



## E-Auction Notice for Sale of Immovable Assets

Notice is hereby given to the public in general that the below described immovable properties mortgaged / charged to SREI, Whereas SREI, has been authorized by the Mortgagor vide Letter of Authorization dated 27<sup>th</sup> June, 2023 to conduct Sale of the immovable properties as specified in the table below which was mortgaged by the mortgagor by way of public auction will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”, on 07.07.2025 for recovery of Rs.42,64,89,212.54/- (Rupees Forty Two Crores Sixty Four Lacs Eighty Nine Thousand Two Hundred Twelve and Paise Fifty Four only) together with all costs, charges and expenses incurred till date from the Borrower i.e. G.S Atwal & Co Engineers Private Limited and Co-Borrower namely Mr. Govind Singh Atwal and Arjun Singh Atwal. The reserve price of the properties along with Earnest Money Deposit (EMD) is mentioned below.

### DETAILS OF AUCTION SALE

Name of Mortgagor	Property description	Date & Time of e-Auction	Auction Sale Details	Earnest Money Deposit (EMD)
G.S Atwal & Co Engineers Private Limited	<b>Property 1</b>  ALL THAT piece and parcel of property having constructed area consisting of (G+3) storied Main office building having constructed area of 35852 Sq ft (approx.) consisting of Senior Executive Quarter (Old Building) Senior Executive Quarter (New Building) Staff Quarter, Labour Miscellaneous quarter, Parking Space, Labour Canteen and W/c Blocks for labours Together with proportionate share of the Land measuring 4.47 Acres comprised in Dag no 1439,1440,1441, 1442,1443, 1444, 1445, 1449, 1450, 1451 under khatian no 14/1, 2/16, 272, 29, 34/36,850.662 comprised in Mouza- Kapistha, P.S- Barbani , on Jamgram Barbani Road, Asansol, District- West Burdwan	<b>Date :</b> <b>07.07.2025</b>  <b>Time:</b> From: 12.30 pm To: 1.30 pm  (with unlimited extensions of 5 minutes each)	<b>Reserve Price:</b> <b>(Property 1)</b>  <b>Rs.4,32,13,000/-</b> (Rupees Four Crore Thirty Two Lakhs Thirteen Thousand) only	10% of the Reserve Price i.e. Rs. 43,21,300/- (Rupees Forty Three Lakhs Twenty One Thousand Three Hundred Only). (Property 1)
	<b>Property 2:-</b> Land measuring about 2.31 acres comprised under Plot no 110 under Khatian no 56 situated at Mouza- Dighari, P.S- Kulti within the Sub-registry office-Asansol, District- West Burdwan in the State of West Bengal		Reserve Price for Property 2:- <b>Rs. 4,29,07,000/-</b> (Rupees Four Crore Twenty Nine Lakhs Seven Thousand) only  Price below which the properties will not be sold	Rs.42,90,700/- (Rupees Forty Two Lakhs Ninety Thousand Seven Hundred) only (Property)
Property inspection date			24 <sup>th</sup> June to 27 <sup>th</sup> June, 2025 12pm to 5 Pm with prior appointment from Authorized Officer	
Last date and time of submission of Bid			4 <sup>th</sup> July, 2025	
Contact person details			Mr. Jitendra Kumar Mishra	

### Srei Equipment Finance Limited

CIN: U70101WB2006PLC109898

Registered Office : 'Vishwakarma' 86C, Topsia Road (South), Kolkata-700046

Head Office : Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata-700091

Tel: +91 33 6639 4700, 6602 2000, 18002667734 (Toll Free)

Email: sefl@srei.com Website: www.srei.com





**Terms and Conditions:-**

1. The Properties are being sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” basis. As such, sale is without any kind of warranties & indemnities. All the above mentioned properties will be sold together.
2. Auction/bidding shall be strictly through “Online Electronic Mode” and only through the website: <https://eauction.auctiontiger.net/EPROC/> on 7<sup>th</sup> July, 2025 from 12.30PM to 1.30PM.
3. To the best of knowledge and information of the Authorised Representative, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property/ies, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of SREI. The property/ies is being sold with all the existing and future encumbrances whether known or unknown to SREI. SREI shall not be responsible in any way for any third party claims/rights/dues.
4. For participating in e-auction, intending bidders have to deposit a refundable EMD not below 10% of reserve price only by **Demand Draft (DD)/Pay Order (PO)** favouring “Srei Equipment Finance Limited”, payable at Kolkata. No interest shall be payable by the Authorised Representative on the EMD.
5. The intending bidders should submit the duly filled in Bid Form (formats available at <https://eauction.auctiontiger.net/EPROC/>) along with the DD/ PO and KYC of the Interested Bidder towards EMD addressed to “the Authorized Representative, Srei Equipment Finance Limited”, at Y-10, EP Block, Sector V, Salt Lake, Kolkata-700091, latest by 4<sup>th</sup> July, 2025 before 4:00 pm. The Bid form should be superscribed with “*Bid for participating in E-Auction Sale – Sale of property at Asansol, West Bengal*”.
6. The Bid Form along with details of the property/ies and particulars of terms & conditions of sale, forming part of this sale notice shall be available at <https://eauction.auctiontiger.net/EPROC/>.
7. The Bid Amount is exclusive of TDS. The successful Bidder need to pay the TDS amount over and above the Bid amount.
8. The Authorised Representative reserves the right accept/reject all or any of the offers /bids so received without assigning any reason whatsoever.
9. For detailed terms and conditions of sale, please refer to the link provided in website i.e. <https://eauction.auctiontiger.net/EPROC/> and [www.srei.com](http://www.srei.com).

Date: 20/06/2025

Place: Asansol, West Bengal

Authorized Officer

Srei Equipment Finance Limited



**Srei Equipment Finance Limited**

CIN: U70101WB2006PLC109898

Registered Office : ‘Vishwakarma’ 86C, Topsia Road (South), Kolkata-700046

Head Office : Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata-700091

Tel: +91 33 6639 4700, 6602 2000, 18002667734 (Toll Free)

Email: [sefl@srei.com](mailto:sefl@srei.com) Website: [www.srei.com](http://www.srei.com)

**Srei Equipment Finance Limited**

CIN: U70101WB2006PLC109898

Website: [www.srei.com](http://www.srei.com)

Head Office: Plot No. Y-10, Block EP, Sector- V, Salt Lake City, Kolkata 700091

Registered Office: "Viswakarma", 86C Topsia Road (South), Kolkata- 700046

**E Auction Sale Notice for Sale of Immovable Assets Mortgaged with SREI Equipment Finance Limited ("SEFL")****TERMS & CONDITIONS OF ONLINE AUCTION SALE**

1.	Name and Address of the Secured Creditors:	<b>Srei Equipment Finance Limited (SREI)</b> CIN:U70101WB2006PLC109898, Website: <a href="http://www.srei.com">www.srei.com</a> ; <b>Head Office:</b> Plot No. Y-10, Block EP, Sector- V, Salt Lake City, Kolkata 700091; <b>Registered Office:</b> "Viswakarma", 86C Topsia Road (South), Kolkata- 700046.
2.	Contact Person:	<b>Mr. Jitendra Kumar Mishra</b> , Ph No: 9830314348, Email ID: <a href="mailto:jitenm@srei.com">jitenm@srei.com</a>
3.	Description of the immovable property to be auctioned:	<b>Property 1</b>  ALL THAT piece and parcel of property having constructed area consisting of (G+3) storied Main office building having constructed area of 35852 Sq ft (approx.) consisting of Senior Executive Quarter (Old Building) Senior Executive Quarter (New Building) Staff Quarter, Labour Miscellaneous quarter, Parking Space, Labour Canteen and W/c Blocks for labours Together with proportionate share of the Land measuring 4.47 Acres comprised in Dag no 1439,1440,1441, 1442,1443, 1444, 1445, 1449, 1450, 1451 under khatian no 14/1, 2/16, 272, 29, 34/36,850,662 comprised in Mouza- Kapistha, P.S- Barbani , on Jamgram Barbani Road, Asansol, District- West Burdwan  <b>Property 2:-</b> Land measuring about 2.31 acres comprised under Plot no 110 under Khatian no 56 situated at Mouza- Dighari, P.S- Kulti within the Sub-registry office- Asansol, District- West Burdwan in the State of West Bengal
4.	Name of Borrower:	<b>G.S Atwal &amp; Co Engineers Private Limited</b>
5.	Name of the Co- Borrowers/ Guarantor/ Mortgaors	<b>Mr. Govind Singh Atwal and Arjun Singh Atwal.</b>
6.	Date and time of Auction:	Date: <b>07.07.2025</b> between 12.30 pm to: 1.30 pm with unlimited extension of "5"minutes each i.e. the end time of e-auction will be extended by 5 Minutes each time if bid is made within the last 5 minutes before closure of auction.
7.	Reserve Price (Rs.):	<b>Reserve Price: (Property 1)</b> <b>Rs.4,32,13,000/- (Rupees Four Crore Thirty Two Lakhs Thirteen Thousand) only</b>  <b>Reserve Price for Property 2:-</b> <b>Rs. 4,29,07,000/-</b> <b>(Rupees Four Crore Twenty Nine Lakhs Seven Thousand) only</b>
8.	Earnest Money Deposit (EMD) (Rs.):	<b>Rs. 43,21,300/- (Rupees Forty Three Lakhs Twenty One Thousand Three Hundred Only). (Property 1) and</b> <b>Rs.42,90,700/- (Rupees Forty Two Lakhs Ninety Thousand Seven Hundred) only (Property 2)</b>
9.	Last date of submission of bids:	Date: <b>04.07.2025</b> (Friday) at 04:00 pm



10.	Bid Increment Amount by:	<b>Rs. 1,00,000/-</b> (Rupees One Lakh Only).
11.	Date & Time of inspection of property for intending purchasers:	With prior appointment on <b>23<sup>rd</sup> June, 2025 to 03<sup>rd</sup> July, 2025</b> between 1:00 pm to 3:30 pm. (Contact Details & Mob. Nos. <b>Mr. Jitendra Kumar Mishra</b> , Ph No: 9830314348, Email ID: <a href="mailto:jitenm@srei.com">jitenm@srei.com</a> )
13.	Address at which the bids to be collected & submitted:	<b>Mr. Jitendra Kumar Mishra</b> , Srei Equipment Finance Limited Plot No. Y-10, Block EP, Sector- V, Salt Lake City, Kolkata 700091
14.	Details of encumbrances over the properties, as known to the Bank/FIs:	NIL
15.	<b>The Properties are being sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”. As such, sale is without any kind of Warranties &amp; indemnities.</b>	
16.	Particulars of the properties / assets (viz. extent & measurements specified in the E-Auction Sale Notice) have been stated to the best of information of the SREI and SREI shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.	
17.	E-Auction Sale Notice issued by the SREI is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the SREI. Interested bidders are advised to peruse the copies of title deeds as available with SREI and to conduct own independent enquiries/due- diligence/search/etc., about the title, encumbrances and present condition of the properties/ assets and claims, encumbrances, dues, etc affecting the properties before submission of bid/s.	
18.	Auction / bidding shall be strictly through <b>“Online Electronic Mode”</b> and only through the website: <a href="https://eauction.auctiontiger.net/EPROC/">https://eauction.auctiontiger.net/EPROC/</a> provided by the service provider M/s. E- Procurement Technologies Limited, B-704-705, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.: 079-35022125; <b>Contact Persons:</b> Mr. Maulik Shrimali representing Auction Tiger, mob: +91-91735 28727; Email : <a href="mailto:Maulik.shrimali@auctiontiger.net">Maulik.shrimali@auctiontiger.net</a> , who shall arrange and co-ordinate the entire process of auction through the e- auction platform.	
19.	The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. SREI /service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc.	
20.	For participating in the e-auction sale, the intending bidders should register their details with the service provider <b>M/s E-Procurement Technologies Ltd.,</b> B-704-705, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.: 079-35022125; <b>Contact Persons:</b> Mr. Maulik Shrimali representing Auction Tiger, mob: +91-91735 28727; Email : <a href="mailto:Maulik.shrimali@auctiontiger.net">Maulik.shrimali@auctiontiger.net</a> , well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.	
21.	For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above only by <b>Demand Draft (DD) / Pay Order (PO)</b> favouring “SREI Equipment Finance Limited”, payable at Kolkata.	
22.	The intending bidders should submit the duly filled in Bid Form (formats available at <a href="https://eauction.auctiontiger.net/EPROC/">https://eauction.auctiontiger.net/EPROC/</a> along with the DD/ PO towards EMD in a sealed cover addressed to <b>“Srei Equipment Finance Limited”</b> , at the office of Srei Equipment Finance Limited at Plot- Y10 EP Block Saltlake Sector V, Kolkata- 700091 <b>latest by 04.07.2025 (Monday) before 4:00 pm.</b> The sealed cover should be superscribed with <b>“Bid for participating in E-Auction Sale – Sale of property at Asansol, West Bengal”</b> .	
23.	After expiry of the last date of submission of bids along with EMD DD / PO, the SREI shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with SREI) to the service provider <b>M/s E-Procurement Technologies Ltd.,</b> to enable them to allow only those bidders to participate in the online <i>inter se</i> bidding /auction proceedings on the date and time mentioned in E-Auction Sale Notice.	

24.	Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of “5” minutes each, i.e. the end time of e- auction shall be automatically extended by 5 Minutes each time if bid is made within 5 minutes from the last extension.
25.	Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
26.	The EMD received late for any reason whatsoever will not be entertained.
27.	Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him <b>BY EMAIL</b> , both to SEFL and to the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
28.	The interested bidders, who have submitted their EMD along with necessary documents on or before 04.07.2025 till 4:00 p.m., shall be eligible for participating in e-bidding process. The e- Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column “Bid increase amount” against properties. In case bid is placed in the last 5 minutes of the closing time of the e- Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e- Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
29.	The successful bidder shall deposit 15% of the bid amount (including EMD) within two days from the date of the auction and balance 75% of bid amount within 30 days from the date of e-auction to the credit of <b>Srei Equipment Finance Limited</b> , payable at Kolkata. SREI shall reserve the right to extend the timeline.
30.	In case of default in payment of above stipulated amounts by the successful bidder /auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the properties will be again put to sale. The defaulting bidder shall have no claim / right in respect of properties / amount. As the sale is subject to confirmation by SREI, the offers would be treated as open.
31.	At the request of the successful bidder in writing, SEFL in his absolute discretion may grant further time in writing, for depositing the balance 75% of the bid amount subject to the provision of applicable law.
32.	Municipal/ Revenue /Panchayat /Local Body Taxes, Society dues, Electricity dues, Water dues, etc., (if any) has to be paid / borne by the successful bidder only.
33.	Sale Deed will be issued by SREI in favour of the successful bidder only upon deposit of the entire purchase price/ bid amount to SREI Equipment Finance Limited
34.	Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
35.	SREI will be at liberty to amend / modify / delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case. In case the offer for purchase of assets on deferred payment basis from a purchaser is accepted, SREI reserves its right to annul/amend the offer if it receives unsatisfactory report from the banker/s of the purchaser or for any other valid reasons.
36.	SREI / Authorized officer may postponed/ cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider or SREI or on the notice board at SREI HO Saltlake
37.	The decision of SREI will be final, binding and unquestionable.
38.	All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
39.	This sale is without prejudice to SREI’s right to proceed against the Borrower / Guarantors etc. before Debts Recovery Tribunal and / or as per the recovery certificate that may be obtained by SREI.
40.	SREI shall not be responsible for any changes, lien,encumbrance, property tax, society charges, water tax, municipal tax or any other dues payable to the government or anybody in respect of the properties under sale.
41.	The successful bidder/s shall bear exclusively all the charges / taxes / rates payable for conveyance including stamp duty, registration charges, other surcharge, if any, any other known / unknown liability, expenses, taxes, any other dues to the Government or anybody in respect of properties sold.

42.	The intending bidders should make discreet enquires as regards to the properties / area / extent of the same /amenities / facilities /etc., from any authorities besides the SREI's charges and go through the title documents and satisfy themselves about the title extent of the properties, any statutory liabilities, arrears of property tax before submitting the bid. <b>No claim of whatsoever nature regarding</b> the properties put for sale, encumbrance over the properties, will be entertained after submission of the online bids.
43.	SREI reserve the right to accept or reject any or all tenders/bids before confirmation of sale and cancel the e-auction sale without assigning any reason whatsoever.
44.	SREI does not undertake any responsibility to procure any permission/ license /approval /certificate / order / etc., in respect of the properties/assets offered for sale or for settlement of any dues whatsoever in respect of the said properties/assets. The successful bidder / purchaser will have to obtain necessary approval / license / permissions from any concerned authorities pertaining to the properties on its own and on its own cost.
45.	No bids will be acceptable below Reserve price. Bids with conditional offer will be treated as invalid.
46.	Correspondence about any change / modification in the offer after submission of tender / bid will not be entertained. Bids once made shall not be cancelled or withdrawn. All bids made from the User ID given to bidder will be deemed to have been made by him / them / it only.
47.	The purchaser will not carry any industrial / manufacturing activities at the premises after acquisition / purchase of properties or store any hazardous or prohibited items as specified by the Government from time to time. Any act except for the purpose stated hereinabove, will be solely on the purchaser and the purchaser will be solely liable / responsible for the consequences.
48.	EMD amount shall be adjusted in case of the highest / successful bidders. For unsuccessful bidders it will be refunded within 7 days from the date of e-auction and bidders will not be entitled to claim any interest, cost, expenses and any other charges (if any).
49.	All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
50.	The Authorized Officer reserves its right to negotiate with the highest bidders for further improvement in the offer in order to maximize the recovery of public money.
51.	The e-auction will be conducted under the supervision of the Authorised officer SREI and an auction agency engaged by SREI for the purpose. Disputes, if any, shall be within the jurisdiction of Kolkata Court only.
52.	In case the E-auction schedule is cancelled before the scheduled date of sale, it will only be displayed on the notice board /website of SREI.
53.	For details and assistance on the bidding / e-auction procedure, the prospective bidders may contact Contact Details & Mob. Nos. <b>Mr. Jitendra Kumar Mishra</b> , Ph No: 9830314348, Email ID: <a href="mailto:jitenm@srei.com">jitenm@srei.com</a> ;) or Mr. Maulik Shrimali, representing Auction Tiger, (Mob: 9173528727 /Email : <a href="mailto:maulik.shrimali@auctiontiger.net">maulik.shrimali@auctiontiger.net</a> );).
<b>Special Instructions / Caution:</b>	
<b>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither the Authorised Officer of Secured Creditor nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully</b>	

**Authorized Officer**

**Place: Kolkata**

**Date: 20/06/2025**