

BR/SAMB-2/DK/1770  
Date: 21.02.2019

<b>M/s. Swachha Beverages Private Limited</b> Jalan Industrial Complex, 3 <sup>rd</sup> Gate, 5 <sup>th</sup> Left Lane, P.O. & Village : Begri, P.S: Domjur, Dist: Howrah-711411, West Bengal	<b>M/S. Adams Marketing Pvt. Ltd.,</b> having Registered Office at "LEMON FRESH" , 29/1 Kalabagan Lane, Howrah-711101
<b>Sri Rohit Lohia</b> 32, Rameshwar Malia Lane, Howrah-711101	<b>Sri Sunil Ghosh residing</b> 4/1A, Rajab Ali Lane, P.O: Khidderpore, Kolkata-700023
<b>Smt. Indrani Chakraborty</b> 20 KBA Lake East, 6 <sup>th</sup> Road, Santoshpur, Purba Jadavpur, South 24 Parganas-700075	<b>Sri Manas Roy,</b> P/88/1, Benaras Road, Howrah-711106

### **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

This refers to our letterno. BR/SAMB-2/DK/1730 dated 13.02.2019 addressed to you on the captioned subject. Please note that inadvertently the date of sale has wrongly been mentioned as 18.03.2019 in the said notice. You are requested to read the date of sale in the said notice as 25.03.2019 instead of 18.03.2019. Other conditions of the said notice will remain unchanged.

This is for your information.

Yours faithfully,

Authorised Officer

BR/SAMB-2/DK/  
Date: 13.02.2019

<b>M/s. Swachha Beverages Private Limited</b> Jalan Industrial Complex, 3 <sup>rd</sup> Gate, 5 <sup>th</sup> Left Lane, P.O. & Village : Begri, P.S: Domjur, Dist: Howrah-711411, West Bengal	<b>M/S. Adams Marketing Pvt. Ltd.</b> , having Registered Office at "LEMON FRESH" , 29/1 Kalabagan Lane, Howrah-711101
<b>Sri Rohit Lohia</b> 32, Rameshwar Malia Lane, Howrah-711101	<b>Sri Sunil Ghosh residing</b> 4/1A, Rajab Ali Lane, P.O: Khidderpore, Kolkata-700023
<b>Smt. Indrani Chakraborty</b> 20 KBA Lake East, 6 <sup>th</sup> Road, Santoshpur, Purba Jadavpur, South 24 Parganas-700075	<b>Sri Manas Roy,</b> P/88/1, Benaras Road, Howrah-711106

### **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules,2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on " As is Where is", As is What is" and Whatever there is" basis on 22.03.2019, for recovery of Rs. **4,97,32,906.30 (Rupees Four Crores Ninety Seven Lakhs Thirty Two Thousand Nine Hundred Six & Paise Thirty Only)** and interest from **28-09-2016** due to the secured creditor from the Borrower **M/s. Swachha Beverages Private Limited** having its Registered Office at Jalan Industrial Complex, 3<sup>rd</sup> Gate, 5<sup>th</sup> Left Lane, P.O. & Village : Begri, P.S: Domjur, Dist: Howrah-711411, West Bengal and Guarantors **(i) Sri Manas Roy** residing at P/88/1, Benaras Road, Howrah-711106 **(ii) Sri Rohit Lohia** residing at 32, Rameshwar Malia Lane, Howrah-711101 **(iii) Sri Sunil Ghosh** residing at 4/1A, Rajab Ali Lane, P.O: Khidderpore, Kolkata-700023 **(iv) Smt. Indrani Chakraborty** residing at 20 KBA Lake East, 6<sup>th</sup> Road, Santoshpur, Purba Jadavpur, South 24 Parganas-700075 & Corporate Guarantor **M/S. Adams Marketing Pvt. Ltd.**, having Registered Office at "LEMON FRESH" , 29/1 Kalabagan Lane, Howrah-711101. The reserve price will be Rs 22,00,000.00(Rs. Twenty two lacs only.) and the earnest money deposit will be Rs.2,20,000.00(Rs. Two lacs twenty thousand only), the latter amount to be deposited with the Bank on or before 17.03.2019

(Give short description of the **immovable property** with known encumbrances, if any)

Deed No: 7587 for the Year 2011 in the name of Swachha Beverages Pvt. Ltd. LAND measuring 18196 sq. Ft. Located at J.L.No. 212 Village /Town/ City: Mouza: RUPNARAYANPUR, under Police Station : Kharagpur (Local), Dist: Paschim Medinipur, West Bengal, PIN Code: 721305 (compromised in R. S. Dag Nos. 1598, 1701, 1702 under R. S. Khatian No. 197 & R. S. Dag No. 1700 under R. S. Khatian No. 92,)

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website [www.sbi.co.in](http://www.sbi.co.in), <https://sbi.auctiontiger.net> & <https://tenders.gov.in>.

Date: 13.02.2019

AUTHORISED OFFICER,

Place: Kolkata

(Dhananjay kumar)

**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	SWACHHA BEVERAGES PVT LTD,  REGISTERED OFFICE : Lemon Fresh, 2 <sup>nd</sup> Floor, 29/1, Kalabagan Lane, Dumurjala Howrah 711104  FACTORY : Jalan Industrial Complex, 3 <sup>rd</sup> Gate 5 <sup>th</sup> Lane, Vill & PO_ Begri PS- Domjur Howrah-711411
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Jeevandeep Building (1 st floor), 1, Middleton Street, Kolkata-700071
3	Description of the immovable secured assets to be sold.	LAND measuring 18196 sq. Ft. Located at J.L.No. 212 Village /Town/ City: Mouza: RUPNARAYANPUR, under Police Station : Kharagpur (Local), Dist: Paschim Medinipur, West Bengal, PIN Code: 721305 (compromised in R. S. Dag Nos. 1598, 1701, 1702 under R. S. Khatian No. 197 & R. S. Dag No. 1700 under R. S. Khatian No. 92,) <u>Deed No: 7587 for the Year 2011 in the name of Swachha Beverages Pvt. Ltd.</u>
4	Details of the encumbrances known to the secured creditor.	NIL
5	The secured debt for recovery of which the property is to be sold	Rs. <b>4,97,32,906.30 (Rupees Four Crores Ninety Seven Lakhs Thirty Two Thousand Nine Hundred Six &amp; Paise Thirty Only)</b> and interest from <b>28-09-2016</b> .
6	Deposit of earnest money	<b>EMD:</b> Rs 2,20,000.00 being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank
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	Rs. 22,00,000.00  A/c No.: 3 4 6 9 4 4 1 3 9 2 5 IFSC:SBIN 0018192  Bank : State Bank of India  Address: State Bank of India, Stressed Assets Management Branch- II, Jeevandeep Building (1 st floor), 1, Middleton Street, Kolkata- 700071  Time :16:00 PM Date : <u>17.03.2019</u>

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 <sup>th</sup> 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.	Date : 25.03.2019, Time : 11.00 AM to 12:00 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 Auction Tiger at the web portal  <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> (http: address of website)
11	(i) Bid increment amount:  (ii) Auto extension: _____ times. (limited / unlimited)  (iii) Bid currency & unit of measurement	Rs. 50,000.00  05 minutes,  Indian Rupees (INR)

12	<p><b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>Date: 16.03.2019 Time: 13:00 PM</p> <p>Name: Subrata Kumar Poddar, Mo. No 9674719368</p> <p>Dhananjay Kumar Mo. No. 9955994491</p>
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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 M/s Auction Tiger (vendor name) 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 Licence/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 Management Branch-II, Jeevandeep Building (1 st. Floor)1, Middleton Street, Kolkata- 700071</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India , Stressed Assets Management Branch- II, Jeevandeep Building (1 st floor), 1, Middleton Street, Kolkata-700071 to participate in online e-Auction on the portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> (name of the portal) <u>Auction Tiger</u> (name of the vendor) who 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 e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-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 &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>
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		<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 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 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 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 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 etc., owing 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 officer of the concerned bank branch only.</p>
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		<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>
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Date: 22.02.2019

(Name of the Authorised Officer)  
Authorised Officer  
State Bank of India

Place: Kolkata

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