



**STRESSED ASSETS RECOVERY BRANCH, SOUTH BENGAL**  
Jeevan Deep Building, 2nd Floor, 1, Middleton Street, Kolkata - 700 071  
Phone : (033) 2288 4437, Fax : (033) 2288 4302, E-mail : [sbi.15196@sbi.co.in](mailto:sbi.15196@sbi.co.in)

**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 WHATEVER THERE IS' Basis**

1.	Name and address of the Borrower	BORROWER NAME: <b>SHRI TAPAS MAITY</b>
2	Name and address of Branch, the secured creditor	<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> MOBILE NO. OF AUTHORIZED OFFICER: 9609688977/9433096566
3	Description of the secured assets to be sold.	All that self-contained residential Flat in the multistoried building, standing thereon Namely " <b>BALAJI APARTMENT</b> " being No. B/1, on the Second Floor at Front Side, measuring about 1149 sq. ft. super built up area consisting of Two Bed Rooms, One Living cum Dining Room, One Kitchen, Two Toilets and One Balcony in the said building lying and situated at Mouza – Raigachi, J.L. No. 12, R.S. No. 194, Touzi Nos. 3, 147, 160, 162 & 169, appertaining to C.S. Khatian No. 2302 & 2303, under C.S. Dag No. 45/651, corresponding to R.S. & L.R. Dag No. 65, P.S. Rajarhat, within the local limits of Rajarhat-Bishnupur No. 1 Gram Panchayat, in District – North 24 Parganas, Kolkata 700135, alongwith undivided proportionate impartible share or interest of the land, the details whereof have been mentioned in the First Schedule written in the <b>Title Deed No. I-1901-09378/2022</b> Registered on 18 <sup>th</sup> October 2022 u/s 60 and Rule 69, Registered in Book – I Volume N. 1901-2022 Page from 418794 to 418821 being No. 190109378 for the year 2022, at Additional Registrar of Assurances – I Kolkata. <b><u>Land butted and bounded by</u></b>  North : By R. S. Dag No. 65 South : By 6' ft. wide common passage East : By 36' ft. wide Road West : By R. S. Dag No. 65 & 67  The property stands in the name of <b>Shri Tapas Maity</b> vide <b>Deed No. I-1901-09378/2022</b> on 18.10.2022.
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 64,19,252.00</b> (Rupees Sixty Four lakh Nineteen thousand Two hundred Fifty Two only) as on 13.06.2023 plus further interest, cost, charges, thereon etc.
6.	Deposit of earnest money	<b>EMD FOR ITEM: Rs 2,99,100/-</b> being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of RTGS/NEFT
7.	Reserve price of the immovable secured assets:	<b>Reserve Price fixed for item: Rs 29,91,000/-</b>  Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
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.	<b>07.05.2024 (1PM TO 3PM)</b>
10.	The e-Auction will be conducted through the Bank's approved service provider	M/s. MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> .
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<b>(i) Rs 10,000.00</b> <b>(ii) Auto extension of 10 minutes each.</b> <b>(iii) INR</b>
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	<b>ITEM 30.04.2024 (11AM TO 4PM)</b> Name: Mr. Shantanu Chowdhury E-mail ID : <a href="mailto:sbi.15196@sbi.co.in">sbi.15196@sbi.co.in</a> ; Mobile No: 9609688977/9433096566

13.	Other conditions	<p>(a). The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. 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).</p> <p>(b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>. by means of NEFT/ RTGS transfer from his bank account.</p> <p>(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. MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</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 &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 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 proposed bidder should quote at least one increment over the reserve price of the property.</p>
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14	Details of Pending Litigation, if any, in respect of property proposed to be sold	Nil
<p>Authorized Officer, State Bank of India Place – Kolkata Date : 23.04.2024</p>		

