

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

1	Name and address of the Borrower	M/S N S AUTO SPARE CENTRE , Prop :Sri Nabangshu Bhusan Saha, S/o Late Indreswar Saha, Shibnagar, College Road, PO: Agartala College,Tripura (W) 799004
2	Name and address of the Guarantors	Mrs Bithi Roy Saha, W/o Sri Nabangshu Bhusan Saha, S/o Late Indreswar Saha, Shibnagar, College Road, PO: Agartala College,Tripura (W) 799004
3	Name address of the Mortgager	<ol style="list-style-type: none"> 1. Sri Nabangshu Bhusan Saha, S/o Late Indreswar Saha, Shibnagar, College Road, PO: Agartala College,Tripura (W) 799004. 2. Mrs Bithi Roy Saha, W/o Sri Nabangshu Bhusan Saha, Shibnagar, College Road, PO: Agartala College,Tripura (W) 799004
4	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch Guwahati, 2 nd Floor, Signature Square M.R.D. Road, Bamunimaidam, Guwahati - 781021
5	Complete Description of the movable secured assets to be sold with identification marks or number, if any, on the	<p>1. Property ID:SBIN200033482781 Reserve price is Rs.90,00,000.00 and earnest money will be Rs. 9,00,000.00.</p> <p>Property Owned by : Nabangshu Bhusan Saha</p> <p>A vacant land situated at Malaynagar, Bypass road, Agartala, West Tripura but property demarcated by boundary pillars having Deed no I-7266 dated 05/08/2016 and Deed no I-7368 Dated-06/08/2016 bearing khaitan No 2473, 2474(OLD),Mouja : Anandanagar, Tahasil : Srinagar, PS :Srinagar, Agartala, Dist : West Tripura, Dag No :6001, 6000 (Hal), Touji No – 2445, 2444, Revenue Circle: Dukli, Extend of the site is 17280 sq ft.</p>

		<table><tr><td>Bounded by as per Deed : I – 7266 North : Vendor self South : Govt Road East : Bypass Road West : Self Land</td><td>Bounded by as per Deed : I -7368 North : Bimal Deb South : Govt Road East : Self land West : Ratan Biswas</td></tr></table> <p>2. Property ID:SBIN200033482155</p> <p>Reserve price is Rs.81,00,000.00 and earnest money will be Rs. 8,10,000.00.</p> <p>Property owned by : Smt Bithi Roy Saha, W/o Sri Nabangshu Bhusan Saha</p> <p>Equitable Mortgage of Land and Building situated at MBB College Road Extension, Agartala, West Tripura, Registered Deed No : I 7024 dated 01/11/2013, bearing Khaitan No : 639, Dist : West Tripura, PS: East Agartala , Sub Division & SRO –Sadar, under Tahasil : Agartala East, Mouja:Agartala Sheet No 20, CS Plot No 17910/75174, 17909/75175, RS Plot no 1964, Land measuring:0.0290 acres ie 1252.80 sq ft Classified as Bastu (Nal).</p> <p>Bounded by North : Gali Road, South : Indu Bhusan Saha and Himangshu Bhusan Saha East : Jiten Podder West : Govt Gali Road</p> <p>For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditors website: https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://ibapi.in/Sale_Info_Home.aspx</p>	Bounded by as per Deed : I – 7266 North : Vendor self South : Govt Road East : Bypass Road West : Self Land	Bounded by as per Deed : I -7368 North : Bimal Deb South : Govt Road East : Self land West : Ratan Biswas
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6	Details of the encumbrances known to the secured creditor	Not known		

7	The secured debt for recovery of which the property is to be sold	Rs 6,69,84,894/- (Rupees Six Crore Sixty Nine Lacs Eighty Four Thousand Eight Hundred and Ninety Four Only) as on 13/08/2021 +interest+ expenses and costs
8	Deposit of earnest money	<ol style="list-style-type: none"> Property ID:SBIN200033482781 EMD: Rs.9,00,000.00(Rupees Nine Lakh Only) being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with MSTC. Property ID:SBIN200033482155 EMD: Rs. 8,10,000.00(Rupees Eight Lakh Ten Thousand Only) being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with MSTC.
9	Reserve price of the secured assets: Bank account in which EMD to be remitted.	<p>1. Property ID:SBIN200033482781 Rs.90,00,000.00(Rupees Ninety Lakh Only) .</p> <p>2. Property ID:SBIN200033482155 Rs.81,00,000.00(Rupees Eighty One Lakh Only).</p> <p>Bidder Global EMD wallet maintained with MSTC. (Bidder /Purchase to register on e auction portal https://mstcecommerce.com/auctionhome/ibapi/index.jsp using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by MSTC, may take 02 working days)</p> <p>“Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC’s Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.”</p>
		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

10	Time and manner of payment	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 auction purchaser not exceeding three months from the date of e-Auction.
11	Time and place of public auction or time after which sale by any other mode shall be completed.	On line e- Auction on 24.01.2024 Time::180 minutes from 11:00 A.M to 02:00 P.M with unlimited extension of 10 minutes each.
12	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://mstcecommerce.com/auctionhome/ibapi/index.jsp e-Auction will be provided by Bank's e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com . The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others and https://ibapi.in . The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from https://www.ibapi.in
13	i. Bid increment amount: ii. Auto extension: _____ times. iii. Bid currency & unit of measurement	Rs.10,000/- Unlimited extension of 10 minutes each Indian Rupees (INR)
14	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their	Date: 10.01.2024 Time: 11:00 A.M. to 3:00 P.M. 1.Smt Sampriti Bordoloi, Chief Manager, SARB, Guwahati; Phone no. 9435599813. 2. Mr Zeeshan Alam, Manager, SARB, Guwahati Mobile No. 8804151560

	specification. Contact person with mobile number	
15	Other conditions	<p>(a) Bidder /Purchase to register one-auction portal https://mstcecommerce.com/auctionhome/ibapi/index.jsp using his mobile no and email Id .KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by MSTC, may take 02 working days)</p> <p>(b) The intending bidder should transfer the EMD amount from his Account through NEFT to his/her Global EMD wallet maintained with MSTC before auction date.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Guwahati to participate in online e-Auction on the portal https://mstcecommerce.com/auctionhome/ibapi/index.jsp Vendor: M/s MSTC Ltd who will provide user ID and Password after due verification on 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-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.</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,</p>

		<p>mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) 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>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</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 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).</p> <p>(n) 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 e-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 it may 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 Authorised 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 authorised officer of the concerned bank branch only.</p>
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		(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 e-Auction will be entertained.
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Date: 08-12-2023
Place: GUWAHATI

AUTHORISED OFFICER,
STATE BANK OF INDIA
SARB, GUWAHATI.