

THE TERMS AND CONDITIONS OF SALE

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 Saaristha Agri LLP Registered Office at Amla Para Bye Lane, Near Jain Mandir Gali, City: Purulia, Dist: Purulia, West Bengal, Pin-723 101.
02	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, Burdwan (14817) Ulhas, Gate No.1, Pin-713104, Dist – Purba Bardhaman, (WB) Pin -713104.
03	Description of the immovable secured assets to be sold	<p>Property 1. Factory Land & Buildings bearing Survey Number: J.L.No 153, situated at Mouza Kathaldiha, Under Hutmura Gram Panchayat, Khatian No. 344, L.R. Khatian No.- 1170, 1171, 1168, 1166, R.S/L.R. Plot No 592, Khathaldiha, Near Bhangra More, P.O- Bongabari & P.S-Purulia, PIN- 723 141, Admeasuring Total Area: 133.34 Decimals, Belongs to Saaristha Agri LLP, Title Deed No: I-326 of 2021, Registered On 25-JAN-21. [Book-1, Volume No.- 1402-2021, Page from 6466 to 6491 registered at ADSR, Purulia, West Bengal].</p> <p>The Property Stand in the Name of Saaristha Agri LLP Registered Office at Amla Para Bye Lane, Near Jain Mandir Gali, City: Purulia, Dist: - Purulia, West Bengal, Pin: 723 101.</p> <p>The property butted & bounded by</p> <p>On the North: Singhbazar to Keshargarh Pucca Road.</p> <p>On the South: RS/LR Plot No. 594 and 593.</p> <p>On the East: Land of Ajay Kumar Fogla and Anmol Fogla</p> <p>On the West: RS/LR Plot No. 591 and 595.</p> <p>And</p> <p>Hypothecation of Plant & Machinery belongs to Saaristha Agri LLP situated at Hutmura Gram Panchayat, PO- Bongabari, PS- Purulia, PIN- 723141.</p> <p>Property 2. Residential Flat bearing Survey Number: J.L. No 21, Situated at Flat No. 2A & 2H, Second Floor, Tower No. 27, Genexx Valley, located at D.H. Road, Thakurpukur, Mouza- Joka, Total area 2030 sq ft., Kolkata, South 24 Parganas, West Bengal, 700104, Admeasuring Total Area: 2030 Sqft. Registered in the name of Gunjan Agarwala vide Deed No. 05547 registered on 02.06.2010 [Book-1 Volume No. 14, Page from 2302 to 2337, Registered at ADSR Behala, South 24 Parganas] and Ritesh Agarwala vide Deed No- 06454 registered on 12.07.2011 [Book-1 Volume No.18, Page from 742 to 778, Registered at ADSR Behala, South 24 Parganas].</p> <p>The Property Stand in the Name Of: -</p> <ol style="list-style-type: none"> 1. Gunjan Agarwala, S/O- Hari Shankar Agarwala, Flat No. 2A, Tower No. 27, Second Floor, GENEXX VALLEY, Diamond Harbour Road, Joka, Kolkata, West Bengal-700104. 2. Ritesh Agarwala, S/O -Hari Shankar Agarwala, Flat No. 2A, Tower No. 27, Second Floor, GENEXX VALLEY, Diamond Harbour Road, Joka, Kolkata, West Bengal-700104. <p>The property butted & bounded by.</p> <p>On the North: Entrance, Stair Case.</p> <p>On the South: Open sky</p> <p>On the East: Flat No B & C on 2nd Floor, Tower 27.</p> <p>On the West: Flat No F & G 2nd Floor, Tower 27.</p> <p>PROPERTY UNDER PHYSICAL POSSESSION</p>



04	Details of the encumbrances known to the secured creditor	The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process. Please also refer to point No. 13 and 14.
05	The secured debt for recovery of which the property is to be sold	Rs. 4,00,79,280.00 as on 01.06.2024 + further interest thereon+ other expenses &cost as per demand notice dated 01.06.2024.
06	Deposit of earnest money	EMD: -Property 1.Rs.33,00,000/- Property 2.Rs.7,00,000/- being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by https://BAANKNET.com on its e-auction site https://BAANKNET.com by means of RTGS/NEFT.
07	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 - Property 1.Rs.3,30,00,000/- Property 2.Rs.70,00,000/- (Bidder / Purchaser to register on e-auction portal https://BAANKNET.com using his mobile no and email Id. KYC verification will be done online. Hence bidder to upload requisite KYC documents verification of which may take 02 working days) "Interested bidder may deposit Pre-Bid EMD with https://BAANKNET.com before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in https://BAANKNET.com 's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance (before auction date) to avoid any last-minute problem."
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	03.01.2026 Time: 11.00 A.M. to 4.00 P.M. with unlimited extension of 10 minutes for each bid.
10	The e-Auction will be conducted through the Bank's approved service provider	https://BAANKNET.com e-Auction will be provided by Bank's e-Auction service provider. The intending Bidders/Purchasers are required to participate in the - Auction process at e-Auction Service Provider's website https://BAANKNET.com . The Sale Notice containing the Terms and Conditions

		of Sale is uploaded in the Banks websites/webpage portal https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others and https://BAANKNET.com . The intending participants of e- auction may download free of cost, copies Terms & Conditions of eauction, Help Manual on operational part of e-Auction related to this e-Auction from https://BAANKNET.com									
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<ul style="list-style-type: none"> i. Rs.50,000/-(For all the properties) ii. Auto Extension of 10 minutes 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	<p>02.01.2026; Time 11.00 A.M. to 3.00 P.M.</p> <table border="1" data-bbox="520 1012 1256 1185"> <tr> <th>NAME</th> <th>MOBILE</th> <th>E-MAIL ID</th> </tr> <tr> <td>Urmi Sen</td> <td>9674729616</td> <td>sbi.14817@sbi.co.in</td> </tr> <tr> <td>Swarnendu Sarkar</td> <td>9674711102</td> <td>sbi.14817@sbi.co.in</td> </tr> </table>	NAME	MOBILE	E-MAIL ID	Urmi Sen	9674729616	sbi.14817@sbi.co.in	Swarnendu Sarkar	9674711102	sbi.14817@sbi.co.in
NAME	MOBILE	E-MAIL ID									
Urmi Sen	9674729616	sbi.14817@sbi.co.in									
Swarnendu Sarkar	9674711102	sbi.14817@sbi.co.in									
13	Other conditions	<p>(a). Bidder /Purchase to register one-auction portal https://BAANKNET.com using his mobile no and email Id. KYC verification will be done, bidder to upload requisite KYC documents, which will be verified by https://BAANKNET.com, may take 02 working days)</p> <p>(b). The intending bidder should transfer the EMD amount from his Account through NEFT to his/her Global EMD wallet maintained with https://BAANKNET.com before auction date.</p> <p>(c). Name of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, South Bengal to participate in online e-Auction on the portal https://BAANKNET.com.</p> <p>(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.</p> <p>(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.</p>									

	<p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(i). Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(m). The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with https://BAANKNET.com. The Bidder has to place a request with https://BAANKNET.com 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).</p> <p>(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.</p> <p>(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>(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.</p> <p>(r). The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable 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.</p> <p>(s). 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. 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 Not known to Bank.

Date: 16.12.2025

Place: BURDWAN

AUTHORISED OFFICER
STATE BANK OF INDIA