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	**M/s. Bhubaneswari Seafood Pvt Ltd** Registered Office: Unit No-403, Siddhartha City Centre , 4th Floor, Ward No-50, 122, Lenin Sarani , Kolkata-700013
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (10th floor), 1, Middleton Street, Kolkata- 700071
3	Description of the immovable secured assets to be sold.	1.Office space measuring 368 Sq ft (build up area) of Unit no 407 at Siddharth City Centre, 4TH Floor, Premises No : 122, Lenin Sarani, 4th Floor, Ward No-50,PS-Muchipara, under Kolkata Municipal Corporation, Kolkata-700013 along with one open Car parking No : 05 belongs to Sri Tapas Das and Sri Sujit Kumar Das. Title Deed No-190404368 of 2021. **Property is butted and bounded by:** On the North: Premises No 17,17/1 &17/2 Creek Road. On the South: K.M.C Road. On the East: Premises No-121 Lenin Sarani On the West: Premises No :123A, Lenin Sarani (Under Physical Possession of the Bank)
4.	Details of the encumbrances known to the secured creditor.	• Borrower filed SA/531/2025 at DRT-I, Kolkata which was disposed by DRT, Kolkata. • Taxes and other statutory dues will be liabilities of buyer. • Area measurement of the property is given as per title deed only and actual measurement may be less than what is describe in the sale notice and no dispute or claim or refund on this ground will be entertained.
5.	The secured debt for recovery of which the property is to be sold	Rs.10,01,97,424.35/- (Rupees Ten Crores One Lakhs Ninety Seven Thousand Four Hundred Twenty Four and Thirty Five Paisa only) as on 30/12/2024 and subsequent interest, charges, cost etc. thereon,

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<td>6.</td>
<td>Deposit of
earnest money</td>
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<table>
<tr><th>Sl.No.</th><th>Description of Security(ies)</th><th>Reserve Price
(In Rs.)</th><th>Earnest Money Deposit
(In Rs.)</th></tr>
<tr><td>1.</td><td>Office Space ,Unit No-407,of build up area of 368 Sq Ft at 4th at Siddharth City Centre, Ward No-50, 122, Lanin Sarani , Kolkata-700013 with one open car parking (5)</td><td>54,50,000.00</td><td>5,45000.00</td></tr>
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*The earnest money to be transferred/deposited by the bidders in his/her/their own wallet provided in e-auction site https://baanknet.com. by means of NEFT/RTGS.
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<td>7.</td>
<td>Reserve price of the immovable secured assets:

Bank account in which EMD to be remitted.

Last Date and Time within which EMD to be remitted:</td>
<td>
<table>
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</table>
Bank account No 34694413925, Bank - State Bank of India, Branch – SAMB II Kolkata, IFSC – SBIN0018192

The intending bidders/purchasers are requested to get themselves registered on portal (https://ebkray.in) using their Mobile Number and e-mail id.

Date: 06/07/2026. Time: upto 15.00 hrs
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<td>8.</td>
<td>Time and manner of
payment</td>
<td>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 stand 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.</td>
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9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	06/07/2026 between 11.00 P.M to 4.00 P.M
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.	**https://baanknet.com.**
11.	(i) Bid increment amount: (ii) Auto extension: _______ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) 1,00,000.00 (ii) Unlimited. (iii) Indian Rupees (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: 21/06/2026 & 02/07/2026 Time: 12:00 A.M to 2:00 P.M. Name: Subrata Saha/Bandana Paul Contact No. 9674759137/9007692337
13.	Other conditions	(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 Password by **https://baanknet.com.** may be conveyed through e mail. (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 email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorized Officer of State Bank of India, Stressed Assets management Branch –II, Kolkata, Jeevandeep Building (10th Floor),1,Middleton Street, Kolkata -700071 by

04/07/2026 4:00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Assets management Branch –II, Kolkata, Jeevandeep Building (10th Floor),1,Middleton Street, Kolkata -700071 to participate in online e-auction on the portal **https://baanknet.com.,** which will provide User ID and Password after due verification of PAN of the Eligible Bidders.

(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.

(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.
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.

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

(i) 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. The decision of the authorised officer to restart the auction process will be notified only to those participants who have while complying the condition "(b)" herein above furnished their emails at least one day before the auction date. Notification for restart will be sent on e-mail only.

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

(k) 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.

(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **https://baanknet.com.** or respective accounts shared with the bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges(if any).

(m) 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.

(n) 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.