

PROPERTY WILL BE SOLD ON 06.08.2024
“IS WHERE IS, AS IS WHAT IS AND WHAT-EVER THERE IS” BASIS

1	Name and address of the Borrower	M/S Raja Tea Industries, Partner-Shri Naren Sonowal; Partner -Smt Sharda Sonowal; Partner-Shri Arvind Sonowal; Partner M/S Raja Tea Industries. Dighalpathar, Naharkatia, P.O. Naharkatia, Dist- Dibrugarh, Assam, PIN-786610
2	Name and address of Branch, the secured creditor	Stressed Assets recovery Branch, Na-Ali, M.G. Road, Jorhat, Opp, ASEB Building, PIN: 785001 (Assam)
3	Complete Description of the immovable and movable secured assets to be sold with identification marks or number, if any, on them	<p><u>Property ID: SBIN400010313350</u></p> <p><u>Description of movable property</u> All plants and machineries and inventories in the form of stocks and receivables (Present and future)</p> <p><u>Description of Immovable property</u> Equitable Mortgage of Factory Land situated at Baliyan Maji Gaon under Joypur Mouza in the name of Smt Sharda Sonowal, W/o Sri Naren Sonowal comprising three plots of Land described as listed below.</p> <p>(i) Factory Land measuring 01B-01K-09L covered by Dag No. 46 of Patta No. 33 vide deposit of Title Deed No 130 dated 06.09.2006.</p> <p>(ii) Factory Land measuring 04B-02K-05L covered by Dag No. 47 of PP No. 53 vide deposit of Title Deed No 100 dated 17.07.2006.</p> <p>(iii) Factory Land measuring 03B-01K-06L covered by Dag No. 48, PP No.5 vide Deposit of Title Deed No 38 dated 23.04.2007.</p> <p>Bounded: On the North by Brick Wall; On the South by Brick Wall; On the East by Brick Wall; On the West by Brick Wall.</p>
4	Details of the encumbrances known to the secured creditor	Stressed Assets recovery Branch, Na-Ali, M.G. Road, Jorhat, Opp, ASEB Building, PIN: 785001 (Assam)
5	The secured debt for recovery of which the property is to be	Rs 4,36,22,786.76 (Rupees Four Crores Thirty Six Lakhs Twenty Two Thousand Seven Hundred and Eighty Six and Seventy Six Paise only as on

	sold	01.02.2023 with further interest from 02.02.2023 and incidental expenses, costs, etc thereon
6	Deposit of earnest money	<p>EMD: Rs. 84,40,000.00/- (Rupees Eighty Four Lakhs Forty Thousand only).</p> <p>Intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. 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. Bidder's Global Wallet should have sufficient balance (\geqEMD amount) at the time of bidding.</p>
7	<p>Reserve price of the movable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:</p>	<p>Property ID: SBIN400010313350 Reserve Price: Rs.8,44,00,000.00 (Rupees Eight Crores Forty-Four Lakhs only) Account No.38401351282; SBI SARB, Jorhat, IFSC Code: SBIN0004460.</p> <p>Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through electronic mode i.e. NEFT/Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest and are available in the wallets of the respective bidders. Note: After approval of the bid on the property by AO, the winners EMD gets transferred to the Bank account associated to the property.</p>
8	Time and manner of payment:	<p>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</p>

		<p>between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>The account details for depositing 25% of the sale price and balance amount on being declared successful bidder: Account No. 38401351282 IFSC Code: SBIN0004460 Account Name: SBI SARB, Jorhat Branch: Stressed Asset Recovery Branch, Jorhat</p>
9	Time and place of public auction or time after which sale by any other mode shall be completed	<p>On line e-auction on 06.08.2024 Time: 11.00 A.M to 4.00 P.M with unlimited extension of 10 minutes each. The sale will be done by the undersigned through e-auction platform provided at the website https://www.mstcecommerce.com on the date and time mentioned above.</p>
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.	<p>e-Auction will be provided by Bank's e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.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 in https://ibapi.in. The intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from https://www.ibapi.in related portal https://sbi.co.in/web/sbi-in-</p>
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<p>(I) Rs 50,000.00/- (Rupees Fifty Thousand only) (II) Auto extension with unlimited extension of 10 minutes each (iii) Indian Rupees (INR)</p>
12	Date and Time during which inspection of the movable and immovable	<p>Any date before the auction date at mutual convenience. Following officers may be contacted during office hours. 1. Tsukjemchila Jamir, Chief Manager, SARB, Jorhat, Mob.No. 9862468102.</p>

<p>assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number:</p>	<p>2. K.A.Prasad, Manager, SARB, Jorhat, Mobile No: 9867062913.</p>
<p>13 Other conditions</p>	<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 Password by MSTC 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, SARB, Jorhat branch on before the auction date.</p> <p>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, SARB, Jorhat branch. To participate in online e-auction on the portal https://mstcecommerce.com. Portal 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 & 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 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, Tax, fees etc. for transfer of the property in his/her name.</p> <p>(q) The payment of all statutory /non- statutory dues, taxes, GST Amount, 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</p> <p>(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the</p>
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14	Details of pending litigation, if any, in respect of property proposed to be sold	SA filed by the borrower/guarantor(s) in DRT, Guwahati and the same is under adjudication. However, no stay has been granted by Court.

Date: 24.06.2024
Place: Jorhat

(S/d)
Assistant General Manager