

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	Borrower- M/s Vrindaban Videsh Vayapar, Proprietor Shri Ranjan Kumar Paul, Address: Thana Road, Gangarampur, Dakshin Dinajpur, West Bengal 733124 and Guarantor-Shri Bijon Kumar Paul, Address: Sudarshanpur, Raiganj Uttar Dinajpur West Bengal 733134
02	Name and address of Branch, 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) EM of Land and Building situates at Mouza- Rajibpur , PS. Gangarampur , JL No. 84 , Khatian No. LR 12063 &amp; 12064, Plot No. LR 1765, 1762, 1761, 1760 , Area 0.36 Acrs , registered vide Deed No. 1903/2017 registered in the name of Ranjan Kr Paul &amp; Bijan Kr Paul.</p> <p><b>Property ID- SBIN10137109</b></p> <p>(ii) EM of Land and Building situated at Mouza- Rajibpur , JL No. 84, Khatian No. LR 12063, 12064 &amp; 12069, Plot no. LR 1771 , Area 0.11 Acrs , registered Vide Deed no. 3758, 3759 &amp; 3781 of 2017 in the name of Ranjan Kr Paul &amp; Bijan Kr Paul.</p> <p><b>Property ID- SBIN10137110</b></p> <p>(iii) EM of land and building at Mouza- Rajibpur, JL No. 84 , Khatian No. LR 12063, 12064 , Plot No. LR 5287, 5289, 5282 ,Area 0.36 Acrs , Registered Vide Deed No. 3835 3836 , 3832 , 3833 of 2017 registered in the name of Ranjan Kr Paul &amp; Bijan Kr Paul.</p> <p><b>Property ID- SBIN10137111</b></p> <p><b>Type of possession:</b> All the properties are under Constructive/ Symbolic possession u/s 13(4) of SARFAESI Act, 2002.</p> <p><b>The Physical Possession of Property will be Handed to the Successful Bidder as and when it is available to the Bank.</b></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. 2,71,89,201.75 (Rupees Two Crores Seventy One Lakhs Eighty Nine Thousand Two Hundred One and Paise Seventy Five Only) as on 29.10.2022 plus Further interest and cost, charges etc. thereon from 30.10.2022 after netting of recoveries made thereafter.
06	Deposit of earnest money	EMD 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





		<p><a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of RTGS/NEFT.</p> <p>EMD for property No.(i) (Property ID- SBIN10137109)- is Rs.15,30,000.00 (Rupees Fifteen lakhs Thirty thousand only)</p> <p>EMD for property No. (ii) (Property ID- SBIN10137110)- is Rs.8,50,000.00 (Rupees Eight lakhs Fifty thousand only)</p> <p>EMD for property No. (iii) (Property ID- SBIN10137111)- is Rs.16,20,000.00 (Rupees Sixteen lakhs Twenty thousand only)</p>
07	<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 for Property No. (i) (Property ID- SBIN10137109)- is Rs.1,53,00,000.00 (Rupees One Crore Fifty three lakhs only)</p> <p>Reserve Price for Property No. (ii) (Property ID- SBIN10137110)- is Rs.85,00,000.00 (Rupees Eighty five lakhs only)</p> <p>Reserve Price for Property No. (iii) (Property ID- SBIN10137111)- is Rs.1,62,00,000.00 (Rupees One Crore Sixty two lakhs only)</p> <p>Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site  <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. by means of RTGS/NEFT.</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>
08	Time and manner of payment	<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 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:</p> <p>Account No.- 38346111402, IFSC: SBIN0011384  Bank: State Bank of India, Salugara Branch, Siliguri  Address: Janki Complex, 4<sup>th</sup> Mile, Service Road, Salugara, Siliguri, Dist.-Jalpaiguri, PIN-734008.</p>
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 on 12.07.2024 between 11 A.M to 04 P.M with unlimited extension of 10 minutes each.



		<p>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 &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, SBI, SARB, Siliguri, regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorised Officer, SBI, SARB, Siliguri 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 shall 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 Authorised Officer, SBI, SARB, Siliguri is not bound to accept the highest offer and the Authorised Officer, SARB, SBI, Siliguri, has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.</p>
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<b>Bank website:</b> URL: <a href="https://bank.sbi">https://bank.sbi</a>	<b>E-auction website: URL:</b> <a href="https://ibapi.in/">https://ibapi.in/</a>	<b>Location of Property 1</b>  (Property ID- SBIN10137109)	<b>Location of Property 2</b>  (Property ID- SBIN10137110)
	  Search Property IDs as mentioned above		

<b>Location of Property 3</b> (Property ID- SBIN10137111)	<b>Photographs of property 1</b> (Property ID- SBIN10137109)	<b>Photographs of property 2</b> (Property ID- SBIN10137110)	<b>Photographs of property 3</b> (Property ID- SBIN10137111)
			

Date: 05.06.2024

Place: Siliguri

Authorised Officer  
 Stressed Assets Recovery Branch, Siliguri