial Sewing Machine 10. Baling Press (Hydraulic) 11. Tensile Testing Machine 12. Cheese Pipe/Heaters 13. Biomass Gassifier Plant 14. Chilling Plant <p>For further details interested parties may contact the Authorised official whose details are given in Sl. No. 12</p>															
4.	Details of the encumbrances known to the secured creditor.	<p>SA/54/2023 at DRT-I Kolkata filed by the Borrower/Guarantor.</p> <p>There may be some dues payable to JIADA, Adityapur area in respect of property of Jamshedpur Wel pack Poly Industries Pvt Ltd.. Fact and discharges of that liability would be responsibility of intending purchaser.</p>															
5.	The secured debt for recovery of which the property is to be sold	Rs. 42,10,70,612.00 (Rupees Forty Two Crore Ten Lakh Seventy Thousand Six Hundred and Twelve Only) and interest from 30.11.2017															
6.	Deposit of earnest money	<p>EMD: As per the table</p> <table border="1"> <thead> <tr> <th>Sl No.</th> <th>Description of the Property</th> <th>Earnest Money Deposit (In Rs.)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Factory Land and Building situated at Panna Road, Mouza Sitpura, Tehsil- Nagaud, Dist- Satna, M.P PIN - 485001, Plot No. 66, Khasra No. 885, 886, 928, 929, 930, 931, 932, 925, 926, 927 Mouza Sitpura, Total area 8.94 acre covered under Deed no 4477 of 2007 in the name of M/s Bihar Raffia Industries Ltd.</td> <td>30,00,000.00</td> </tr> <tr> <td>2</td> <td>Factory Land and Building situated at A-31, Phase-VI, Adityapur Industrial Area, Saraikela mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand, Pin- 832109 Area-45000 sft. Vide Lease deed no 1580/95 in the name of M/s TIS FAB Ltd.</td> <td>2,60,000.00</td> </tr> <tr> <td>3</td> <td>Factory Land and Building situated at A6(P)/A-8(P), Phase-V, Adityapur Industrial area, Saraikela mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand, Area of Land measuring 55000 Sq. Ft., vide deed no 67/99 in the name of M/s Bihar Raffia Industries Ltd.</td> <td>10,80,000.00</td> </tr> <tr> <td>4</td> <td>Factory Land and Building, & situated at A6(P) Phase-V, Adityapur Industrial Area, Saraikela, mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand. Area-25000 sft. vide Deed no 108/100 of 21.01.1999 in the name of M/s Jamshedpur Welpack Poly Industries Pvt. Ltd.</td> <td>4,00,000.00</td> </tr> </tbody> </table>	Sl No.	Description of the Property	Earnest Money Deposit (In Rs.)	1	Factory Land and Building situated at Panna Road, Mouza Sitpura, Tehsil- Nagaud, Dist- Satna, M.P PIN - 485001, Plot No. 66, Khasra No. 885, 886, 928, 929, 930, 931, 932, 925, 926, 927 Mouza Sitpura, Total area 8.94 acre covered under Deed no 4477 of 2007 in the name of M/s Bihar Raffia Industries Ltd.	30,00,000.00	2	Factory Land and Building situated at A-31, Phase-VI, Adityapur Industrial Area, Saraikela mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand, Pin- 832109 Area-45000 sft. Vide Lease deed no 1580/95 in the name of M/s TIS FAB Ltd.	2,60,000.00	3	Factory Land and Building situated at A6(P)/A-8(P), Phase-V, Adityapur Industrial area, Saraikela mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand, Area of Land measuring 55000 Sq. Ft., vide deed no 67/99 in the name of M/s Bihar Raffia Industries Ltd.	10,80,000.00	4	Factory Land and Building, & situated at A6(P) Phase-V, Adityapur Industrial Area, Saraikela, mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand. Area-25000 sft. vide Deed no 108/100 of 21.01.1999 in the name of M/s Jamshedpur Welpack Poly Industries Pvt. Ltd.	4,00,000.00
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		5	All existing and movable fixed assets including Plant & Machinery situated at Unit -I [A6(P)/A8(P)] & Unit-II (A31) in the name of the Company, M/s Bihar Raffia Industries Ltd.	4,40,000.00
		(being the 10% of respective Reserve prices to be transferred /deposited by bidders in his /her/their own Wallet provided in auction website https://banknet.com . by means NEFT/RTGS		
7.	Reserve price of the immovable secured assets:	As per the table		
		SI No.	Description of the Property	Earnest Money Deposit (In Rs.)
		1	Factory Land and Building situated at Panna Road, Mouza Sitpura, Tehsil- Nagaud, Dist- Satna, M.P PIN - 485001, Plot No. 66, Khasra No. 885, 886, 928, 929, 930, 931, 932, 925, 926, 927 Mouza Sitpura, Total area 8.94 acre covered under Deed no 4477 of 2007 in the name of M/s Bihar Raffia Industries Ltd.	3,00,00,000.00
		2	Factory Land and Building situated at A-31, Phase-VI, Adityapur Industrial Area, Saraikela mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand, Pin- 832109 Area-45000 sft. Vide Lease deed no 1580/95 in the name of M/s TIS FAB Ltd.	26,00,000.00
		3	Factory Land and Building situated at A6(P)/A-8(P), Phase-V, Adityapur Industrial area, Saraikela mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand, , Area of Land measuring 55000 Sq. Ft., vide deed no 67/99 in the name of M/s Bihar Raffia Industries Ltd.	1,08,00,000.00
		4	Factory Land and Building, & situated at A6(P) Phase-V, Adityapur Industrial Area, Saraikela, mouza: Barudab, P.S. Saraikela, District: Seraikella- Kharsawan, Jharkhand. Area-25000 sft. vide Deed no 108/100 of 21.01.1999 in the name of M/s Jamshedpur Welpack Poly Industries Pvt. Ltd.	40,00,000.00
		5	All existing and movable fixed assets including Plant & Machinery situated at Unit -I [A6(P)/A8(P)] & Unit-II (A31) in the name of the Company, M/s Bihar Raffia Industries Ltd.	44,00,000.00
	Bank account in which EMD to be remitted.	Bank account No. 34694413925, Bank- State Bank of India, Branch- SAMB-II Kolkata, IFSC – SBIN0018192		
	Last Date and Time within which EMD to be remitted:	Bidders own wallet provided by auction website https://banknet.com . site by means of RTGS/NEFT. Date: 21.01.2025 Time : Upto 5.00 P.M.		
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 stand 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		



9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	22.01.2025 between 11.00 P.M to 5.00 P.M https://baanknet.com .
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.	https://baanknet.com .
11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Bid increment amount in respect of properties described at Sl. No. 3 herein above are as under : For Property No. 1. Rs. 50,000.00 For Property No. 2. Rs. 25,000.00 For property No. 3. Rs. 25,000.00 For Property No. 4. Rs. 25,000.00 For Property No. 5. Rs. 25,000.00 (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. Contact person with mobile number	Date: 02.01.2025, Time: 11 A.M to 4.00 P.M. Name: Shri Barun Kumar Datta Ms: Anjlina Toppo Contact No. 9674710118 Contact No. 9434267456
13.	Other conditions	(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 information and allotment of ID and Pass word by https://baanknet.com . may be conveyed through e mail. (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 License/Passport etc., (ii) Current Address -proof of



communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorized Officer of State Bank of India, Stressed Assets management Branch –II, Kolkata, Jeevandeep Building (10th Floor),1,Middleton Street, Kolkata -700071 by 21.01.2025, 5.00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Assets management Branch –II, Kolkata, Jeevandeep Building (10th Floor),1,Middleton Street, Kolkata -700071 to participate in online e-auction on the portal <https://banknet.com>, which will provide User ID and Password after due verification of PAN of the Eligible Bidders.

(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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

(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. 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.

(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) 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.

(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) 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.

(l) 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).

(m) 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.

(n) 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.

(o) 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.


(p) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area



		<p>of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/ encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</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 Authorized 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 authorized 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>
14.	Details of pending litigation, if any, in respect of property proposed to be sold	<ol style="list-style-type: none"> 1. Suit filed by Bank at DRT-Ranchi on 07.09.2018 vide OA/610/2018 for Rs.47.51 Cr. 2. SA/54/2023 at DRT-I Kolkata filed by the Borrower/ Guarantor.

Date: 19.11.2024
Place: Kolkata


 AUTHORISED OFFICER,
 SBI, SAMB – II, Kolkata:
 Clo2.samb2kol@sbi.co.in

