(Annexure-15 A)

TERMS AND CONDITIONS OF AUCTION SALE OF THE SECURED ASSETS OF THE 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. SIDDHI REFOILS AND INDUSTRIES PVT. LTD.** 24A, Shakespeare Sarani, 2nd 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 (10th floor), 1, Middleton Street, Kolkata- 700071.
3	Description of the immovable secured assets to be sold.	Srl. No.: 1 Description of immovable and movable property: Land area measuring 1 Bigha or 976 sq. yds., more or less, along with building & shed situated in Khasra No. 63/19, Gali No. 18, in the revenue estate of village Tikri Kalan, Tehsil / Sub Tehsil-SR II-A Punjabi Bagh, New Delhi-110041. [Property Deed No.4829 in book No1, Vol. No.1495, page 82 to 87 dated 26.07.2010 registered at Sub Registrar, SR II-A Punjabi Bagh, New Delhi, in the name of Ganesh Multiplex Pvt. Ltd.]. Encumbrances: Not known. **(Under Physical Possession).** **PROPERTY ID: SBINSRTIKRI** **AUCTION ID: 297528**
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 then 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.70,82,68,899.37 (Rupees seventy crore eighty-two lakhs sixty-eight thousand ninety-nine and thirty seven only) due as on 15.12.2014 with further interest, cost, incidental charges, etc. thereon.

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6.	Deposit of earnest money **(EMD)**	**Rs. 22,00,000/-** (Rs Twenty-two lacs only). To be transferred /deposited by Interested bidder with PSB Alliance at least one day before the date of auction. (https://baanknet.com) by means of RTGS/NEFT
7.	**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.**	**Rs. 2,20,00,000/-** (Rs. Two crores twenty lacs 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. **By 26.05.2026, upto 03.00p.m.**
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 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.
9.	**Time and place of public e-Auction** or time after which sale by any other mode shall be completed.	**26.05.2026 between 11.00 A.M. to 4.00 P.M.** M/s PSB Alliance Private Limited at the web portal https://baanknet.com For assistance: support.baanknet@psballiance.com

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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.	The auction will be conducted through our e-Auction service provider M/s PSB Alliance Private Limited having its Corporate Office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (Helpdesk Numbers: 022-69029800) at the web portal https://baanknet.com, For assistance: support.baanknet@psballiance.com, M-+918291220220. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://sbi.bank.in & Auction Conductor's website 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) 10 minutes, extended time when valid bid received. (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: 20.05.2026, Time: 12.00 P.M. to 3.00 P.M.** Name: 1) Sri Suresh Chandra Panda, Contact No.9810562803 2) Sri Biplab Kumar Biswas, Contact No. 9674719465
13.	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per applicable guidelines of PSB Alliance Ltd well before the auction date. The process of registration has been detailed in the above website https://baanknet.com. The intending bidder should bear in mind that the process of registration takes a minimum of two working days. (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Ltd at https://baanknet.com

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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 M/s. PSB Alliance- https://baanknet.com is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(d) Bidders shall have to visit the website https://baanknet.com of our e-auction service provider of PBS Alliance Ltd, 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 of PBS Alliance, may be conveyed through email.

(e) 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.

(f) The intending bidders need to sign in the portal with ID and Password.

(g) 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.

(h) 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.

(i) 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.

(j) 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.

(k) Bidders are advised that the bank will deliver only the original sale deed to the successful auction bidder who have paid the full auction amount, and that no other document will be delivered apart from the sale deed.

(l) 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.

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

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

(o) 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.

(p) 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.

(q) 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.

(r) 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.

(s) The payment of all statutory / non- statutory dues, taxes, GST, 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.

(t) 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

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		required to contact the concerned authorized officer of the concerned bank branch only. (u) 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. (v) The EMD of the unsuccessful bidder will be refunded to their respective originating account by the service provider (PSB Alliance Ltd). The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any). (w) 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.
14	Details of pending litigation, if any, in respect of property proposed to be sold.	1. OA 233/2015 in DRT-III, Kolkata, now TA/780/2026 at DRT-II, Kolkata. 2. CS 239/2022 in Kolkata High Court.

Date: 11.05.2026.

Place: Kolkata

Srepam

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

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