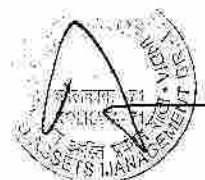


THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

**PROPERTY WILL BE SOLD ON
"AS IS WHERE IS, AS IS WHAT IS AND WHAT-EVER THERE IS" BASIS**

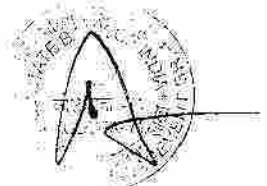
1.	Name and address of the Borrower	EASTERN COMNETS LIMITED (Under High Court Liquidation) Registered Office: 4, Ganesh Chandra Avenue, 2 nd Floor, Kolkata – 700013. Admin Office: 4, Ganesh Chandra Avenue, 2 nd Floor, Kolkata – 700013.		
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Management Branch -1, Nagaland House 8 th Floor, 11 & 13 Shakespeare Sarani, Kolkata 700071. E-mail: sbi.04151@sbi.co.in, clo2.04151@sbi.co.in Contact Number: 9955998430, 9674711139		
3.	Description of the immovable secured assets to be sold.	No	Description of Properties	Possession type
		1.	All that piece and parcel of the entire 3rd Floor (Now 4th Floor) of the building and structure on the demise leasehold land measuring 4507 sq. ft more or less with two covered and one open Car parking space being Plot No.27, Block- EN, lying and situated at Mouza – Mahish Bathan, in Sector –V, of Bidhannagar City Extension Area, under Bidhannagar Municipality, P.S.Bidhannagar (East),Kolkata – 700091, District North 24 Parganas in the name of Eastern Comnets Private Limited vide lease deed no. 9710 dated 02.11.2006. Butted and bounded as follows: On the North: Plot No. EN-28 On the South: Plot No. EN-26 On the East: Type Vi Road On the West: Plot No. EN-32 (NB: The Car parking spaces are not demarcated) Property ID: SBIN200001220248	Physical
		2.	All that piece and parcel of the entire 4th Floor (Now 5th Floor) of the building and structure on the demise Leasehold land measuring 4470 sq. ft more or less with two covered and one open Car parking space being Plot No.27, Block- EN,	Physical



		<p>lying and situated at Mouza – Mahish Bathan, in Sector –V, of Bidhannagar City Extension Area, under Bidhannagar Municipality, P.S.Bidhannagar (East), Kolkata – 700091, District North 24 Parganas in the name of Eastern Comnets Private Limited vide lease deed no. 9961 dated 22.11.2006.</p> <p>Butted and bounded as follows: On the North: Plot No. EN-28 On the South: Plot No. EN-26 On the East: Type Vi Road On the West: Plot No. EN-32 (NB: The Car parking spaces are not demarcated)</p> <p>Property ID-SBIN200000694900</p>							
4.	<p>Details of the encumbrances known to the secured creditor</p>	<p>Property ID: SBIN200001220248: - Dues pertaining for Property Tax payable to Nabadiganta Industrial Township Authority, Sec-V, Salt Lake, Kolkata -700091 amounting is Rs.7,25,582/- as on 30.09.2024 and further accrued. Dues pertaining towards society's maintenance cost and electricity charges for 3rd floor is Rs.11,52,683/- (approx.) as on 31.07.2024 and further accrued.</p> <p>Property ID-SBIN200000694900: - Dues pertaining for Property Tax payable to Nabadiganta Industrial Township Authority, Sec-V, Salt Lake, Kolkata -700091 amounting is Rs. 16,90,727/- as on 30.09.2024 and further accrued. Dues pertaining towards society maintenance cost and electricity charges for 4th floor is Rs.11,52,683/- (approx.) as on 31.07.2024 and further accrued.</p>							
5.	<p>The secured debt for recovery of which the property is to be sold</p>	<p>(i) Rs.53,63,77,696.00 (Rupees fifty-three crore sixty-three lakhs seventy seven thousand six hundred ninety six only) as on 17.04.2014 (interest calculated upto 17.04.2014) plus interest and cost thereafter due to the (State Bank of India) and</p> <p>(ii) Rs.10,73,83,840.56 (Rupees ten crore seventy three lakh eighty three thousand eight hundred forty and paise fifty six only) by Union Bank of India as on 31.01.2014 (interest calculated upto 31.01.2014) plus interest and cost thereafter due to the (Union Bank of India) secured creditors from Eastern Comnets Limited (the Borrower) and (i) Shri Jatan Kumar Baid (ii) Smt Snehalata Baid (iii) Shri Yashwant Baid (the guarantors) and (i) Sikkim Leisures & Holidays Ltd (ii) Gopal Barter Pvt Ltd and (iii) Oliver Marketing Pvt Ltd (the Corporate guarantors).</p>							
6.	<p>Deposit of earnest money</p>	<table border="1"> <thead> <tr> <th>No</th> <th>Description of Properties</th> <th>EMD Price (Rs.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>All that piece and parcel of the entire 3rd Floor (Now 4th Floor) of the building and structure on the demise leasehold land measuring 4507 sq. ft more or less with two covered and one open Car</td> <td>Rs.17,20000/-</td> </tr> </tbody> </table>	No	Description of Properties	EMD Price (Rs.)	1.	All that piece and parcel of the entire 3rd Floor (Now 4th Floor) of the building and structure on the demise leasehold land measuring 4507 sq. ft more or less with two covered and one open Car	Rs.17,20000/-	
No	Description of Properties	EMD Price (Rs.)							
1.	All that piece and parcel of the entire 3rd Floor (Now 4th Floor) of the building and structure on the demise leasehold land measuring 4507 sq. ft more or less with two covered and one open Car	Rs.17,20000/-							



			<p>parking space being Plot No.27, Block- EN, lying and situated at Mouza – Mahish Bathan, in Sector –V, of Bidhannagar City Extension Area, under Bidhannagar Municipality, P.S.Bidhannagar (East),Kolkata – 700091, District North 24 Parganas in the name of Eastern Comnets Private Limited vide lease deed no. 9710 dated 02.11.2006.</p> <p>Butted and bounded as follows: On the North: Plot No. EN-28 On the South: Plot No. EN-26 On the East: Type Vi Road On the West: Plot No. EN-32 (NB: The Car parking spaces are not demarcated)</p> <p>Property ID: SBIN200001220248</p>	
		2.	<p>All that piece and parcel of the entire 4th Floor (Now 5th Floor) of the building and structure on the demise Leasehold land measuring 4470 sq. ft more or less with two covered and one open Car parking space being Plot No.27, Block- EN, lying and situated at Mouza – Mahish Bathan, in Sector –V, of Bidhannagar City Extension Area, under Bidhannagar Municipality, P.S.Bidhannagar (East),Kolkata – 700091, District North 24 Parganas in the name of Eastern Comnets Private Limited vide lease deed no. 9961 dated 22.11.2006.</p> <p>Butted and bounded as follows: On the North: Plot No. EN-28 On the South: Plot No. EN-26 On the East: Type Vi Road On the West: Plot No. EN-32 (NB: The Car parking spaces are not demarcated)</p> <p>Property ID-SBIN200000694900</p>	Rs.16,60000/-
		<p>EMD being 10% of Reserve price as mentioned in the aforementioned table is to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/S. PSB Alliance on its e-auction site https://baanknet.com by means of RTGS / NEFT, as per the guidelines available in the website.</p>		
7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted.	No	Description of property	Reserve Price (Rs.)
		1.	All that piece and parcel of the entire 3rd Floor (Now 4th Floor) of the building and structure on the demise leasehold land measuring 4507 sq. ft more or less with two covered and one open Car	1,72,00000/-



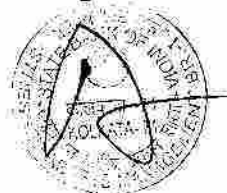
	<p>Last Date and Time within which EMD to be remitted:</p>	<p>parking space being Plot No.27, Block- EN, lying and situated at Mouza – Mahish Bathan, in Sector –V, of Bidhannagar City Extension Area, under Bidhannagar Municipality, P.S.Bidhannagar (East),Kolkata – 700091, District North 24 Parganas in the name of Eastern Comnets Private Limited vide lease deed no. 9710 dated 02.11.2006. Butted and bounded as follows: On the North: Plot No. EN-28 On the South: Plot No. EN-26 On the East: Type Vi Road On the West: Plot No. EN-32 (NB: The Car parking spaces are not demarcated) Property ID: SBIN200001220248</p> <p>2. All that piece and parcel of the entire 4th Floor (Now 5th Floor) of the building and structure on the demise Leasehold land measuring 4470 sq. ft more or less with two covered and one open Car parking space being Plot No.27, Block- EN, lying and situated at Mouza – Mahish Bathan, in Sector –V, of Bidhannagar City Extension Area, under Bidhannagar Municipality, P.S.Bidhannagar (East),Kolkata – 700091, District North 24 Parganas in the name of Eastern Comnets Private Limited vide lease deed no. 9961 dated 22.11.2006. Butted and bounded as follows: On the North: Plot No. EN-28 On the South: Plot No. EN-26 On the East: Type Vi Road On the West: Plot No. EN-32 (NB: The Car parking spaces are not demarcated) Property ID-SBIN200000694900</p>	<p>1,66,00000/-</p>
		<p>10% of Reserve price as mentioned to be transferred / deposited by bidders in his / her / their own Wallet registered with M/s. PSB Alliance on its e-auction site https://baanknet.com, by way of RTGS/NEFT, as per the guidelines available in the website.</p> <p>Last Date and Time: As applicable as per policy of PSB Alliance Ltd.</p>	
<p>8.</p>	<p>Time and manner of payment</p>	<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 Authorized Officer, failing which</p>	



		the earnest money 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.
9.	Time and place of public auction or time after which sale by any other mode shall be completed.	14.03.2025 between 11:00 AM to 4:00 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.	M/s. PSB Alliance Ebkray at the web portal https://baanknet.com
11.	(i) Bid increment amount:	Rs. 1,00,000.00 (Rupees One Lakhs Only) for both Property ID SBIN200001220248 & SBIN200000694900 respectively.
	(ii) Auto extension: _____ times. (limited / unlimited)	Auto extension of 10 minutes each.
	(iii) Bid currency & unit of measurement	Indian Rupee (INR)
12.	Date and Time during which inspection of the movable assets to be sold and intending bidders	Property ID SBIN200001220248 & SBIN200000694900 Date of Inspection: 03.03.2025, Time: 3:00pm to 4:00pm. Contact Person:- 1)Name: Shri. Anil Kumar Anal E-mail ID: clo2.04151@sbi.co.in, sbi.04151@sbi.co.in Mobile No: 9955998430



<p>should satisfy themselves about the assets and their specification. Contact person with mobile number</p>	<p>2)Name: Biplab Dhali E-mail ID: clo2.04151@sbi.co.in, sbi.04151@sbi.co.in Mobile No: 9674711139</p>
<p>13 Other conditions</p>	<p>(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per applicable guidelines of PSB Alliance Ltd well before the auction date. The process of registration has been detailed in the above website https://baanknet.com. The intending bidder should bear in mind that the process of registration takes a minimum of two working days.</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Ltd at https://ebkray.in by means of NEFT/ RTGS transfer from his bank account.</p> <p>(c) 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. PSB Alliance-eBkray is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(d) Bidders shall have to visit the website https://baanknet.com of our e-auction service provider of PBS Alliance Ltd, to participate for online bid. For Technical Assistance, the bidders may refer to PSB Alliance helpline numbers. E-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password of PBS Alliance, may be conveyed through email.</p> <p>(e) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount i.e 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.</p> <p>(f) The intending bidders need to sign in the portal with ID and Password.</p> <p>(g) 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>



(h) 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.

(i) The Authorized Officer shall be at liberty to cancel the e-auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

(j) 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.

(k) 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.

(l) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(m) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(n) 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.

(o) The Authorized Officer is not bound to accept the highest offer and the Authorized 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) 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.

(q) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

(r) 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 including the



provisions of sec-194-IA of the income tax.


(s) 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 Authorized 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 authorized officer of the concerned bank branch only.

(t) 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.

(u) The EMD of the unsuccessful bidder will be refunded to their respective originating account by the service provider (PSB Alliance Ltd). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(v) 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.

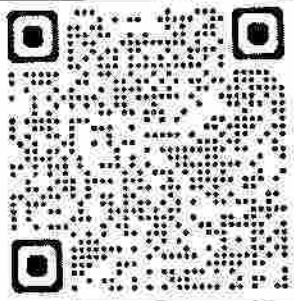


For STATE BANK OF INDIA


Asstt. General Manager & Authorised Officer
Stressd Assets Management Branch- I
11 & 13 Shakespeare Sarani, Kolkata - 700071

**Authorised Officer
State Bank of India**

**Date: 20.02.2025
Place: Kolkata**

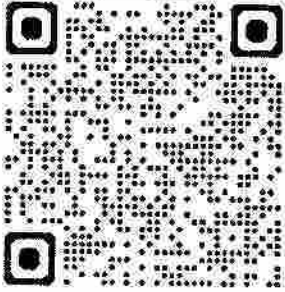

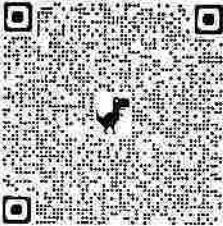
**State Bank of India,
Stressed Asset Management Branch-1, Kolkata (Br Code: 04151)
Contact Person: Shri. Anil Kumar Anal, Mobile- 9955998430**

Description	Details	
Type of Property	Entire 3 rd floor of Advantage Tower, Sector V, Saltlake	
Age of Property	Approx 18 years	
Property ID	SBIN200001220248	
Area	4507sq ft	
Boundaries	North: By Plot No. EN 28 South: By Plot No EN 26 East: By Type Vi Road West: By Plot No. EN 32.	
Amenities	Water supply: Yes Lift Facility: Yes Power Backup: No	
Nearby Facilities	Property is located in the heart of Sector V, Saltlake. Karunamoyee bus terminus is only 3.2 kms away. College More bus stand is only 400 mtrs away approx. Kolkata airport is only 11 kms, 30 mins drive from the property. East West metro service is only 2 kms (approx.) away. Big MNCs/ Corporate offices situated in and around the property.	
Connectivity	Kolkata Airport: 11 Kms approx., 30 mins drive. Sealdah Railway Station: 10 Kms, 30 mins drive East West Metro: 2 kms approx., 7 mins Bus Stop: 500 mtrs	
Auction / Bid Price	Rs 1,72,00,000 (Rupees One Crores Seventy two lakhs only)	
Contact Official	Shri. Anil Kumar Anal, M- 9955998430	
QR Codes		
E-Auction Website: https://baanket.com	Bank Website: https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others	
		
Property Location		
		

Interested individuals may contact on the above-mentioned persons whose contact number has been provided.



**State Bank of India,
Stressed Asset Management Branch-1, Kolkata (Br Code: 04151)
Contact Person: Shri. Anil Kumar Anal, Mobile- 9955998430**

Description	Details	
Type of Property	Entire 4th floor of Advantage Tower, Sector V, Saltlake	
Age of Property	Approx 18 years	
Property ID	SBIN200000694900	
Area	4470sq ft	
Boundaries	North: By Plot No. EN 28 South: By Plot No EN 26 East: By Type Vi Road West: By Plot No. EN 32.	
Amenities	Water supply: Yes Lift Facility: Yes Power Backup: No	
Nearby Facilities	Property is located in the heart of Sector V, Saltlake. Karunamoyee bus terminus is only 3.2 kms away. College More bus stand is only 400 mtrs away approx. Kolkata airport is only 11 kms, 30 mins drive from the property. East West metro service is only 2 kms (approx.) away. Big MNCs/ Corporate offices situated in and around the property.	
Connectivity	Kolkata Airport: 11 Kms approx., 30 mins drive. Sealdah Railway Station: 10 Kms, 30 mins drive East West Metro: 2 kms approx., 7 mins Bus Stop: 500 mtrs	
Auction / Bid Price	Rs 1,66,00,000 (Rupees One Crores Seventy two lakhs only)	
Contact Official	Shri. Anil Kumar Anal, M- 9955998430	
QR Codes		
E-Auction Website: https://baanket.com	Bank Website: https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others	
		
Property Location		
		

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