(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR Property will be sold on <u>"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"</u>

Basis

01	Name and Address of the Borrower	Mr. Mihir Kumar Pradhan, Managing Director, Pradhan Spices (I) Pvt. Ltd., At: Goudadiha, PO: Baripada. Mr. Sishir Kumar Pradhan.(Guarantor), S/o Late: Sristidhar Pradhan.At/Po: Nuagaon, Near Jamsola Gate, Dist: Mayurbhanj, Odisha.Pin Code:757036
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (Code-05174), Plot No.778, Saheed Nagar, Bhubaneswar-751007
03	Description of the immovable secured assets to be sold	Land and Building located at Mouza: Nuagaon, Tahsil No: 157, Saraskana, khata No:161, Plot No:1673, Gharabari, Area Ac.1.040 dec., PS: Jharpokharia, Dist: Mayurbhanj stands in the name of Shri. Sishir Kumar Pradhan (Guarantor).
04	Details of the encumbrances know to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are some encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, asset put on auction, title of the property prior to submitting their bid. Any pending statutory dues relating to the vehicle/GST/Taxes applicable if any, as per laid down instructions will be recovered from the buyer of the vehicle. The property is under the Physical Possession of Bank.
05	The secured debt for recovery of which the property is to be sold	Rs.8,08,41,000.00 (Rupees Eight crore eight lakhs forty one thousand only) as on 30.11.2024 with further interest and incidental expenses, costs etc. thereon and interest from 01.12.2024.
06	Deposit of earnest money	EMD : Rs.9,90,000.00/- (Rupees Nine lacs Ninety thousand Only) being the 10% of Reserve price to be submitted to BAANKNET wallet in BAANKNET portal (<u>https://baanknet.com</u>) by intending bidders through their bank account.
07	Reserve price of the movable secured assets: Bank account/ Wallet	Reserve Price of Rs.99,00,000/- (Rupees Ninety nine lacs Only) The intending bidder should submit the EMD deposit to
	in which EMD to be remitted.	BAANKNET wallet in BAANKNET portal (<u>https://baanknet.com</u>) through their Bank account.
	Last Date and Time within which EMD to be remitted	The Intending bidder should take care that the EMD is transferred at least one day before the date of auction i.e. 31.01.2025.
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

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(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.
(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.
(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.
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.
(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
(i) 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.
(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
(k) 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.
(I) 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).
(m) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
(n) 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.
(o) 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) 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.(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details
		pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independtly ascertain any other dues/liabilities/ encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.
		(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 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 authorised officer of the concerned bank branch only.
		(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.
14	Details of pending litigation, if any, in respect of property proposed to be sold.	There are no stay restrain in respect of the property proposed to be sold.

Date: **23.12.2024** Place: Bhubaneswar

AUTHORISED OFFICER STATE BANK OF INDIA SARB, BHUBANESWAR