

**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: GREMONT PROJECT & SERVICES PVT. LTD. Chatterjee International Centre.33A,Jawaharlal Nehru Road.Room No. 11.13 th floor,Kolkata-700071. Mr Biswanath Bhattacharya 23/17Gariahat Road,Flat No. 5&6,2 nd floor,Kolkata-700029 Mr.Achinta Kr. Bhaumik Brabourne Court,Block-B,Suit No.8.1,Chandni Chowk Street,Kolkata-700072 Smt.Manjushree Bhattacharya 23/17Gariahat Road,Flat No. 5&6,2 nd floor,Kolkata-700029
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 Phone : (033) 2288 4437, Fax : (033) 2288 4302, E-mail : sbi.15196@sbi.co.in MOBILE NO. OF AUTHORIZED OFFICER: +918001207811/ 9674719684
3.	Description of the immovable secured assets to be sold.	<p>Property No.1: All that the Flat No. 5 situated on the 2nd floor super built up area measuring about 1260 sq ft consisting of 3 bed rooms,1 toilet,1 kitchen,1 drawing cum dining space,1 box balcony,lying and situated at premises No. 23/17,Gariahat Road,P.S-Lake,Kolkata-700029,Dist.-24 Pgs(s),under ADSR Alipore within the local jurisdiction of the Kolkata Municipal Corporation Ward No.85,vide Deed No.-I-4803 dated 27/12/2007,Book No.I,Vol No.-350,Pages -163 to 179,registered in the name of Mr.Biswanath Bhattacharya.</p> <p>Property No.2: All that the Flat No. 6 situated on the 2nd floor super built up area measuring about 820 sq ft consisting of 3 bed rooms,2 bath cum toilet,1 corridor,1 kitchen,1 balcony,lying and situated at premises No. 23/17,Gariahat Road,P.S-Lake,Kolkata-700029,Dist.-24 Pgs(s),under ADSR Alipore within the local jurisdiction of the Kolkata Municipal Corporation Ward No.85,vide Deed No.-I-4802 dated 27/12/2007,Book No.I,Vol No.-350,Pages -146 to 162,registered in the name of Mr.Biswanath Bhattacharya.</p> <p>Property No.3: : All that the covered space in the car parking area,measuring 300 sq ft comprising of 1 room,bath & privy on the central portion of the ground floor of the G+4 storied building constructed on the land in Plot No. 357,Block-A,P.O+P.S-Lake Town,Kolkata-700089,Dist.-24 Pgs(n),District Registrar Alipore now Barasat,sub registrar Cossipore,Dum Dum,now ADSR Bidhannagar, registered vide Deed No.-I-05555 dated 01/11/2002, in the name of Mr.Biswanath Bhattacharya.</p> <p>Property No. 4: One flat on the 1st floor,North Block, "E" type having super built up area 1519.98 sq ft with common area and proportionate share of land situated at Diamond Tower at Diamond Park,Mouza-Joka,J.L No.-430,within Joka-II Gram Panchayet,P.S-Thakurpukur,Dist.-24 Pgs(s), registered vide Deed No.-I-4856 dated 17/08/2005,Book No.I,Vol No.-90,Pages -52 to 85,Registrar at District sub</p>

		<p>registrar-II, Alipore registered in the name of Mr. Biswanath Bhattacharya.</p> <p>Property No. 5: All that two storied brick built building and /or dwelling house misgauge tenements together with piece & parcel of land measuring and area of 1 Cottah 9 chittak 43 sq ft be the same a little more or less under P.S.-Cossipur Dumdum, Dist-24 Png(N), Kolkata Dihi Panchanan Gram Division-1, Sub Division-2, Holding No.-106 A & 134, now under KMC being premises No.-36B, Satchasipara Road. P.S.-Cossipur, Kolkata-700002, Vide deed No.-I-1086 dated 29.01.1990, Book no.-1, vol No.-46, Page No.-11 to 22.</p> <p>ALL THE ABOVE ARE UNDER BANK'S CONSTRUCTIVE POSSESSION.</p>
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	Principal Outstanding Rs.4,53,40,093.00 (Rupees Four crore fifty three lakh forty thousand ninety three only) as on 31.03.2023 plus interest accrued from 29.06.2014 to 31.03.2023 of Rs. 9,53,22,307.00 . Total Dues Rs. 14,06,62,400.00 (Rupees fourteen crores Six lacs sixty two thousand and four hundred only) as on 31.03.2023 plus further interest , cost expenses thereon
6.	Deposit of earnest money	<p>EMD: Property No. 1- Rs. 6,90,000/- (Rupees: Six lakh ninety thousand only) Property No.2- Rs. 4,50,000/- (Rupees: Four lakh fifty thousand only) Property No.3- Rs. 1,67,600/- (Rupees: One lakh sixty seven thousand six hundred only) Property No.4- Rs. 4,00,000/- (Rupees: Four lakh only) Property No.5- Rs. 5,30,000/- (Rupees: Five lakh thirty thousand only)</p> <p>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.</p>
7.	<p>Reserve price of the immovable secured assets:</p> <p>Account/ Wallet in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>Reserve Price fixed: Property No. 1- Rs. 69.00 Lakh Property No. 2- Rs. 45.00 Lakh Property No. 3- Rs. 16.76 Lakh Property No. 4- Rs. 40.00 Lakh Property No. 5- Rs. 53.00 Lakh</p> <p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p> <p>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>

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 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.	29.01.2024 between 11.00 A.M. to 4.00 P.M.
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) Property No.1- Rs. 25,000/- , Property No.2- Rs. 25,000/-, Property No.3- Rs. 10,000/-, Property No.4- Rs. 10,000/- , Property No. 5- Rs.10,000/- (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 satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 22.01.2024 & 24.01.2024, Time: 11 A.M to 3 P.M. Name: Tapan Kumar Roy/ Kundan Karn e-mail ID : sbi.15196@sbi.co.in Mobile No: 8001207811, 9674719684
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 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. (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 /

	<p>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 property should be sold at least one increment higher than 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 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 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>(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>
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14.	Details of Pending Litigation,if any,in respect of property proposed to be sold	SA has been filed against the bank vide SA/07/2015 & SA/59/2020 at DRT-1, Kolkata. However, there is no stay order against sale of the above properties.
Date : 09.01.2024 Place – Kolkata <div>Authorized Officer, SBI, SARB, South Bengal</div>		