

(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALEProperty will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” Basis

01	Name and Address of the Borrower	1- Sri Rohit Kumar Mallick S/o Sri Nishakar Mallick. Plot No.1134/3195,Unit No.23, Kapilprasad,Bhubaneswar, Dist: Khurda-751002. 2- Smt. Laxmipriya Mallick W/o Sri Rohit Kumar Mallick, Plot No.1134/3195,Unit No.23, Kapilprasad, Bhubaneswar, Dist: Khurda-751002.
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (Code-05174), Plot No.778, Saheed Nagar, Bhubaneswar-751007
03	Description of the immovable secured assets to be sold	Land & Building situated in the District of Khurda,Tahasil: Bhubaneswar,Thana: Bhubaneswar-66, Mouza: Bhubaneswar Sahar Unit-No.23, Kapil Prasad, ROR Khata No.884/584, Plot No.1134/3195, Area Ac0.102 Dec. & ROR Khata No.884/585, Plot No.1128/3191, Area Ac0.040 Dec. standing in the name of Rohit Kumar Mallick S/O Nishakar Mallick.
04	Details of the encumbrances know to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. The property is under Symbolic Possession of Bank.
05	The secured debt for recovery of which the property is to be sold	Rs.3,25,28,716.00 (Rupees three crore twenty five lakhs twenty eight thousand seven hundred sixteen only) as on 11.09.2023 with further interest and incidental expenses, costs etc. thereon and interest from 12.09.2023
06	Deposit of earnest money	EMD: Rs.46,00,000/- being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site. https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.
07	Reserve price of the immovable secured assets: Bank account/ Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted	Rs. 4,60,00,000/- Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. The Intending bidder should take care that the EMD is transferred at least one day before the date of auction i.e. 12.01.2024.
08	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.

09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date & time of e-auction: 12.01.2024 from 2.00 PM to 4.00 PM Website for e-auction: https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp .
10	The e-Auction will be conducted through the Bank's approved service provider	M/s.MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp .
11	(i) Bid increment amount: (ii) Auto extension: Unlimited extension (iii) Bid currency & unit of measurement	Rs.1,00,000/- 10 minutes each. INR
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Date: 10.01.2024 Time: 11.00 AM to 4.00 PM Name: Shri A.K.Mohanty, Mobile No. 9437552535 &Shri K.C.Mallick Mobile No. 9437953642 e-mail: sbi.05174@sbi.co.in
13	Other conditions	(a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC.Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT/ RTGS transfer from his bank account. (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 M/s.MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (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 i.e 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be. (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>(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.</p> <p>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>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd 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>(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.</p> <p>(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.</p> <p>(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> <p>(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.</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold.	Nil.

Date: 30.11.2023
Place: Bhubaneswar

AUTHORISED OFFICER
STATE BANK OF INDIA
SARB, BHUBANESWAR