

**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 WHATEVER THERE IS” BASIS**

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1	Name and address of the Borrower	<b>M/s Kalpana Fashions Limited</b> Regd Office: B-18, DLF Industrial Area, Phase 1, Faridabad-121003
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch-II 11th Floor, Jawahar Vyapaar Bhawan, STC Building, Janpath, 1 Tolstoy Marg, New Delhi-110001 <a href="mailto:agmc11.50950@sbi.co.in">agmc11.50950@sbi.co.in</a> , Mob-9973046475
3	Description of the immovable secured assets to be sold.	<b>Plot No. B-234 with land measuring 58.80 Sq. Mtrs. Situated in Block-B, Sector-16, NOIDA, District Gautam Budh Nagar, U.P.</b>  Property owned by : M/s Shiv Shakti Shopping Arcade Pvt. Ltd.
4.	Possession	Physical Possession
5.	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorized Officer, there are no (known) encumbrance on the assets. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
6.	The secured debt for recovery of which the property is to be sold	Rs. 74,89,81,738/- (Rupees Seventy- Four Crore Eighty-Nine Lakh Eighty-One Thousand Seven Hundred and Thirty-Eight Only) as on 30.11.2024 plus further interest, expenses and other charges thereon.
6	Deposit of earnest money	EMD Rs.19,30,000.00 (Rs Nineteen Lakh Thirty Thousand only) being 10% of the Reserve Price to be remitted/transferred/ deposited by the bidders in his/her/their own wallet provided by M/s PSB ALLIANCE (eBKray) URL: <a href="https://ebkray.in">https://ebkray.in</a> New URL: <a href="https://BAANKNET.com">https://BAANKNET.com</a>
7	Reserve price of the movable secured assets:  Bank account in which EMD to be remitted.	Rs 1,93,00,000.00 (Rs. One Crore Ninety-Three Lakh Only) <b>As per instructions on site</b> <a href="https://ebkray.in">https://ebkray.in</a> New URL: <a href="https://BAANKNET.com">https://BAANKNET.com</a>

	Last Date and Time within which EMD to be remitted:	“Interested bidder may deposit Pre-Bid EMD with M/s PSB ALLIANCE before the close of e-Auction on 10.01.2025. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB ALLIANCE Bank account and updating 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.
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 auction purchaser not exceeding three months from the date of e-auction.
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date: 10.01.2025 (Friday) Time: 12:00 Noon to 4:00 PM With auto extension of 10 minutes each (unlimited)  Place: Online
10	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 on the website of the service provider as mentioned above	M/s PSB ALLIANCE <a href="https://ebkray.in">https://ebkray.in</a> New URL: <a href="https://BAANKNET.com">https://BAANKNET.com</a>
11	(i) Bid increment amount:  (ii) Auto extension: times. (limited / unlimited)  (iii) Bid currency & unit of measurement	Rs.2,00,000.00 (Rs. Two Lac Only)  Auto extensions of 10 Minutes each (unlimited)  Indian Rupees (INR)

12	<p>Date and Time during which inspection of the movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>Date: 04.01.2025 (Saturday)  Time: 12.00 Noon to 2:00 PM  Place: Noida</p> <p>Kumari Shalini (Authorised Officer) SBI  Mobile No. 9973046475  e-mail: agmcl1.50950@sbi.co.in</p> <p>ARC Legum Management Pvt. Ltd  (Resolution/Recovery Agent)  e-mail: arc.psu1@gmail.com  Dinesh Giri : 9717681440</p>
13	Other conditions	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance (vendor name) may be conveyed through e mail.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of identification (KYC) Viz. ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the eBKray Portal and to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tostoy Marg, New Delhi-110001 before auction date. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer agmcl1.50950@sbi.co.in</p>

		<p>(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Asset Management Branch-II to participate in online e-auction on the portal <a href="https://ebkray.in/">https://ebkray.in/</a> and New URL <a href="https://BAANKNET.com">https://BAANKNET.com</a> of PSB Alliance who will provide User ID and Password after due verification of PAN and other documents 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of 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 &amp; 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 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>
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14	Details of pending litigation if any, in respect of property proposed to be sold.	<i>“Original title documents of this property is presently in custody of CBI which can only be handed over to the successful bidder as and when released by CBI”</i>

Authorised Officer  
State Bank of India

Place: New Delhi  
Date: 30.11.2024