

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 WHATEVER THERE IS" BASIS

1	Name and address of the Borrower	M/s Janmani International Pvt Ltd 6G, Nicco House, 6th Floor, 2, Hare Street Kolkata – 700001
2	Name and address of Branch, the secured creditor	State Bank of India, SAMB 1, Nagaland House, 8 th Floor, 11 & 13, Shakespeare Sarani, Kolkata – 700071
3	Description of the immovable secured assets to be sold.	ALL that piece and parcel of flat belonging to M/s Midvale Systems (P) Ltd vide deed no. 2632 dated 15.05.2000 situated at Premises no. 63A, Bright Street, Ballygunge Kolkata-19 all that one flat no. 4D measuring 765.70 sq ft and the adjacent open passage measuring 245 sq ft more or less together with roof measuring 782.20 sq ft in Pushpa Apartment.
4	Details of the encumbrances known to the secured creditor.	Not known to the bank.
5	The secured debt for recovery of which the property is to be sold	Rs. 112,12,58,943/- (Rupees One hundred and twelve crores, twelve lakhs, fifty eight thousand, nine hundred and forty three only) as on 30.11.2022 plus interest and charges thereafter
6	Deposit of earnest money	Rs. 3,70,000/- (Rupees three lakhs seventy thousand only).
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD wallet to be remitted:	Rs. 37,00,000/- (Rupees thirty seven lakhs only)
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, by NEFT/ RTGS to Bank Account No. 30750108291 (Name of the Account- "AUTHORISED OFFICER SAMB I KOLKATA"), IFSC: SBIN0004151, 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 auction or time after which sale by any other mode shall be completed.	Date: 27.10.2026 online Time between 11:00 a.m. and 04.00 p.m., with auto extension of ten (10) minutes from last highest bid till sale is completed.
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 Registered Office at Unit 1, 3rd Floor, VIS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor



	(16) 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. (17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable 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. (18) 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 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 required to contact the concerned authorised officer of the concerned bank branch only. (19) 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. Provided if the sale price is above Rs.50,00,0000.00, it shall be responsibility of the auction purchaser has to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. 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. (20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatsoever from the bidder thereon affecting the auction process. (23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property only if plant and machinery is sold out. (24) The bank will handover the deed No. 2632 dated 15.05.2000 to the successful purchaser and no other documents viz., mutation certificate, chain deed, sanction plan etc. The prospective bidders are required to enquire/verify the property and deed from the respective registering authorities to satisfy themselves before participation in the bid.	
14	Details of pending litigation if any, in respect of property proposed to be sold	(i) OA/234/2015 is pending against the borrowers and guarantors in DRT 1 Kolkata. (ii) TP/157(KB)/2023 is pending before NCLT Kolkata.

Authorised Officer

