



STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL
Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071
Phone : (033) 2288 4437, Fax : (033) 2288 4302, E-mail : sbi.15196@sbi.co.in

**E- Auction
Notice**

(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE
**PROPERTY WILL BE SOLD ON “AS IS WHERE IS, AS IS WHAT IS AND WHAT-
EVER THERE IS” BASIS**

1.	Name and address of the Borrower	<p>NIRMAL CHAKRABORTY Flat No. 4C, on 4th Floor of Home Green Apartment No-3, Desh Bandhu Sarani, PO-Ghoshpara, PS-Nischinda, Howrah-711227</p> <p>NIRMAL CHAKRABORTY C/o Rantakar Pradhan Near Makangeswari Kali mandir ,PO-Ghoshpara, PS-Nischinda, Howrah-711227</p> <p>NIRMAL CHAKRABORTY C/o- Manmatha Nath Sarkar, Bally Ramchandrapur, Durgapur, P.S. Nischinda, Howrah – 711205</p>
2	Name and address of Branch, the secured creditor	<p>SBI STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071 E-mail : sbi.15196@sbi.co.in</p>
3	Description of the secured assets to be sold.	<p>All that piece and parcel of a self contained South Eastern side residential flat being Flat No. – 4C, measuring about 720 sq feet including super built up area consisting of Two Bed rooms, One hall cum Dinning space, One open kitchen, One Toilet and One Balcony on the 4th Floor within G+4 storied building namely” Home Green Apartment – 3” lying and situated at Mouza – Bally, R.S. Khatian No. 4148, under R.S. Dag No. – 7542, P.S. – Nischinda (formerly Bally), Distt. – Howrah, Pin No. – 711205 under local limits of Nischinda Gram Panchayat (With lift facility) within Jurisdiction of District Registrar and Additional Dist. Sub Registrar at Howrah with undivided proportionate share of Bastu land measuring about 7 Satak on which the G+4 storied building namely “Home Green Apartment - 3”, Registered in the name of Nirmal Chakraborty Deed No. 050109782 of year 2017 registered in the Book – I, Volume No. – 0501 – 2017, Pages from 268731 to 268770.</p> <p>The property butted and bounded by: BY NORTH: Flat No. 4D BY SOUTH: Open to Sky BY EAST: Open to Sky BY WEST: Landing, Stair & Lift</p> <p>ASSET ID: 200018130773 TYPE OF POSSESSION : PHYSICAL</p>
4.	Details of the encumbrances known to the secured creditor.	<p>Nil, however the intending bidder is advised to satisfy himself by local enquiry and by visiting offices of the revenue authorities and from own sources before participating in the auction process.</p>
5.	The secured debt for recovery of which the property is to be sold	<p>Rs 21,79,990.00 (Rupees Twenty One Lakh Seventy Nine Thousand Nine Hundred Ninety only) as on 29.10.2021 plus further interest, cost, charges, thereon etc.</p>

6.	Deposit of earnest money	EMD: Rs 1,52,700/- Being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with baanknet.com to be deposited within 26-01-2025 @ 5:00 p.m.
7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs.	Reserve Price fixed for item: Rs.15,27,000/- (Bidder /Purchaser to register on e-auction portal https://baanknet.com using his mobile no and email Id. KYC verification will be done online. Hence bidder to upload requisite KYC documents verification of which may take 02 working days) “Interested bidder may deposit Pre-Bid EMD with baanknet before the close of eAuction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet’s Bank account and updation 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 (before auction date) to avoid any last-minute problem.” Account No. : 35194849940 IFSC: SBIN0003762 Account Holder Name: SBI SARB SOUTH BENGAL EMD Start date & time 20-01-2025 17:00 EMD End date & time: 26-01-2025 17:00
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 e-Auction purchaser not exceeding three months from the date of e-Auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	27.01.2025 (Between 11AM TO 4PM)
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.	https://baanknet.com e-Auction will be provided by Bank’s e Auction service provider. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider’s website https://baanknet.com . The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://baanknet.com . The intending participants of e-auction may download free of cost, copies of Terms & Conditions of the e-auction, Help Manual on operational part of e-Auction related to this e-Auction from https://baanknet.com
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs 15,000.00 (ii) Auto extension of 10 minutes each. (iii) INR
12.	Date and Time during	20.01.2025 (11AM TO 3PM)

	<p>which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number</p>	<p>Name: Topaz Kayal / Pijush Kanti Dey E-mail ID : sbi.15196@sbi.co.in; Mobile No: 9674717737/9674811520</p>
<p>13.</p>	<p>Other conditions</p>	<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 https://baanknet.com 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 Authorised Officer of State Bank Of India Stressed Assets Recovery Branch, South Bengal by 26.01.2025 up to 5:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, South Bengal to participate in online e-auction on the portal https://baanknet.com will provide User ID and Password after due verification of PAN 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 & 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>

		<ul style="list-style-type: none"> (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (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. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l) 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. (m) 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). (n) 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. (o) 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) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees/GST etc. for transfer of the property in his/her name. (q) 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. (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	OA 354/2021 pending at DRT 1, Kolkata. The proposed bidder/purchaser is required to make an independent verification of facts in records of various departments of Government. The Bank bears no risk and responsibility of any

	sold	unsettled claims, if any.
Authorized Officer, State Bank of India Place – Kolkata Date : 14.01.2025		