

**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	M/s. Lord Ganesh Enterprises Limited  Registered Office: 35/1, "J" Road, Belgachia, Howrah WB 711105
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (10 <sup>th</sup> floor), 1, Middleton Street, Kolkata- 700071
3	Description of the immovable secured assets to be sold.	(i) All that piece or parcel of land measuring more or less 4530 sq.ft together with the construction of 2060 sq.ft erected thereon, fully tenanted , being the portion of the Premises No.241/2B, A.P.C Road, P.S. Burtala, Ward No.12, Northern Avenue within the limits of Kolkata Municipal Corporation. The property in the name of Shri Shakti Pada Saha S/o Late S/o Mohendra Nath Saha, Smt Mitali Saha W/o Shri Shakti Pada Saha and Subhankar Saha S/o Shri Shakti Pada Saha, being Deed No-05586/2006 Property is butted and bounded by: North:Land of Sarat Chandra Mitra, South: Adjoining land of 241/2B, A.P.C Road, Calcutta-700006, East: Lot B measuring 24 cottahs & West: A.P.C Road, Calcutta-700006.  (ii) All that piece or parcel of land measuring more or less 10 (Ten) cottahs along with structure measuring about 1660 sq. ft. temporary shed be the same and little more or less situated at Premises No.G-296, Ramnagar Lane East in the tow of Kolkata Municipal Corporation under Ward No. 134, P.S. Garden reach, Kolkata-700024. The property in the name of M/s Sailand Developer Private Ltd being Deed No-13799/2007. Property is butted and bounded by: North:House of Bandhi Yadav, South: Corporation Road Ram Nagar Lane, East,East: House of Sri Sankar Shaw and others & West: House of Sri Durgaprasad Yadav
4.	Details of the encumbrances known to the secured creditor.	TSA 60/2014 has been disposed. There is no SA pending in the Account.
5.	The secured debt for recovery of which the property is to be sold	Rs.16,93,01,411.00 (Rs Sixteen crore ninety three lakhs one thousands four hundred eleven only) as on 06.05.2014 and subsequent interest, charges, cost etc. thereon
6.	Deposit of earnest money	EMD: (i) Rs. 17.70 Lac (ii) Rs. 7.00 Lac.  being the 10% of Reserve price to transferred /deposited by bidders in his/her/their own wallet provided by 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.



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:</p>	<p>(i) Rs. 1.77 Crore</p> <p>(ii) Rs. 0.70 Crore</p> <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.idders own wallet Registered with M/s MSTC Ltd on its e-auction site.</p> <p>Interested bidders may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in MSTC's 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.</p>
8.	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.</p>
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	07.05.2024 between 12.00 Noon. to 3.00 p.m.
10.	<p>The e-Auction will be conducted through the Bank's approved service provider.</p> <p>E-auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.</p>	<p>M/s. MSTC Ltd. at the web portal</p> <p><a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a></p>
11.	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (Limited / unlimited).</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p>(i) (a) Rs. 1,00,000/- (b) Rs.50,000/-</p> <p>(ii) Unlimited.</p> <p>(iii) Indian Rupees (INR)</p>





		<p>(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.</p> <p>(l) 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).</p> <p>(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.</p> <p>(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.</p> <p>(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.</p> <p>(p) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently 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.</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 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.</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>
14	Details of pending litigation, if any, in respect of property proposed to be sold	<ul style="list-style-type: none"> <li>Both the properties are tenanted and under constructive possession of Bank.</li> </ul>

Date: 07.03.2024

AUTHORISED OFFICER

Place: Kolkata

