

**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 WHATEVER THERE IS" Basis**

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| 1. | Name and address of the Borrower | BORROWER NAME: M/s M B AGROVET FIRM Regd. Office: Village Ranichak,P.O-Amrakuchi,P.S-Kotwali,Paschim Medinipur-721150 Partner(s): 1) Sk. Abdul Alam , S/o Late Sk Baharuddin, R/o residing at Village-Ayodhyaagar (Jamtola), P.O-Ayodhyaagar, P.S-Kotwali, Paschim Medinipur-721150 2) Sk. Abdul Salam , S/o Late Sk Baharuddin R/o residing at Village-Ayodhyaagar (Jamtola), P.O-Ayodhyaagar, P.S-Kotwali, Paschim Medinipur-721150 3) Sk. Abdul Kalam , S/o Late Sk Baharuddin R/o residing at Village-Ayodhyaagar (Jamtola), P.O-Ayodhyaagar, P.S-Kotwali, Paschim Medinipur-721150 4) Sk. Abdul Malek , S/o Late Sk Baharuddin, R/o Village-Habibpur, P.O-Medinipur, P.S-Kotwali, Paschim Medinipur-721150 5) Smt. Lutfa Khatun , W/o Sk.Abdul Malek, R/o Village-Habibpur, P.O-Medinipur, P.S-Kotwali, Paschim Medinipur-721150 |
| 2 | Name and address of Branch, the secured creditor | SBI 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 MOBILE NO. OF AUTHORIZED OFFICER: 8001207811/ 9674729616 |
| 3. | Description of the secured assets to be sold. | SECURITY No.1: Residential land and three-storied building under the Title Deed 306 with a total area of 0.0421 acres pertaining to JL No 169, RS Plot No 558/717 (LR 1025), Mouza – Kuikota, RS Khatian No 450, in the name of Sk Abdul Malek and under the Title deed no 881 with a total area of 0.0380 acres (Sk. Abdul Salam 0.0189 acres & Sk. Abdul Alam 0.0191 acres) pertaining to JL No 169, RS Plot No 558/717 (LR 1025), Mouza Kuikota, RS Kh No 450 in the name of Sk. Abdul Salam & Sk. Abdul Alam. (PROPERTY ID: SBIN100000962651) SECURITY No.2: Rice Mill land and Civil structures erected thereupon under Plot no 93/202 (P), JL No 233, Mouza – Ranichak covered under Title deed 3237 with an area of 0.42 acre , Plot no 93/202 (P), JL No 233, Mouza – Ranichak covered under Title deed 3217 with an area of 0.42 acre , Plot no 93/202 (P) & 120 & 121, JL No 233, Mouza – Ranichak covered under Title deed 3215 & Registered Agreement for Sale 409 with an area of 4.19 acre (converted 3.99 acres), all deeds in the name of M B Agrovvet firm; Total area as per deeds 5.03 acres and 4.40 acres as per demarcation report by Registered Surveyor. (PROPERTY ID: SBIN100000958595) SECURITY No.3: Sale of Repossessed Plant & Machineries and other Fixed assets located within the premises of M/S MB AGROVET FIRM (PROPERTY ID: SBIN15196020286) ALL THE ABOVE ARE UNDER BANK'S PHYSICAL POSSESSION <u>Please note that Securities described under IBAPI Property Id SBIN100000958595 and Property Id SBIN15196020287 are located within one compound without clear demarcation between them, hence prospective bidder has to submit combined bid for both properties, individual bids will not be accepted for these properties.</u> |
| 4. | Details of the encumbrances known to the secured creditor. | The intending bidders are 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. Please also refer to point No. 13 (r) and point no.14 in this regard. |

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| 5. | The secured debt for recovery of which the property is to be sold | Rs.4,82,99,717.40 (Rupees Four Crore Eighty Two Lakh Ninety Nine Thousand Seven Hundred Seventeen and Paise Forty only) as on 29.01.2024 (including accrued unrealized interest and charges accrued) plus Further interest and cost, charges etc. thereon from 30.01.2024 |
| 6. | Deposit of earnest money | EMD: Security 1: Rs. 12,90,000/- Security 2: Rs. 33,90,000/- Security 3: Rs. 16,77,960/- being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. |
| 7. | Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted | Reserve Price fixed: Security 1: Rs. 1,29,00,000/- Security 2: Rs. 3,39,00,000/- Security 3: Rs. 1,67,79,600.00 (Rs 1,42,20,000.00 + GST@18% of Rs 25,59,600.00) Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 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.MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. |
| 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 amount 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 auction purchaser not exceeding three months from the date of auction. |
| 9. | Time and place of public e-Auction or time after which sale by any other mode shall be completed. | 20.05.2024 between 11.00 A.M. to 4.00 P.M. |
| 10. | The e-Auction will be conducted through the Bank's approved service provider | M/s. MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . |
| 11. | (i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement | (i) Security 1: Rs. 1,00,000/- Security 2: Rs. 1,00,000/- Security 3: Rs. 1,00,000/- (ii) Auto extension of 10 minutes each. (iii) INR |
| 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 | Date: 25.04.2024 & 13.05.2024, Time: 11 A.M to 3 P.M. Name: Tapan Kumar Roy / Urmi Sen e-mail ID : sbi.15196@sbi.co.in Mobile No: 8001207811, 9674729616 |
| 13. | Other conditions | (a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp . by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC. Ltd well before the auction date. The registration |

process takes minimum of two working days. (Registration process is detailed on the above website).

(b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. by means of NEFT/ RTGS transfer from his bank account.

(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. MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(d) 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.

(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.

(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.

(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.

(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.

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

(j) 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.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold at or below the reserve price. The property should be sold at least one increment higher than the reserve price.

(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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd 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).

(n) 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.

(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 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) **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.**

(s) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to

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| | | <p>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.</p> <p>(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.</p> |
| 14. | Details of Pending Litigation, if any, in respect of property proposed to be sold | SA No. 423/2023 filed in DRT 1; however there is no stay order against Sale for these Properties. |
| Date : 12.04.2024 Place – Kolkata | | Authorized Officer, SBI, SARB, South Bengal |