

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

01	Name and Address of the Borrower	M/S ITI TECHNO AGRO AGRO PVT LTD Bankim Roy (MD) Shyamal Kumar Sen (Director) Proma Roy (Guarantor) At-Imam Nagar Opposite of HP petrol pump Po-Bhairapur, Ps-Jagatpur Dist-Cuttack Odisha-754200
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch (Code-05174), Plot No.778, Saheed Nagar, Bhubaneswar- 751007
03	Description of the immovable secured assets to be sold	Land and building situated at Mouza-Imam Nagar, Ps/Tahasil- Salepur, Khata No-403/674, Plot No-937/1083, Total Area-Ac.0.480 Dec, Kissam-Garabari stands in the name of M/s ITI Techno Agro Pvt. Ltd. Bounded By: East: Debi Dalmill (Susanta Sahu) West: Rashid Khan North: Road & M/s Neelachal Eng. (Govind Roy) South: Gochar Land Property ID- SBIN01005174
04	Details of the encumbrances know to the secured creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, asset put on auction, title of the property prior to submitting their bid. The property is under the Physical Possession of Bank.
05	The secured debt for recovery of which the property is to be sold	Rs.13,30,00,000/- (Rupees Thirteen Crore Thirty Lacs only) as on 31.07.2026 with further interest and incidental expenses, costs etc. thereon and interest from 31.07.2026.
06	Deposit of earnest money	EMD: For Property ID- SBIN01005174 is Rs.28,30,000/- (Rupees TwentyEight Lacs Thirty Thousand Only). being the 10% of Reserve price to be submitted to BAANKNET wallet in BAANKNET portal (https://baanknet.com) by intending bidders through their bank account.
07	Reserve price of the immovable secured assets:	Reserve Price for Property ID- SBIN01005174 is Rs.2,83,00,000/- (Rupees Two Crore Eighty Three Lacs Only).

Bank account/ Wallet in which EMD to be remitted.	The intending bidder should submit the EMD deposit to BAANKNET wallet in baanknet portal (https://baanknet.com) through their Bank account.
Last Date and Time within which EMD to be remitted	The Intending bidder should take care that the EMD is transferred at least one day before the date of auction i.e 09.09.2026.

08	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 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.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	Date & time of e-auction: 09.09.2026 from 12.00 AM to 16.00 PM on the Baanknet portal (https://baanknet.com) with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
10	The e-Auction will be conducted through the Bank's approved service provider	https://baanknet.com The intending bidders have to get themselves registered on the BAANKNET PORTAL (https://baanknet.com) for participation in the e-auction process. The Bidders have to get register themselves well before the auction date as registration of bidders takes minimum of 3-4 working days. The intending bidder should submit the EMD deposit to BAANKNET wallet in BAANKNET portal (https://baanknet.com) through their Bank account.
11	(i) Bid increment amount: (ii) Auto extension: Unlimited extension (iii) Bid currency & unit of measurement	Rs.2,00,000/- 10 minutes each. INR
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Date: 07.09.2026 Time: 12.00 AM to 16.00 PM Name:Shri D.K.Biswal, Mobile No:8800901005 Shri N.K.Purty, Mobile No.8895055898 e-mail: sbi.05174@sbi.co.in

13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee well before the auction date. The registration process takes minimum of three to four 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 at BAANKNET PORTAL in https://baanknet.com 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 BAANKNET PORTAL 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 Authorised Officer of the bank and the remaining amount i.e 25 % of final bid 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. 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. (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 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).
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14	Details of pending litigation, if any, in respect of property proposed to be sold.	There are no stay restrain in respect of the assets proposed to be sold.

Date: 06.08.2026
Place: Bhubaneswar

AUTHORISED OFFICER
STATE BANK OF INDIA
SARB, BHUBANESWAR