

**STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL**

Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071
 Phone : (033) 2288 4437, Fax : (033) 2288 4302, E-mail : sbi.15196@sbi.co.in

**E- Auction
Notice**

(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE

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	BORROWER NAME: M/S TRON VIDEOTIX PVT LTD 533, Jodhpur Park, Kolkata – 700 068
2	Name and address of Branch, the secured creditor	SBI STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071 E-mail : sbi.15196@sbi.co.in MOBILE NO. OF AUTHORIZED OFFICER: 9674766238
3	Description of the secured assets to be sold.	<p>Property No.:01 All that one complete flat consisting of 2 Bedrooms, 1 Bathroom with 1 Privy, 1 Drawing cum Dining Room, 1 Kitchen and 1 Verandah comprised in Flat being No. 4A, on the 4th Floor togetherwith undivided 1/13 share of land of the piece and parcels of Mokarari Mourashi Bastu Land with a structure standing there upon measuring an area about 7 Cottah 3 Chittak 18 Sq. Ft. be the same a little more or less comprised within Kolkata Municipal Corporation Holding No. 74/D/1, Rahim Ostagar Road, P. S. : Lake, Kolkata – 700 045, District – South 24 Parganas, having super built up area of 785 Sq. Ft. a little more or less along with the car Parking space on the Ground Floor along with the proportionate share in the land and common areas and facilities. The said building is butted and bounded by :North – by the Railway Lines. South – by the land of Poddar and Common Passage leading upto Rahim Ostagar Road, East – by 9 feet wide passage, West–by the land of Basak. The property stands in the name of Smt. Sarbani Guha vide Deed No.:I-01151 of 2006. (under Physical possession)</p> <p>Property No. : 02 All that one Flat no. 5 measuring about 598 Sq. Ft. super built up area in the southern side, 2nd floor. The proportionate share in the land and common space and areas in the said building in undivided impartible share with all sorts of assessment privileges and right to common space and areas without any fittings fixed charge, electric wiring, plastering, flooring and water connection, sanitary connection together with all rights of common user and for convenience of user, comprised in premises no. 245, Panchanantala Road, Dist Howrah, P.S Sibpur, SRO Howrah. The said building is butted and bounded by : -North – by Panchanantala Road, South – by Holding no. 124 and 125, Sadar Boxi Lane, East – by common passage and 246,247 Panchanantala Road, West – by 244 Panchanantala Road.</p>

		The property stands in the name of Smt. Shefali Guha vide Deed No. 2379 of 1992. (under Symbolic possession)
4.	Details of the encumbrances known to the secured creditor.	Nil, however the intending bidder is advised to satisfy himself by local enquiry and by visiting offices of the revenue authorities and from own sources before participating in the auction process.
5.	The secured debt for recovery of which the property is to be sold	Rs 9,74,66,739.45 (Rupees Nine Crore Seventy Four Lakhs Sixty Six Thousand Seven Hundred Thirty Nine and Paise Forty Five only) as on 31.08.2020 plus further interest, cost, charges, thereon etc.
6.	Deposit of earnest money	EMD FOR ITEM: (1) Rs.2,31,000/-, (2) 1,59,200/- 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
7.	Reserve price of the immovable secured assets:	Reserve Price fixed for item: (1) Rs 23,10,000/- (2) Rs.15,92,000/- Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
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.	24.01.2024 (1PM TO 3PM)
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: (iii) Bid currency & unit of measurement	(i) Rs 25,000.00 (For each Property) (ii) Auto extension of 10 minutes each. (iii) INR
12.	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should	ITEM 17.01.2024 (11AM TO 4PM) Name: Smt Rupsha Bhowmik Chakraborty E-mail ID : sbi.15196@sbi.co.in ; Mobile No: 9674766238

	satisfy themselves about the assets and their specification. Contact person with mobile number	
13.	Other conditions	<p>(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).</p> <p>(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.</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 M/s. MSTC Ltd 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 Authorized 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.</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.</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 Authorized 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 at or below the reserve price. The proposed bidder should quote at least one increment over the reserve price of the property.</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 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>(n) The Authorized Officer is not bound to accept the highest offer and the Authorized 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 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, 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 Authorized 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 Authorized officer of SBI SARB South Bengal 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	Nil

	respect of property proposed to be sold	
Authorized Officer, State Bank of India Place – Kolkata Date : 07.11.2023		