

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 WHAT-EVER THERE IS" BASIS**

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| 1. | Name and address of the Borrower | M/s Techno Fab Manufacturing Ltd. Registered Office at 12, Hemanta Basu Sarani, 2nd Floor, Regent House, Kolkata 700069. <i>The company is presently under Liquidation vide order of NCLT Kolkata , Order Dated 05.09.2018. Mr Hrisikesh Dasgupta has been appointed as the Liquidator.</i> |
| 2. | Name and address of Branch, the secured creditor | State Bank of India, Stressed Asset Management Branch -1, Nagaland House 8 th Floor, 11 & 13 Shakespear Sarani, Kolkata 700071. Ph: 033-22810623/22803097, Fax: 033-22829134, E-mail: sbi.04151@sbi.co.in |
| 3. | Description of the immovable secured assets to be sold. | As below. |
| <p>Sr No A.</p> <p>All that piece and parcel of Land measuring 4357 sqft (Approx) in Dag No 1083, Khatian No 1211, CS Khatian No 249 together with structure and shed standing thereon lying in Mouza Panchpara, P.S. Sankrail, Dist. Howrah as per Deed No 1513 for the year 1992 in the name of Ms Shree Vrindawan Resources Pvt Ltd. The property is butted and bounded as follows: On the North: Dag No. 1082, On The South: Private Road, On the East: Vendors Land, On the West: Dag No 1081.</p> <p>All that piece and parcel of Land measuring</p> <p>i) 2560 sqft (Approx) in R.S Dag No 1083, R.S Khatian No 1211, C.S Khatian No 249, ii) 339 Sqft (approx) in R.S Dag No 1077, R.S Khatian No 393 and iii) 1442 Sqft (approx) in R.S Dag No 1084, R.S Khatian No 229 CS Khaitan No 249</p> <p>totaling 13085 Sqft (approx) together with structure and shed standing thereon lying in Mouza Panchpara, P.S Sankrail, Dist Howrah as per Deed No 1698 for the year 1992 in the name of Ms Shree Vrindawan Resources Pvt Ltd. The property is butted and bounded as follows: On the North:Part of Dag No 1077 and 1082 , On The South: Private Road , On the East: Purchaser's Land, On the West: Purchaser's Land.</p> <p>All that piece and parcel of Land measuring</p> <p>i) 3478 Sqft (approx) in R.S Dag No 1084, Khatian No 1229, together with structure & shed standing thereon lying at Mouza Panchpara, P.S Sankrail, Dist Howrah in the name of Ms Shree</p> | | |



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| | <p>Vrindavan Resources Pvt Ltd. And</p> <p>ii) All that piece and parcel of Land measuring 909 Sqft (approx) in R.S Dag No 1077, Khatian No 393 together with structure & Shed standing thereon lying in Mouza Panchpara, P.S Sankrail, Dist Howrah covered by Deed No 1572 for the year 1992 in the name of Ms Shree Vrindawan Resources Pvt. Ltd. The property is butted and bounded as follows: On the North: Part of Dag No 1077, On The South: Private Road , On the East: Part of Dag No 1084, On the West: Vendor's Land.</p> <p><u>Sr No B.</u></p> <p>All that piece and parcel of Sali Land measuring 20908.80 sqft (approx) within Dag No 1077, Khatian No 393, LR Dag No 999 of Khatian No 1113, Mauza Panchpara, JL No 37, RS No 2018, Block and PS Sankrail within the local limits of Panchpara Gram Panchayat, P.S Sankrail, Dist Howrah as per Deed No I-2094 for the year 1992 in the name of Ms Sri Gopal Rai Singhania Charitable Trust. The property is butted and bounded as follows: On the North: Land of Gobardhan Das and B Das vide Dag No 1037, On The South: Part of Dag No 1077 of Nilsin Company and Shree Brindaban Resources Private Limited, On the East: Land of K C Koley vide Dag No 1075 and 1076, On the West: Land of A C Koley and D N Patra vide Dag No 1078, 1079 & 1082.</p> |
| 4. | <p>Details of the encumbrances known to the secured creditor</p> <p>An Oil pipeline is reported to be going through the land parcel in the name of Ms Shree Gopal Rai Singhania Charitable Trust which has been considered as an encumbrance. The encumbrance restricts construction activities over the portion of the said land parcel. The valuations of the property have been taken after considering the encumbrance.</p> |
| 5. | <p>The secured debt for recovery of which the property is to be sold</p> <p>Rs. 65,93,51,863.53 (SBI), Rs 28,65,20,142.73 (Axis Bank) , Rs 13,75,74,368.21 (PNB) aggregating to Rs 1,08,34,46,374.47 (Rupees One Hundred Eight Crore Thirty Four Lakhs Forty Six Thousand Three Hundred and Seventy Four and Paise Forty Seven Only) as on date of symbolic possession of the property plus future interest and charges</p> |
| 6. | <p>Deposit of earnest money</p> <p>EMD: Rs 12,70,000/- being the 10% of Reserve price for immovable property described in Sr No A of Point No 03 and Rs 8,50,000/- being the 10% of Reserve price for immovable property described in Sr No B of Point No 03, to be remitted by RTGS/NEFT to the Bank account.</p> <p>Account Name: Authorized Officer Account No: 30750108291 Branch Name: Stressed Asset Management Branch -1, Kolkata. Address: Nagaland House , 8th Floor, 11&13, Shakespear Sarani, Kolkata 700071.</p> <p>IFSC Code: SBIN0004151</p> <p>or Demand Draft draw in favor of SBI, Techno Fab Manufacturing Ltd , SAMB-1 Kolkata drawn on any Nationalized or Scheduled Bank.</p> |
| 7. | <p>Reserve price of the</p> <p>1. Rs 1,27,00,000/- for immovable property described in Sr</p> |



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| | immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: | No A of Point No 03. 2. Rs 85,00,000/- being the 10% of Reserve price for immovable property described in Sr No B of Point No 03. EMD to be remitted to Authorized Officer Account Account No: 30750108291 IFSC Code: SBIN0004151 Date 04/08/2020 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 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 15 th 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. |
| 9. | Time and place of public auction or time after which sale by any other mode shall be completed. | 5 th August 2020 between 3:00 PM to 5:00 PM. |
| 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. | M/s e Procurement Technologies Ltd at the web Portal https://sbi.auctiontiger.net & www.sbi.co.in |
| 11. | (i) Bid increment amount: | Rs. 1,00,000/- |
| | (ii) Auto extension: unlimited times. | Auto extension of 05 minutes each. |
| | (iii) Bid currency & unit of measurement | Indian Rupee (INR) as per ISO 4217. |
| 12. | Date and Time during which inspection of the immovable assets to be sold and intending bidders | Date: 27.07.2020 (Monday), Time: 11:00 P.M to 5.00 P.M. Name: Ankur Sarkar e-mail ID: clo1.04151@sbi.co.in |



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| | <p>should satisfy themselves about the assets and their specification. Contact person with mobile number</p> | <p>Mobile No: 96747 10872</p> |
| <p>13</p> | <p>Other conditions</p> | <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 information and allotment of ID and Password by M/s Auction Tiger 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 License/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 Authorised Officer of State Bank Of India, Stressed Assets Management Branch- I, Nagaland House , 8th Floor, 11&13, Shakespear Sarani, Kolkata 700071 by_date 04.08.2020 and 4:00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch-I, Kolkata to participate in online e-auction on the portal https://sbi.auctiontiger.net. M/s e Procurement Technologies Ltd will provide User ID and Password after due verification of PAN of the Eligible Bidders.</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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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> <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. The bid once submitted by the bidder, cannot be</p> |



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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) 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.

(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 correspondences 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, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(q) 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



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| | <p>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>(r) 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> |
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Date: 30/06/2020

Place: Kolkata


**Authorised Officer
State Bank of India.**

