

THE TERMS AND CONDITIONS OF SALE

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

01	Name and Address of the Borrower	KSA TRADERS AND SUPPLIERS PVT LTD. Mangtu Ram Road, Khalpara, Siliguri Dist.-Darjeeling, West Bengal PIN-734005
02	Name and address of the secured creditor	State Bank Of India Stressed Asset Recovery Branch, Siliguri, Home Land Business Centre, 1st Floor, 3rd Mile, Sevoke Road, Siliguri-734008
03	Description of the immovable secured assets to be sold	<p>(i) All that piece or parcel of shop room measuring about 779 square feet including super built up area at the third floor, being shop No 25 & part of shop No 26, in a Basement +4 storied commercial building, popularly known as "SPENCER PLAZA" along with proportionate undivided share of land out of total land measuring about 1.29 acres appertaining to and forming part of R.S Plot No 2124, corresponding to R.S Khatian No 1433, , under Mouza- Siliguri, J.L No 110(88) within Ward No 4 of SMC P S : Siliguri , Paragana- Baikunthapur, Dist: Darjeeling, Vide Deed No 2080/2017 in the name of Sri Sanidh Agarwal & Smt. Kirti Jain. The said shop is butted and bounded as per deed: On the North: By the property of purchaser. On the South: By the 13'-4" wide common passage. On the East: By 10 Feet wide common passage. On the West: By the open to sky</p> <p>(ii) All that piece or parcel of shop room measuring about 750 square feet including super built up area at the third floor, being part of shop No 26 & 27 in a basement +4 storied commercial building, popularly known as "SPENCER PLAZA" alongwith proportionate undivided share of land out of total land measuring about 1.29 acres appertaining to and forming part of R.S Plot No 2124, corresponding to R.S Khatian No 1433, , under Mouza- Siliguri, J.L No 110(88) within Ward No 4 of SMC ,P S : Siliguri ,Paragana- Baikunthapur, Dist: Darjeeling, Vide Deed No 1803/2017 in the name of Sri Sanidh Agarwal & Smt. Kirti Jain. The said shop is butted and bounded as per deed: On the North: By the remaining property of vendor. On the South: By the remaining property of vendor. On the East: By 10 Feet wide common passage. On the West: By the open to sky.</p> <p>Type of possession: SYMBOLIC, physical possession will be handed over as and when it is available to the bank.</p>



04	Details of the encumbrances know to the secured creditor	NIL
05	The secured debt for recovery of which the property is to be sold	Rs.34,44,540.33 (Rupees thirty four lacs forty four thousand five hundred forty and paise thirty three only) as on 30.04.2019 plus future interest and expenses after netting off recovery.
06	Deposit of earnest money	EMD: Rs 7,40 000/- (Rupees Seven lacs forty thousand only) 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: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 74,00,000/- (Rupees Seventy four lacs Only) 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 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.
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. The Bank account in which fund to be remitted is as under: Account No.- 38346111402 , IFSC: SBIN0011384 Bank: State Bank of India, Salugara Branch, Siliguri Address: Janki Complex, 4th Mile, Service Road, Salugara, Siliguri, Dist.-Jalpaiguri, PIN-734008.



09	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 IBAPI portal (IBAPI.in) on 24.01.2024 between 11 A.M to 04 P.M with unlimited extension of 10 minutes each.
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) Bid increment amount: Rs.10,000/- (ii) Unlimited 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 satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 19.01.2024 Time: Between 11:00 A.M to 3:00 P.M. Contact Person: (i) Shri Debabrata Mitra , Authorised Officer, SARB, SBI, Siliguri, Mob No-9674710766 and (ii) Shri Ohm Prakash Singh Deputy Manager, SARB, SBI, Siliguri, Mob-9674711561. email-sbi.10137@sbi.co.in,



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).(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 Authorised Officer and the remaining amount i.e.25 % of sale price (after adjusting the Earnest Money Deposit) 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 Authorised Officer, SBI, SARB, Siliguri, regarding declaration of successful bidder shall be final and binding on all the bidders.</p>
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		bidder only. 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.
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Date: 04.01.2024
Place: Siliguri

कृते भारतीय स्टेट बैंक ' '
For. STATE BANK OF INDIA

Prakash

Authorised Officer
साम्मल्य अलायकारी संपद वसूली शाखा सिलिगुड़ी
Stressed Assets Recovery Branch, Siliguri

Authorised Officer

Stressed Assets Recovery Branch, Siliguri

