

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

**PROPERTY WILL BE SOLD ON 09.12.2024
“AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” BASIS**

1	Name and address of the Borrower	<p>M/s Raja Tea Industries, Head office: Dighalpathar, Naharkatia,P.O.Naharkatia,Dist- Dibrugarh, Assam, PIN-786610 Partners (s): 1) Shri Naren Sonowal, Dighalpathar, Naharkatia, P.O. Naharkatia, Dist-Dibrugarh, Assam, PIN-786610 2) Smt Sharda Sonowal Dighalpathar, Naharkatia, P.O. Naharkatia, Dist-Dibrugarh, Assam, PIN-786610 3) Partner-Shri Arvind Sonowal; Dighalpathar, Naharkatia, P.O. Naharkatia, Dist-Dibrugarh, Assam, PIN-786610</p>
2	Name and address of Branch, the secured creditor	Stressed Assets recovery Branch, Na-Ali, M.G. Road, Jorhat, Opp, ASEB Building, PIN: 785001 (Assam)
3	Complete Description of the immovable secured assets to be sold	<p><u>Property ID: SBIN400010313352</u> <u>Security (a):</u> <u>Description of Immovable property</u> Equitable Mortgage of Factory Land situated at Baliyan Maji Gaon under Joypur Mouza, Naharkatia, Dibrugarh in the name of Smt Sharda Sonowal, W/o Sri Naren Sonowal comprising three plots of Land described as listed below. (i) Factory Land measuring 01B-01K-09L covered by Dag No. 46 of Patta No. 33 vide deposit of Title Deed No 130 dated 06.09.2006. <u>Bounded:</u>North: Jogananda Saikia; South: Smt. Sharda Sonowal; East: Jogananda Saikia; West: Jogananda Saikia (ii) Factory Land measuring 04B-02K-05L covered by Dag No. 47 of PP No. 53 vide deposit of Title Deed No 100 dated 17.07.2006. <u>Bounded:</u>North: Late Deben Saikia; South: Lengerijan Tea Estate; East: Dhruvajyoti Saikia; West: Joga Saikia</p>

		<p>(iii) Factory Land measuring 03B-01K-06L covered by Dag No. 48, PP No.5 vide Deposit of Title Deed No 38 dated 23.04.2007.</p> <p><u>Bounded:</u>North: Joga Saikia ; South: Naba Saikia; East: Joga Saikia; West: Gouri Gogoi</p> <p><u>Security (b):</u> <u>Description of movable property</u> Plant and Machineries of M/s Raja Tea Industries situated at Balijan Maji Gaon under Joypur Mouza, Naharkatia, Dibrugarh</p> <p>(Note: Both the security mentioned above is sold in one lot i.e with Single Property ID. Bidders may kindly note the same. Reserve Price for the property will be Sum-Total of Reserve Price of Security (a) plus Security (b).</p>
4	Details of the encumbrances known to the secured creditor	<p>To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.</p> <p>Further, intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process. Please refer to point no. 13(u).</p>
5	The secured debt for recovery of which the property is to be sold	Rs 4,36,22,786.76 (Rupees Four Crore Thirty Six Lakh Twenty Two Thousand Seven Hundred and Eighty Six and Seventy Six Paise only as on 01.02.2023 with further interest, costs and charges etc thereon.
6	Deposit of earnest money	<p>Rs. 84,40,000.00/- (Rupees Eighty Four Lakh Forty Thousand only).</p> <p>Pre-bid EMD being 10% of Reserve price to be transferred by interested bidders in the global EMD Wallet of https://ebkray.in by means of NEFT/Challan.</p>

		Interested bidder may deposit pre-bid EMD with M/s PSB Alliance before close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance 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 amount well in advance to avoid last minute problem.
7	Reserve price of the secured assets (immovable): Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	<p>Property ID: SBIN400010313352</p> <p>Reserve Price for the property will be derived from Reserve Price of Security (a) plus Security (b).</p> <p>Reserve Price: Rs.8,44,00,000.00 (Rupees Eight Crore Forty Four Lakh only) i.e [Reserve Price of Security (a) Rs 5,27,00,000.00 (Five Crore Twenty Seven Lakh only) plus Reserve Price of Security (b) Rs 3,17,00,000.00 (Three Crore Seventeen Lakh only)]</p> <p>Account No.38401351282; SBI SARB, Jorhat, IFSC Code: SBIN0004460. Bidders Global EBD Wallet maintained with e-bkray.</p> <p>(Bidder/Purchaser to register in e-auction portal. https://ebkray.in/eauction-psb/bidder-registration 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 ebkray before the close of e-auction. Credit of Pre-bid shall be given to bidder only after receipt of payment in ebkray’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 amount well in advance (before auction date) to avoid any last minute problem.”</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 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

		<p>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, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>The account details for depositing 25% of the sale price and balance amount on being declared successful bidder: Account No. 38401351282 IFSC Code: SBIN0004460 Account Name: SBI SARB, Jorhat Branch: Stressed Asset Recovery Branch, Jorhat</p>
9	Time and place of public auction or time after which sale by any other mode shall be completed	<p>On line e-auction on 09.12.2024. Time: 11.00 A.M to 4.00 P.M</p>
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.	<p>https://ebkray.in</p> <p>https://ebkray.in For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://ebkray.in & https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</p>
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<p>(I) Rs 1,00, 000.00/- (Rupees One Lakh only) (II) Auto extension with unlimited extension of 10 minutes each (iii) Indian Rupees (INR)</p>
12	Date and Time during which inspection of the immovable and movable assets to be sold and intending bidders should satisfy themselves about the assets and their	<p>Date: 22.11.2024 Time: 11 a.m to 4 p.m</p> <p>Following officers may be contacted during office hours. 1. K.A.Prasad, Manager, SARB, Jorhat, Mobile No: 9867062913. 2. Tsukjemchila Jamir, Chief Manager, SARB, Jorhat, Mob.No. 9862468102.</p>

	specification. person with number: Contact mobile	
13	Other conditions	<p>(a) The Bidders should get themselves registered on PSB Alliance Pvt Limited https://www.ebkray.in using his mobile no and email Id. Bidders to upload requisite KYC documents which will be verified by PSB Alliance Pvt Ltd. (The registration process is detailed on the above website).</p> <p>(b) The intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Pvt Limited at https://www.ebkray.in by means of NEFT/RTGS transfer from his bank account.</p> <p>(c) The intending bidders should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with PSB Alliance Pvt Limited is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e. 25% of the sale price to be paid immediately i.e on same day or not later than the next working day as the case may be.</p> <p>The said amount has to be remitted to the Bank Collection Account No. 38401351282 IFSC Code: SBIN0004460 Account Name: SBI SARB, Jorhat Branch: Stressed Asset Recovery Branch, Jorhat</p> <p>The sale confirmation advice will be issued on satisfactory verification of the KYC& Other formalities.</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</p>

		<p>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> <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 correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt Limited. The bidder has to place a request with PSB Alliance Pvt Limited for refund of the same back to his bank account. 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 e-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</p>
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		<p>property nor on any part of the sum for which it may 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, TDS, etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST, etc., owing to anybody shall be the sole responsibility of successful bidder only.</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 off 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 e-Auction will be entertained.</p> <p>(t) The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issuance of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/Court Order in connection with this e-auction.</p> <p>(u) The bidders are advised 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 as well as details of movable assets. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting bids. It would not be open to the Bidder(s) whose bid is accepted by the</p>
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		Authorised officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Nil

Date: 24.10.2024

Place: Jorhat

Authorised Officer