

**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**

1	Name and address of the Borrower / Guarantor	<p>SARVESH RICE MILL PVT. LTD. 88, College Road, Block-D, Flat No-108, Dist-Howrah, WB-711103</p> <p>Personal Guarantors:</p> <p>1. Ms. Vasudha Agarwal Block C, 4th Floor, Flat no. 405, 406, 407,408 Rabindranagar Complex, Plot No, 40,PO - B.Garden, 88, College Road Pin: 711103</p> <p>2. Shri Madanlal Agarwalla Block C, 4th Floor, Flat no. 405, 406, 407,408 Rabindranagar Complex, Plot No, 40,PO - B.Garden, 88, College Road Pin: 711103</p> <p>3. Shri Ritesh Agarwalla Block C, 4th Floor, Flat no. 405, 406, 407,408 Rabindranagar Complex, Plot No, 40,PO - B.Garden, 88, College Road Pin: 711103</p>
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, ‘Jeevandeep’ Building (10th floor), 1, Middleton Street, Kolkata- 700071.
3	Description of the immovable secured assets to be sold.	<p>i. Equitable Mortgage over Rice Mill land and building situated at Mouza – Kuchut, JL NO. 33, Plot No. 5191, LR Khatian No. 1878, Memari, Burdwan Pin : 713146 over a land measuring 2.90 acres more or less vide Regd. Deed nos.-4715 & 4716 dt.11.11.2009,Addl.Dist.Sub Registrar office Memari, Dist.-Burdwan, owned by: M/s Sarvesh Rice Mill Pvt. Ltd.</p> <p>ii. Equitable Mortgage of o Residential flat, unit no.: 405, 406, 407, 408 in Block C , 4th floor, G+4 Storied Building situated at Holding no.88, College Road, P.O.: Botanical Garden, P.S.: Shibppur, Howrah, Pin – 711103 vide Deed No. I-785 dt.13.03.1997 and Deed No.: 771, Dt. 13.03.1997 owned by Shri Madan Lal Agarwal, bound by: North - part of 88 College Road South Flat No. 405 & 406 East Block G West Flat No. 404 & Lift.</p>

4.	Details of the encumbrances known to the secured creditor.	<p>The Property is in physical possession of the Authorised Officer.</p> <p>The borrower has not provided any authentic information about any further encumbrance. However, purchaser is required to ascertain from his own sources as to any further encumbrance.</p> <p>Intending purchaser has to satisfy himself as to description of property and title documents as post EMD no claim as to description and title will be entertained.</p>
5.	The secured debt for recovery of which the property is to be sold	Rs.10.73 cr (Rupees Ten crores seventy three lakh only) and interest from 28-08-2016
6	Deposit of earnest money	<p>i. Rs.30,40,000.00 (Rupees Thirty lakh and forty thousand only) to be transferred/ deposited by Interested bidder with ebkray(PSB Alliance) before the close of e- auction. (https://ebkray.in) by means of RTGS/NEFT</p> <p>i. Rs.5,80,000.00 (Rupees Five Lakh eighty thousand only) to be transferred/ deposited by Interested bidder with ebkray(PSB Alliance) before the close of e- auction. (https://ebkray.in) by means of RTGS/NEFT</p>
7	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted: Rs</p>	<p>i. Rs.3.04 cr</p> <p>ii. Rs.0.58 cr</p> <p>The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://ebkray.in) using their Mobile Number and email-id.</p> <p>Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of 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 Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th 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 auction.
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9	Time and place of public auction or time after which sale by any other mode shall be completed.	31.07.2024 between 01:00 PM to 5:00 PM
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 in the website of the service provider as mentioned above	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020 (Helpdesk Numbers:+918291220220) at the web portal https://ebkray.in For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions .
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 1,00,000.00 for property no.1 and Rs.50,000.00 for property no.2. (ii) unlimited. (iii) Indian Rupees (INR)

12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	i. Date: 22.07.2024, Time: 11 A.M. to 5.00 P.M. for property no.1 ii. Date: 23.07.2024, Time:11 A.M to 5:00 P.M. for property no.2 Name: 1. Shri N. K. Lakra (9674721004) 2. Smt Amrita Roy (7700916721)
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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 Pass word by M/s PSB Alliance Private Limited 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 email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Management Branch – II, Kolkata, Jeevandeep Building (10th Floor), 1 no. Middleton Street, Kolkata – 700071 by 31.07.2024 9:00 A.M. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch – II, Kolkata, Jeevandeep Building (10th Floor), 1 no. Middleton Street, Kolkata – 700071 to participate in online e-auction on the portal https://ebkray.in M/s PSB Alliance Private Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>(c) 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>(d) 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>(e) 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>(f) 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>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>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	OA 334/2017 is pending in DRT 1 Kolkata

For further details regarding inspection of the property, e-auction, the intending bidder may contact the following persons.

1. Sri N. K. Lakra, AGM , SBI, SAMB-II Branch, Kolkata. Mobile No.9674721004.

Date: 19.07.2024.

Place: Kolkata.

AUTHORISED OFFICER
(N. K. Lakra)
SBI, SAMB-II, Kolkata.

[9674721004](tel:9674721004).
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