

**STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL**

Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071  
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**E- Auction  
Notice**

(Annexure-15 A)

**THE TERMS AND CONDITIONS OF SALE****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	<p>Sri Ranjeet Kumar Singh, S/o-Sri Rambabu Singh  Durga Apartment,  7/3 Rasamoy Biswas Road  (Near AB Model School), P.O.-Talpukur  P.S.-Titagarh, Kolkata-700123.</p> <p>Sri Ranjeet Kumar Singh, S/o-Sri Rambabu Singh  Promod Manson, Flat No.1D  Ward No-18(new), North Barrackpore Municipality, Holding No-300,  Strand Road , P.O.-Nawabgunj Ichapore, P.S.- Noapara, Dist-North 24  Parganas, West Bengal, PIN 732144</p> <p>Sri Ranjeet Kumar Singh, S/o-Sri Rambabu Singh,  Mightone Distributors Pvt.Ltd.  61/1, S.N. Banerjee Road,  Madhusudan Complex, 1<sup>st</sup> Floor,  Near Barrackpore Chiriamore,  Kolkata-700 120</p>
2	Name and address of Branch, the secured creditor	<p><b>SBI STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL</b>  Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071  E-mail : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a></p>
3	Description of the secured assets to be sold.	<p>All that piece and parcel of one complete Flat Being NO.1/D on the First Floor of the Multistoried Building standing thereon Namely “PROMOTH MANSION” measuring covered area of 720 sq. ft. and Super Built-up area of 900 sq. ft. be the same or a little more or less consisting of 2 (Two) Bed Rooms, 1 (One) Kitchen, 1 (One) Dining cum Drawing and 2 (Two) Toilet with privy, 1 (One) Balcony along with undivided proportionate share of land measuring 5 (Five) Cottachs 7 (Seven) Chhittaks 15 (Fifteen) Sq. ft. at : Mouza – Ichapore, J.L. No.3, Re. Su. No.89, Touzi No.617 comprised and contained in R. S. Dag No.5120, 5119/5559 &amp; 5119 corresponding to L R. Dag No.8235, 8232 and 8233 under R. S. Khatian No.1205 &amp; 1687 corresponding L. R. Khatian No.2269, 8240/1, 3631, 3712, 7618, 7695 local limits of North Barrackpore Municipality, under Ward No.18(New) being Holding No.300, Strand Road(Moyra Para), Mouza-Ichapore, P.S. Noapara, Dist- North 24 Parganas, PIN-743144 within the limits of A.D.S.R. Barrackpore.</p>

		<p><b><u>Boundaries of the Land Butted and bounded by</u></b></p> <p>North : By 12' ft Wide Mayra Para Road  South : By Dag No. 5117 &amp; House of Siba Patra  East : By House of Tapan Mirda  West : By 20' ft Strand Road.</p> <p>The property stands in the name of <b>Sri Ranjeet Kumar Singh, S/o-Sri Rambabu Singh, of being deed no-I-150507287 for the year 2022 Registered in Book no-I, Vol. No-1505-2022, Page no-207860 to 207900 being No.150507287 for the year 2022 at ADSR Barackpore.</b></p> <p><b>CERSAI ASSET ID : 200066634081</b>                      <b>TYPE OF POSSESSION : SYMBOLIC</b></p>
4.	Details of the encumbrances known to the secured creditor.	Nil, however the intending bidder is advised to satisfy himself by local enquiry and by visiting offices of the revenue authorities and from own sources before participating in the auction process.
5.	The secured debt for recovery of which the property is to be sold	<b>Rs. 39,28,689.00</b> (Rupees Thirty-nine lakh twenty-eight thousand six hundred eighty-nine only) as on 02.05.2023 plus further interest, cost, charges, thereon etc.
6.	Deposit of earnest money	<b>EMD: Rs 2,57,500/-</b> Being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bidder Global EMD wallet maintained with baanknet.com to be deposited within 26-01-2025 @ 5:00 p.m.
7.	<p>Reserve price of the immovable secured assets:</p> <p><b>Bank account</b> in which EMD to be remitted.</p> <p><b>Last Date and Time</b> within which EMD to be remitted: Rs.</p>	<p><b>Reserve Price fixed for: Rs.25,75,000/-</b>  (Bidder /Purchaser to register on e-auction portal <a href="https://baanknet.com">https://baanknet.com</a> 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 baanknet before the close of eAuction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet'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."</p> <p>Account No. : 35194849940 IFSC: SBIN0003762  Account Holder Name: SBI SARB SOUTH BENGAL</p> <p><b>EMD Start date &amp; time</b> 20-01-2025 17:00  <b>EMD End date &amp; time:</b> 26-01-2025 17:00</p>
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 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.	<b>27.01.2025 (Between 11AM TO 4PM)</b>
10.	The e-Auction will be conducted through the Bank's approved service provider	<a href="https://baanknet.com">https://baanknet.com</a> e-Auction will be provided by Bank's e Auction service provider. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://baanknet.com">https://baanknet.com</a> . The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others">https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</a> and <a href="https://baanknet.com">https://baanknet.com</a> . The intending participants of e-auction may download free of cost, copies of Terms & Conditions of the e-auction, Help Manual on operational part of e-Auction related to this e-Auction from <a href="https://baanknet.com">https://baanknet.com</a>
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<b>(i) Rs 25,000.00</b> <b>(ii) Auto extension of 10 minutes each.</b> <b>(iii) INR</b>
12.	<b>Date and Time</b> 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	<b>DATE: 20.01.2025 (11AM TO 3PM)</b> <b>Name: Topaz Kayal / Pijush Kanti Dey</b> <b>E-mail ID : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a>;</b> <b>Mobile No: 9674717737/9674811520</b>
13.	Other conditions	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by <a href="https://baanknet.com">https://baanknet.com</a> may be conveyed through e mail.</p> <p>(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 Authorised Officer of State Bank Of India Stressed Assets Recovery Branch, South Bengal by 26.01.2025 up to 5:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, South Bengal to</p>

		<p>participate in online e-auction on the portal <a href="https://baanknet.com">https://baanknet.com</a> will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(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.</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 &amp; 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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) 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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) 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> <p>(m) 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).</p> <p>(n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without</p>
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		<p>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/GST 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) 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 Authorised 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 authorised officer of the concerned bank branch only.</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>
14.	Details of Pending Litigation, if any, in respect of property proposed to be sold	TA/4/2024 pending at DRT 3 Kolkata. The proposed bidder/purchaser is required to make an independent verification of facts in records of various departments of Government. The Bank bears no risk and responsibility of any unsettled claims, if any.
Authorized Officer, State Bank of India Place – Kolkata Date : 14.01.2025		