

TERMS AND CONDITIONS FOR AUCTION SALE OF THE SECURED ASSETS

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS AND WITHOUT RECOURSE" BASIS

1.	Name and address of the Borrower	M/S. JAISHREE BALAJI FATS & OILS PVT. LTD. 24A, Shakespeare Sarani, 2 nd floor, Room No.6, Kolkata – 700017, West Bengal
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (10 th floor), 1, Middleton Street, Kolkata- 700071
3	Description of the immovable secured assets to be sold.	<i>Vacant factory land situated at Mouza - Akbar Malahi, P.S. Sarahi, Sub-registry Lalganj, Registering Officer Hazipur, Sub-Division Hazipur, Dist Vaishali, Bihar admeasuring, more or less 161.16 decimal in the name of Jaishree Balaji Fats & Oils Pvt. Ltd. Deed Nos. 4372 of 2011, 30 of 2012, 4637 of 2011, 4755 of 2011, 7961 of 2011, 6825 of 2011, 6716 of 2011. Total mortgaged land 161.16 decimal, less acquired by Bihar Govt. Land Acquisition Department of 6 decimal, for Railway. The residual land for sale is 155.16 decimal.</i> (The details of the land are mentioned in Annexure-1) PROPERTY ID: SBIN200004898384 AUCTION ID: 263288 (Under Physical possession).
4.	Details of the encumbrances known to the secured creditor.	A. Encumbrances: Not Known. B. Intending purchaser will have to make his/its' own enquiry as to other encumbrances, any statutory or other dues on the property. C. Area/measurement of the properties under sale may be lesser than those mentioned herein above and no dispute or claim of refund will be entertained.



		D. Sale is on "As is Where is" As is What is" Whatever there is" and "Without Recourse" basis.
5.	The secured debt for recovery of which the property is to be sold	Rs. 16,92,11,943.59 (Rupees sixteen crores ninety-two lacs eleven thousand nine hundred forty-three and paise fifty-nine only) as on 15.12.2014 and further interest, cost and charges from 16.12.2014 due to the secured creditor.
6.	Deposit of earnest money (EMD)	EMD: Rs. 25,20,000/-* being the 10% of the Reserve price to be remitted by RTGS/NEFT to the Bank account or Demand Draft drawn in favour of SBI account (unit name) Name of the Branch drawn on any Nationalized or Scheduled Bank. * The earnest money to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by baanknet.com/ PSB Alliance Pvt. Ltd. on its e-auction site.
7.	Reserve price of the movable & immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	1) The reserve price is Rs. 2,52,00,000/- (Rs. Two crore Fifty-two lakh only). The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider, the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e auction. Time: Up to 3 P.M., Date: 17.03.2026.
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 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 th 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 auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	17.03.2026, 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 on the website of the service provider as mentioned above.	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020 (Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com
11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs.1,00,000/- (ii) 10 minutes, unlimited. (iii) Indian Rupees (INR)
12.	Date and Time during 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: 07.03.2026 Time: 12 P.M. to 3.00 P.M. Name: 1.Suresh Chandra Panda, AGM & CLO-1, Mobile No. 9810562803 2.Biplab Kumar Biswas, Manager & CO, Mobile No.9674719435
13.	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance Ltd. 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 e-mail ID, (v) contact number (mobile/Land Line) of the bidder etc., to the Authorized Officer of State Bank Of India, SAMB-II - Kolkata, Jeevandeep Building, 10th floor, 1 Middleton street, Kolkata - 700071 by 12.03.2025 and 4.00 p.m. 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 no. Middleton Street, Kolkata – 700071 to participate in online e-auction on the portal <https://baanknet.com> M/s PSB Alliance Private Limited 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 Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) The Authorized Officer shall be at liberty to cancel or restart the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. The decision of the Authorized 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. Notifications for restart will be send on email 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 M/s PSB Alliance Ltd. The Bidder has to place a request with M/s PSB Alliance Ltd. for the 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).

(m) 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.

(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.

(o) 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) 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.

(q) 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 Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever.

(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 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 required to contact the concerned Authorized officer of the concerned bank branch only.



		(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.
14.	Details of pending litigation, if any, in respect of property proposed to be sold	Suit No. OA 127/2015 in DRT-III, Kolkata.

Date: 27.02.2026.

Place: Kolkata



AUTHORISED OFFICER
State Bank of India
Stressed Assets Management
Branch-II, Kolkata
Email: clo1.samb2kol@sbi.co.in

ANNEXURE-1**DESCRIPTION OF PROPERTIES OF JAISHREE BALAJI FATS & OILS PVT. LTD.
AVAILABLE FOR SALE**

Vacant factory land situated at Mouza - Akbar Malahi, Sub-Division Hazipur, Dist Vaishali, P.S. Sarahi, Sub-registry Lalganj, Registering Officer Hazipur, Bihar admeasuring, more or less 155.16 decimal land. Deed nos. 4372 of 2011, 30 of 2012, 4637 of 2011, 4755 of 2011, 7961 of 2011, 6825 of 2011, 6716 of 2011, in the name of Jaishree Balaji Fats & Oils Pvt. Ltd.

SL NO	DEED NO.	KHATA	KHASRA	TOTAL AERA (DECIMAL)
1	6825	464	1429	5.00
		464	1432	3.50
2	6716	379	1345	18.00
3	4372	370	1368	27.00
4	4637	420	1428	6.00
5	30	360	1386	14.66
6	4755	322	1430	7.00
7	7961	433	1352	9.00
		424	1427	37.00
		29	58	34.00
TOTAL				161.16

Please Note State Govt. of Bihar was acquired 06 decimal of land for Railway from Deed No 7961, Plot No:433, Khasra No:1352.

Total land to be auctioned 155.16 decimal

