

**STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL**

Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071  
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**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	<b>BORROWER NAME: M/S SHANKAR SAW MILLS PVT. LTD.</b>
2	Name and address of Branch, the secured creditor	<b>SBI STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL</b> Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071 E-mail : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a>
3	Description of the secured assets to be sold.	<p><b><u>PROPERTY No. 1</u></b> All that the flat No.F &amp; G (North-East side), Block No. II, on the fifth floor, measuring an area of 1691 sq. ft. super build up be the same a little more or less and consisting of 3 Bed Rooms, 1 Dinning cum drawing Rooms, 3 Toilets, 1 Kitchen, 1 Puja Room and 1 Balcony alongwith the proportionate impartible share of land attached to said building known as "Hari Om Dham" lying and situate, beaning manucipal Holding No.138, Dakshindari Road, Kolkata-700048, Ward No.33, P.S. Lake Town, within the local limits of South Dum Dum Municipality, being premises No. 124, Dakshindari Road, Kolkata-700048.</p> <p><b>Documents and Ownership Details :</b> Belongs to : Bhagaban Lal Patel &amp; Narendra Kumar Patel, Who is : Guarantors, Title Deed No : 3196 of 2010, Registered On : 18-MAR-10. Municipal Holding NO.138, Dakshindari Road, Lake Town, Kolkata – 700048</p> <p>ASSET ID : 100000348185 TYPE OF POSSESSION : SYMBOLIC</p> <p><b><u>PROPERTY NO.2</u></b> All that Bastu land with dilapidated structures thereon, having an area of 4 Cottah 10 Chitaks, 22 sq. ft., Mouza Surity, P.S. Behala, District South 24 Parganas comprised in Plot No.190,192,191/965 under RS Khatian No.490, RS 186, JL No.11, Touzi 3, under Ward No.116 now within the limits of Kolkata Municipal Corporation having Holding No.26, Chanditala Main Road, Kolkata-700053. Deed No.330/1998 of 1998. Property in the name of Shri Mongilal Suthar</p> <p>ASSET ID &amp; SECURITY ID : 100000040664</p> <p style="text-align: center;">&amp;</p> <p>All that land measuring 4 Cottah, 10 chittaks , 23 sq ft. together with RT shed structures under Pargana Magura of Mouza Surity, P.S. Behala, District South 24 Parganas comprised in Plot No.190,192,191/965 under RS Khatian No.490, RS-186, JL No.11, Touzi 3, under Ward No.116 now within the limits of Kolkata Municipal Corporation having Holding No.26, Chanditala Main Road, Kolkata-700053. Deed No.329/1998, property is in the name of Shri Hemant Kumar Suthar.</p> <p>ASSET ID &amp; SECURITY ID : 100000040741 TYPE OF POSSESSION : PHYSICAL</p>

4.	Details of the encumbrances known to the secured creditor.	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.
5.	The secured debt for recovery of which the property is to be sold	<b>Rs 11,74,57,520.00</b> (Rupees Eleven crore Seventy-four lakh Fifty-seven thousand Five hundred Twenty only) as on 27.04.2016 plus further interest, cost, charges, thereon etc.
6.	Deposit of earnest money	<b>EMD FOR PROPERTY NO. 1 : Rs 5,30,200/-</b> <b>EMD FOR PROPERTY NO. 2 : Rs.14,40,000/-</b> 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:  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted: Rs.	<b>Reserve Price fixed for Property No. 1 Rs.53,02,000/-</b> <b>Reserve Price fixed for Property No. 2 Rs.1,44,00,000/-</b> (Bidder /Purchaser to register on e-auction portal <a href="https://baanknet.com">https://baanknet.com</a> 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  <b>EMD Start date &amp; time</b> 20-01-2025 17:00 <b>EMD End date &amp; time:</b> 26-01-2025 17:00
8.	<b>Time and manner of payment</b>	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.	<b>27.01.2025 (Between 11AM TO 4PM)</b>
10.	The e-Auction will be conducted through the Bank's approved service provider	<a href="https://baanknet.com">https://baanknet.com</a> 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 <a href="https://baanknet.com">https://baanknet.com</a> . The Sale Notice containing the Terms and

		Conditions of Sale is uploaded in the Banks websites/webpage portal <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a> and <a href="https://baanknet.com">https://baanknet.com</a> . 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 <a href="https://baanknet.com">https://baanknet.com</a>
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<b>(i) Property No. 1 &amp; Property No. 2 : Rs. 25,000.00</b> <b>(ii) Auto extension of 10 minutes each.</b> <b>(iii) INR</b>
12.	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<b>Property No. 1 &amp; Property No. 2 : 20.01.2025 (11AM TO 3PM)</b> Name: Topaz Kayal / Pijush Kanti Dey E-mail ID : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a> ; Mobile No: 9674717737/9674811520
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 <a href="https://baanknet.com">https://baanknet.com</a> 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 <a href="https://baanknet.com">https://baanknet.com</a> 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</p>

		<p>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 regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</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 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>(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).</p> <p>(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.</p> <p>(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> <p>(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.</p>
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14	Details of Pending Litigation, if any, in respect of property proposed to be sold	TA/92/2014 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 unsettled claims, if any.
<p>Authorized Officer, State Bank of India  Place – Kolkata  Date : 14.01.2025</p>		