

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	M/s SHIVPRIYA INDUSTRIES Registered Office at: Flat No.3(A) Shine Tower Aryachawk, Sharabhati Chariali S J Road, Guwahati Dist – Kamrup (Metro) Assam - 781008	
2.	Name and address of Branch, the secured creditor.	State Bank of India, Stressed Asset Management Branch -1, Nagaland House 8 <sup>th</sup> Floor, 11 & 13 Shakespear Sarani, Kolkata 700071. Ph: 033-22810623/22803097, Fax: 033-22829134, E-mail: clo5.04151@sbi.co.in	
3.	Description of the immovable secured assets to be sold.	As below.	
	SI No.	Description of property/assets	Possession Type
	A.	Residential flat no. 3/C 3 <sup>rd</sup> Floor, of <b>S K Tower (Block-B)</b> , A K Azad Road, Rehabari, Guwahati - 781008 owned by Pradip Kr. Sureka super built up area 2054 sq ft.alongwith one parking space as numbered 3-C measuring 245 sq ft. on the ground level, together with undivided proportionate share land measuring 2.71 lechas standing over a plot of land 2 katha 17 lecha, out of total land measuring 5 katha 7 lecha covered by Dag no.1033, 1034, 1305, 1308, 1311 & 1316 of KP Patta no.452, 808, 809, 810 & 811 under Mouza Sahar Ulubari Part-I, Guwahati, District Kamrup, registered vide Deed no.2630 of 2008 dated 13.02.2008 at Senior Sub-Registrar, Kamrup (Metro), Guwahati  (Property ID: SBIN200031598600) (Type of Possession: Physical) The property is Butted and Bounded By: North: House of Ghosh Brothers South: Archana Enclave East: School land West: J K Tower	Physical Possession



	<p>B. Residential flat no. 4/F, 4<sup>th</sup> Floor, of a multi-storied building called '<b>Pink Estate</b>' (<b>Pink House</b>), constructed over a plot of land measuring 03 katha 18 lechas covered by Dag no.1304/1307 of K Patta no.808/809 at Guwahati, Sahar Ulubari 1<sup>st</sup> Part under Mouza Ulubari located at A K Azad Road, Rehabari, Guwahati – 781008, District Kamrup Assam, owned by Late Munni Devi Poddar super built up area 1575 sq ft. alongwith a parking space namely 4-F, in the basement floor, together with undivided share of land measuring 1.95 lecha, registered vide Deed no. 668/2003 Deed no.13822/2006 dated 11.12.2006.</p> <p><b>(Property ID: SBIN200025490051)</b>  <b>(Type of Possession: Physical)</b></p> <p>North: Private Road  South: Land under dag no.1235 belonging to Girish Chandra Das  East: Land of Dag no. 1304 &amp; 1307  West: Land of Sishir Kumar Sahu &amp; Prafulla Kumar Sahu</p>	Physical Possession
	<p>C Flat no. 3/A, on 3<sup>rd</sup> Floor (Office Space) measuring Super built up area 735 sq ft, of a multi-storied building known as <b>Shine Tower</b>, constructed over a plot of land measuring 6.11 Are covered by Dag no.1631 (Old &amp; New), K P Patta no.981 (Old)/1168 (N) of Revenue village Sahar Guwahati, Part-II under Mouza-Guwahati together with undivided and unspecified proportionate land measuring 01 (one) Lecha at Sarabbhatti, near Arya Chawk, Guwahati, 781008 owned by Sangita Sureka &amp; Late Sabita Agarwalla (Sureka) alongwith one car parking space in the basement floor of the said building, registered vide deed no.4259 dt. 25.05.2011 at Senior Sub-Registrar, Kamrup (Metro), Guwahati.</p> <p><b>(Property ID: SBIN200031597233)</b>  <b>(Type of Possession: Physical)</b></p> <p>North: Property of Ramdeo Pandit &amp; Ors  South: Sati Jaymati Road  East: Property of Nalini Mallick &amp; Ors  West: Property of Nityananda Karmakar &amp; Ors</p>	Physical Possession
4. Details of the encumbrances known to the secured	No known encumbrances.	



	<b>creditor</b>										
5.	<b>The secured debt for recovery of which the property is to be sold</b>	Rs. 13,84,84,903.00 (Rupees Thirteen crores eighty four lakhs eighty four thousand nine hundred three only) as on 31.12.2025 alongwith accrued Interest and Charges thereafter due to the Secured Creditor from <b>Ms Shivpriya Industries (Borrower)</b> and (1) Shri Abhishek Sureka, (2) Shri Vishal Poddar, (3) Smt Kavita Agarwalla, (4) Shri Om Prakash Poddar, (5) Smt Sangita Sureka, (6) Shri Sushil Kumar Sureka, (7) Shri Pradip Kumar Sureka, (8) Late Munni Devi Poddar (represented by legal heirs Shri Om Prakash Poddar, Shri Vishal Poddar, Smt Kavita Agarwala) <b>(Personal Guarantor(s))</b> .									
6.	<b>Deposit of earnest money (EMD)</b>										
	<table border="1"> <thead> <tr> <th>SI No.</th> <th>Description of property/assets</th> <th>EMD (In INR)</th> </tr> </thead> <tbody> <tr> <td>A.</td> <td>Residential flat no. 3/C 3<sup>rd</sup> Floor, of <b>S K Tower (Block-B)</b>, A K Azad Road, Rehabari, Guwahati - 781008 owned by Pradip Kr. Sureka super built up area 2054 sq ft.alongwith one parking space as numbered 3-C measuring 245 sq ft. on the ground level, together with undivided proportionate share land measuring 2.71 lechas standing over a plot of land 2 katha 17 lecha, out of total land measuring 5 katha 7 lecha covered by Dag no.1033, 1034, 1305, 1308, 1311 &amp; 1316 of KP Patta no.452, 808, 809, 810 &amp; 811 under Mouza Sahar Ulubari Part-I, Guwahati, District Kamrup, registered vide Deed no.2630 of 2008 dated 13.02.2008 at Senior Sub-Registrar, Kamrup (Metro), Guwahati  <b>(Property ID: SBIN200031598600)</b> <b>(Type of Possession: Physical)</b> The property is Butted and Bounded By: North: House of Ghosh Brothers South: Archana Enclave East: School land West: J K Tower</td> <td>10,40,000.00</td> </tr> <tr> <td>B</td> <td>Residential flat no. 4/F, 4<sup>th</sup> Floor, of a multi-storied building called <b>'Pink Estate' (Pink House)</b>, constructed over a plot of land measuring 03 katha 18 lechas covered by Dag no.1304/1307 of K Patta no.808/809 at Guwahati, Sahar Ulubari 1<sup>st</sup> Part under Mouza Ulubari located at A K Azad Road, Rehabari, Guwahati – 781008, District Kamrup Assam, owned by Late Munni Devi Poddar super built up area 1575 sq ft. alongwith a parking space namely 4-F, in the basement floor, together with undivided share of land measuring 1.95 lecha, registered vide Deed no. 668/2003</td> <td>8,50,000.00</td> </tr> </tbody> </table>	SI No.	Description of property/assets	EMD (In INR)	A.	Residential flat no. 3/C 3 <sup>rd</sup> Floor, of <b>S K Tower (Block-B)</b> , A K Azad Road, Rehabari, Guwahati - 781008 owned by Pradip Kr. Sureka super built up area 2054 sq ft.alongwith one parking space as numbered 3-C measuring 245 sq ft. on the ground level, together with undivided proportionate share land measuring 2.71 lechas standing over a plot of land 2 katha 17 lecha, out of total land measuring 5 katha 7 lecha covered by Dag no.1033, 1034, 1305, 1308, 1311 & 1316 of KP Patta no.452, 808, 809, 810 & 811 under Mouza Sahar Ulubari Part-I, Guwahati, District Kamrup, registered vide Deed no.2630 of 2008 dated 13.02.2008 at Senior Sub-Registrar, Kamrup (Metro), Guwahati  <b>(Property ID: SBIN200031598600)</b> <b>(Type of Possession: Physical)</b> The property is Butted and Bounded By: North: House of Ghosh Brothers South: Archana Enclave East: School land West: J K Tower	10,40,000.00	B	Residential flat no. 4/F, 4 <sup>th</sup> Floor, of a multi-storied building called <b>'Pink Estate' (Pink House)</b> , constructed over a plot of land measuring 03 katha 18 lechas covered by Dag no.1304/1307 of K Patta no.808/809 at Guwahati, Sahar Ulubari 1 <sup>st</sup> Part under Mouza Ulubari located at A K Azad Road, Rehabari, Guwahati – 781008, District Kamrup Assam, owned by Late Munni Devi Poddar super built up area 1575 sq ft. alongwith a parking space namely 4-F, in the basement floor, together with undivided share of land measuring 1.95 lecha, registered vide Deed no. 668/2003	8,50,000.00	
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	<p>Deed no.13822/2006 dated 11.12.2006.</p> <p><b>(Property ID: SBIN200025490051)</b> <b>(Type of Possession: Physical)</b></p> <p>North: Private Road  South: Land under dag no.1235 belonging to Girish Chandra Das  East: Land of Dag no. 1304 &amp; 1307  West: Land of Sishir Kumar Sahu &amp; Prafulla  Kumar Sahu</p>	
C	<p>Flat no. 3/A, on 3<sup>rd</sup> Floor (Office Space) measuring Super built up area 735 sq ft, of a multi-storied building known as <b>Shine Tower</b>, constructed over a plot of land measuring 6.11 Are covered by Dag no.1631 (Old &amp; New), K P Patta no.981 (Old)/1168 (N) of Revenue village Sahar Guwahati, Part-II under Mouza-Guwahati together with undivided and unspecified proportionate land measuring 01 (one) Lecha at Sarabbhatti, near Arya Chawk, Guwahati, 781008 owned by Sangita Sureka &amp; Late Sabita Agarwalla (Sureka) alongwith one car parking space in the basement floor of the said building, registered vide deed no.4259 dt. 25.05.2011 at Senior Sub-Registrar, Kamrup (Metro), Guwahati.</p> <p><b>(Property ID: SBIN200031597233)</b> <b>(Type of Possession: Physical)</b></p> <p>North: Property of Ramdeo Pandit &amp; Ors  South: Sati Jaymati Road  East: Property of Nalini Mallick &amp; Ors  West: Property of Nityananda Karmakar &amp; Ors</p>	4,60,000.00
	<b>Total</b>	23,50,000.00

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 registered with M/s. PSB ALLIANCE on its e-auction site <https://baanknet.com> as per the guidelines available in the website.

**7. Reserve price of the immovable secured assets:**

SI No.	Description of property/assets	Reserve Price (In INR)
A.	Residential flat no. 3/C 3 <sup>rd</sup> Floor, of <b>S K Tower (Block-B)</b> , A K Azad Road, Rehabari, Guwahati - 781008 owned by Pradip Kr. Sureka super built up area 2054 sq ft.alongwith one parking	1,04,00,000.00



	<p>space as numbered 3-C measuring 245 sq ft. on the ground level, together with undivided proportionate share land measuring 2.71 lechas standing over a plot of land 2 katha 17 lecha, out of total land measuring 5 katha 7 lecha covered by Dag no.1033, 1034, 1305, 1308, 1311 &amp; 1316 of KP Patta no.452, 808, 809, 810 &amp; 811 under Mouza Sahar Ulubari Part-I, Guwahati, District Kamrup, registered vide Deed no.2630 of 2008 dated 13.02.2008 at Senior Sub-Registrar, Kamrup (Metro), Guwahati</p> <p><b>(Property ID: SBIN200031598600)</b>  <b>(Type of Possession: Physical)</b>  The property is Butted and Bounded By:  North: House of Ghosh Brothers  South: Archana Enclave  East: School land  West: J K Tower</p>	
B	<p>Residential flat no. 4/F, 4<sup>th</sup> Floor, of a multi-storied building called '<b>Pink Estate</b>' (<b>Pink House</b>), constructed over a plot of land measuring 03 katha 18 lechas covered by Dag no.1304/1307 of K Patta no.808/809 at Guwahati, Sahar Ulubari 1<sup>st</sup> Part under Mouza Ulubari located at A K Azad Road, Rehabari, Guwahati – 781008, District Kamrup Assam, owned by Late Munni Devi Poddar super built up area 1575 sq ft. alongwith a parking space namely 4-F, in the basement floor, together with undivided share of land measuring 1.95 lecha, registered vide Deed no. 668/2003 Deed no.13822/2006 dated 11.12.2006.</p> <p><b>(Property ID: SBIN200025490051)</b>  <b>(Type of Possession: Physical)</b></p> <p>North: Private Road  South: Land under dag no.1235 belonging to Girish Chandra Das  East: Land of Dag no. 1304 &amp; 1307  West: Land of Sishir Kumar Sahu &amp; Prafulla Kumar Sahu</p>	85,00,000.00
C	<p>Flat no. 3/A, on 3<sup>rd</sup> Floor (Office Space) measuring Super built up area 735 sq ft, of a multi-storied building known as <b>Shine Tower</b>, constructed over a plot of land measuring 6.11 Are covered by Dag no.1631 (Old &amp; New), K P Patta no.981 (Old)/1168 (N) of Revenue village Sahar Guwahati, Part-II under Mouza-Guwahati together with undivided and unspecified proportionate land measuring 01 (one) Lecha at</p>	46,00,000.00



	<p>Sarabbhatti, near Arya Chawk, Guwahati, 781008 owned by Sangita Sureka &amp; Late Sabita Agarwalla (Sureka) alongwith one car parking space in the basement floor of the said building, registered vide deed no.4259 dt. 25.05.2011 at Senior Sub-Registrar, Kamrup (Metro), Guwahati.</p> <p><b>(Property ID: SBIN200031597233)</b> <b>(Type of Possession: Physical)</b></p> <p>North: Property of Ramdeo Pandit &amp; Ors South: Sati Jaymati Road East: Property of Nalini Mallick &amp; Ors West: Property of Nityananda Karmakar &amp; Ors</p>	
	Total	2,35,00,000.00
	<b>Bank account in which EMD to be remitted.</b>	10% of Reserve price as mentioned under item no 06 to be transferred / deposited by bidders in his / her / their own Wallet registered with M/s. PSB Alliance on its e-auction site <a href="https://baanknet.com">https://baanknet.com</a> as per the guidelines available in the website. Kindly note that it takes 2-3 days for registration process in PSB Alliance site.
	<b>Last Date and Time within which EMD to be remitted:</b>	Not applicable as per PSB ALLIANCE policy.
8.	<b>Time and manner of payment</b>	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 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's and the auction purchaser not exceeding three months from the date of auction.
9.	<b>Time and place of public auction or time after which sale by any other mode shall be completed.</b>	10.02.2026 between 11:00 AM to 4:00 PM
10.	<b>The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration</b>	M/s. PSB Alliance at the web portal <a href="https://baanknet.com">https://baanknet.com</a>



	etc., are available in the website of the service provider as mentioned above.	
11.	(i) Bid increment amount:	Rs. 50,000.00 (Rupees Fifty thousand only )
	(ii) Auto extension:	Unlimited extensions of 10 minutes each.
	(iii) Bid currency & unit of measurement	Indian Rupee (INR) as per ISO 4217.
12.	<b>Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number</b>	<p>Date: From 30.01.2026  Time: 1.00 P.M. to 2.00 P.M.  Name: Naw Kumar Raha  e-mail ID: clo5.04151@sbi.co.in,  Mobile No: 7719375144</p> <p>Please note that interested parties should inform at least 2 working days before to facilitate the inspection arrangements. Inspection will only be allowed after meeting KYC compliance requirements as per banks policy.</p>
13	<b>Other conditions</b>	<p>(a) The Bidders should get themselves registered on <a href="https://baanknet.com">https://baanknet.com</a>. by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance well before the auction date. <b>The registration process takes minimum of two working days. (Registration process is detailed on the above website).</b></p> <p>(b) Bidders shall have to visit the website (<a href="https://baanknet.com">https://baanknet.com</a>) of our e-auction service provider of PSB Alliance. 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 in M/S PSB ALLIANCE Ltd. may be conveyed through email.</p> <p>(c) 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 e-mail ID (v) Contact number (mobile/Land line of the bidder.</p> <p>(d) The intending bidders need to sign in the portal with ID and Password.</p>



(e) 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.

(f) 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.

(g) 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.

(h) 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.

(i) 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.

(j) 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.

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

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

(m) 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.

(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>(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 to anybody shall be the sole responsibility of successful bidder only including the provisions of sec-194-IA of the income tax.</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 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.</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 auction will be entertained.</p>
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Date: 07.01.2026  
Place: Kolkata

  
Authorized Officer  
State Bank of India.

