

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 WHAT-EVER THERE IS" BASIS**

1.	Name and address of the Borrower	M/s Prity Tube Private Limited Registered Office at 44 Jheel(A) Road, Salkia, Howrah, Liluah, West Bengal, India, 711106.
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Asset Management Branch -1, Nagaland House 8 th Floor, 11 & 13 Shakespeare Sarani, Kolkata 700071. Ph: 033-22810623/22803097, Fax: 033-22829134, E-mail: sbi.04151@sbi.co.in, clo3.04151@sbi.co.in.
3.	Description of the immovable secured assets to be sold.	As below
1		<p>Property No.-i) Owner- Shri Subhas Kumar Sharma, Deed No :-5130 for the year 2004. All that piece and parcel of the property with structure measuring about 15 Cottah 15 Chhatak 28 Sq.ft. being demarcated portion of holding no.- 44'A' Road, Liluah, formerly Bally, Dist:Howrah corresponding to R.S. Dag No.- 107, R.S. Khatian No.- 433, R.S. Dag No.- 108, 109, Khatian No.- 446, J.L. No.- 10 of Mouza- Bamangachhi, P.S- Liluah formerly Bally, Dist: Howrah Property butted bounded by: North- Municipal drain thereafter 'A' Road South- Dag No.- 104 East- Land of Sri Rajib Chowdhury & ors. West- Vendors land.</p> <p>Property No.-ii). Owner- Krishna Devi Sharma, Deed No. I-- 5129 for the year 2004. All that piece and parcel of the property with structure measuring about 04 Cottah 08 Chhatak 00 Sq.ft. being demarcated portion of holding no- 44"A" Road PS: Liluah, formerly Bally Dist: Howrah marked with letter 'A' corresponding to R.S. Dag No.- 107, R.S. Khatian No. 433, J.L.</p>

2.

No.- 10 of mouza Bamangachhi, P.S- Liluah formerly Bally,
Dist: Howrah
Property butted bounded by:
North- Municipal drain thereafter "A" Road **South-**
By Dag No.- 108
East- Land of Rajib Chowdhury **West-** By
Dag No. 107
Contd

Property No.iii). Owner- Shri Subhas Kumar Sharma, 1141
for the year 2007

All that piece and parcel of Rayat Sthitiban bastu land
measuring 4 cottah 2 chhatak 10 Sq.ft. with 100 sq.ft. R.T.
shed out of 2 Bighas 4 Cottah 3 Chattaks 39 Sft being charged
out of demarcated portion of Howrah Municipal Corporation
holding no.- 35, 'B' Road, P.S- Liluah, formerly Bally, District:
Howrah, corresponding to R.S. Dag No.- 104 under R.S.
Khatian No.- 153, 440, L.R. Dag No.- 219, L.R. Khatian No.-
3463, J.L. No.- 10 of Mouza- Bamangachhi, P.S- Liluah
formerly Bally, Dist: Howrah and property butted bounded
by:

North- Land of S.K. Sharma **South-**
Land of Mukund Lal Gupta
East- R.S. Dag No.- 109 **West-** Land of
Premier Metal.

Bank Property id: SBIN100000507009
Possession: Symbolic

Property No.-i). Owner- Krishna Devi Sharma, Deed No. I--
07076 for the year 2009.

All that piece and parcel of the mokarari mourasi land
measuring about 02 Bighas 02 Cottahs 03 Chhatak 20 Sq.ft.
with shed and structure measuring more or less 25000 Sq. ft.
more or less, and common passage in Mouza- Liluah,
Pargana- Khalar, Touzi No.- 3989 of Howrah collectorate
previous Khatian No. 601 and 1206, Landlords Khatian No.-
597, 729, 1138, L.R. Khatian No.- 4116, J.L. No. 12 R.S. No.
1975, Part of L.R. Dag No.- 2490(P), and 2484/2569(P), Sub-
Registry office at Howrah, part of Muniicipal holding No.3,
Kumar Para Road, under ward No. 21 within Bally
Municipality, PS: Liluah, Howrah and

Property butted bounded by:
North- Partly Kumarpara & partly Dag No.- 2485 **South-** Dag
No.- 2485

	<p>East- Dag No.- 2485, 2486, 2489 feet wide common passage.</p> <p style="text-align: right;">West- 10</p> <p>Property No.-ii). Owner- Krishna Devi Sharma, Deed No. I-07077 for the year 2009. All that piece and parcel of the mokarari mourasi land admeasuring about 01 Bigha 14 Cottah 02 Chhatak 04 Sq.ft. with shed and structure measuring more or less 19250 Sq.ft. and common passage mouza- Liluah Pargana- Khalore, Touzi No.- 3989 of Howrah collectorate, Khatian No.- 601, 1206, Landlords Khatian No.- 597, 729, 1138, L.R. Khatian No.- 4116, R.S. No.-1975, J.L. No. 12 and L.R. Dag No.- 2490, Sub-Registry office at Howrah, part of Municipal holding No. 3, Kumar Para Road, under ward no. 21 within Bally Municipality P.S- Liluah, Dist: Howrah. Property butted bounded by: North- Partly 10 feet wide common passage and partly Dag No.- 2490, 2489 South- Part of Dag No.- 2492 East- Part of Dag No.- 2491, 2489 West- Partly 10 feet wide common passage and partly Dag No.- 2468. Bank Property id : SBIN041510000007 Possession: Symbolic</p> <p>Property No.-i). Owner- Subhas Kumar Sharma, Deed No. I-02438 for the year 2008. All that piece and parcel of land measuring about an area more or less 15762 Square Feet comprise at and under mouza Korola, Police Station Domjur, Dist: Howrah, J.L. No. 20 together with all messuages, tenements, hereditaments, premises and others thereof and together with the right to use 30 feet wide private passage in the southern side of the subject land property. Property butted bounded by: North- Dag No.- 718, 719, 735 South- 25 feet wide private passage owned by vendor East- Dag Nos.- 735, 783, 719/782, 719/781 West- By Dag Nos. 4902, 4903</p> <p>Property No.-ii). Owner- Subhas Kumar Sharma, Deed No. I-02524 for the year 2011. All that piece and parcel of the entire mokarari mourasi land with Raiyati Sthitiban interest measuring more or less 36</p>
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		<p>decimals all together with all appurtenances, all ways, water courses, lights, liberties, privileges easements whatever to the land in mouza Kolora(Part), J.L. No.- 20, under sabek R.S. Dag No. 4903, Hal L.R. Dag No. 4959, R.S. Khatian No.- 1250, Hal L.R. Khatian Nos.- 1969/1, 2144/1, 2589/2 and 2817/1 under Kolora -II Gram Panchayat, P.S- Domjur, Registration office, ADSR, Domjur, Dist: Howrah.</p> <p>Property butted bounded by: Not mentioned in Title deed.</p> <p>Bank Property id : SBIN041510000009</p> <p>Possession : Symbolic</p>
4.	Details of the encumbrances known to the secured creditor	No known encumbrance.
5.	The secured debt for recovery of which the property is to be sold	Principal O/s of Rs. Rs.46,88,68,466.35 (Rupees Forty-Six Crore Eighty-Eight Lacs Sixty Eight thousand Four hundred Sixty Six and Thirty Five paisa only) as on 28.04.2015 plus Accrued Interest and Charges thereafter.
6.	Deposit of earnest money	<p>EMD:</p> <p>Bank Property id: SBIN100000507009 Rs 30,40,000/- (Thirty lakh and forty thousand rupees only)</p> <p>Bank Property id: SBIN041510000007 Rs.67,90,000/- (Sixty seven lakh and ninety thousand rupees only).</p> <p>Bank property id: SBIN041510000009 Rs.8,70,000/- Eight lakh and seventy thousand only). being the 10% of Reserve price to be transferred / deposited by bidders in his/her/their own Wallet registered with M/s MSTC Ltd. on its e-auction site : https://baanknet.com as per the guidelines available in the website.</p>
7.	<p>Reserve price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>Reserve Price:</p> <p>Bank Property id: SBIN100000507009 Rs 3,04,000,00/- (Three crore and four rupees only)</p> <p>Bank Property id : SBIN041510000007 Rs.6,79,00,000/- (Six crore and seventy nine lakh rupees only)</p> <p>Bank property id : SBIN041510000009 Rs.87,00,000/- (Eighty seven lakh rupees only)</p> <p>EMD : 10% of Reserve price as mentioned to be transferred / deposited by bidders in his / her / their own Wallet registered with M/s. PSB Alliance on its e-auction site https://baanknet.com, by way of RTGS/NEFT, as per the guidelines available in the website.</p> <p>Last Date and Time: As applicable as per policy of PSB Alliance Ltd</p> <p>Last Date and Time : Not applicable as per M/s. PSB Alliance</p>

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 auction purchaser not exceeding three months from the date of auction.
9.	Time and place of public auction or time after which sale by any other mode shall be completed.	3 rd April, 2025 between 11:00 AM to 4:00 PM
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.	M/s. PSB Alliance Ebkray at the web portal https://baanknet.com
11.	(i) Bid increment amount:	Rs. 1,00,000/- (Rupees one lakh only)
	(ii) Auto extension: _____ times. (limited / unlimited)	Auto extension of 10 minutes each.
	(iii) Bid currency & unit of measurement	Indian Rupee (INR)
12.	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<p>Property ID: SBIN100000507009 Date of Inspection: 29.03.2025, Time: 02:30 PM. to 03:00PM</p> <p>Property ID: SBIN041510000007 Date of Inspection: 29.03.2025, Time: 03:15 PM to 3.45 PM.</p> <p>Property ID: SBIN041510000009 Date of Inspection: 29.03.2025, Time: 4:15 PM to 4:45 pm Contact Person: - 1)Name: Abhijit Khan E-mail ID: clo3.04151@sbi.co.in, sbi.04151@sbi.co.in</p>

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13	Other conditions	<p>Mobile No: 7738330995</p> <p>(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). The intending bidder should bear in mind that the process of registration takes a minimum of two working days.</p> <p>(b) Bidders shall have to visit the website https://baanknet.com of our e-auction service provider of PSB 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 in PSB Alliance Ltd. may be conveyed through email.</p> <p>(c) 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 by means of NEFT/RTGS transfer from his bank account.</p> <p>(d) The intending bidders need to sign in the portal with ID and Password.</p> <p>(e) 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-e Bkay is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(f) 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>(g) 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>(h) 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>(i) 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>
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(j) 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.

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

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

(m) 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.

(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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(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 it may be subsequently sold.

(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.

(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 including the provisions of sec-194-IA of the income tax.


(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.

(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

	<p>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.</p> <p>(t) 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>(u) 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).</p> <p>(v) 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 Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p>
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Date: 17.03.2025

Place: Kolkata


Authorised Officer
State Bank of India.