

<p align="center">ROSE VALLEY ASSETS DISPOSAL COMMITTEE (Chairman Hon'ble Justice Dilip Kumar Seth (Retd.))</p> <p align="center">Room No. 401 & 402, 4th Floor, 5, Mangoe Lane, Kolkata - 700 001 Website- www.rosevalleyadc.com</p>	<p align="center">Notice of E - Auction / Sale</p>
<p>PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES RELATING TO ROSE VALLEY GROUP OF COMPANIES</p>	

Pursuant to Hon'ble High Court of Calcutta (hereinafter referred to as "HC") Judgment dated May 11, 2015 passed in W.P. No. 275 of 2015 (Rose Valley Real Estates & Construction Ltd. & Anr. -vs- State of West Bengal & Ors.), a Committee by the description of Assets Disposal Committee (hereinafter referred to as "ADC") was constituted by the Hon'ble High Court at Calcutta for supervising sale of assets of the Rose Valley group of companies (hereinafter referred to as "Rose Valley") to be utilized for repaying the investors.

Subsequently, HC vide order dated September 21, 2023 in W.P.A27005 of 2016 with W.P.A 7837 of 2022 and W.P.A 25845 of 2016 directed that the process of sale may be started by Securities and Exchange Board of India (hereinafter referred to "SEBI") through e-auction. The ADC has directed SEBI to proceed with auction of select properties of Rose Valley. Accordingly, Quikr Realty Limited (hereinafter referred to as "the Agency") has been engaged by SEBI to assist it in sale of the properties of Rose Valley mentioned herein, through e-auction platform on "as is where is and whatever there is" basis.

M/s C1 India has been appointed as the e-auction service provider and online registration & e-auction will be conducted through www.quikrrealty.com/e-auction.

TERMS & CONDITIONS OF TENDER-CUM-E-AUCTION

1. Auction shall be by way of online electronic bidding through the link provided in the website of Quikr Realty Limited i.e. www.quikrrealty.com/e-auction. All interested bidders shall fill online form available on e-Auction domain with necessary details and obtain a user name and password. The bid may be submitted online.
2. What is proposed to be sold is the right(s) of Rose Valley in respect of properties under sale. The property (ies) shall be sold on 'as is where is' and 'whatever there is' basis. The extent of the property(ies) shown in the Notice of Sale is as per the details submitted from the Rose Valley records.
3. **Title to the Properties: Clear and Absolute:**
 - 3.1. **The ADC has examined the records and verified the title of Rose Valley from the respective records of the relevant registration offices of the respective government. ADC certifies that the title to the properties of Rose Valley is clear and absolute. Under the relevant provision of law, the successful bidder shall receive clear and absolute possession of & title to the properties free from all encumbrances.**
4. Intending bidders are advised to peruse copies of title deeds, available on the website of the Agency and on the website of the ADC (www.rosevalleyadc.com) and to undertake any verification of the identity

and correctness of the property details with the Sub registrar's office as well as revenue records, for their own satisfaction, **without recourse to SEBI, ADC and/or the Agency**

4.1. In case the Title Deeds are not uploaded on the website of the Rose Valley Assets Disposal Committee, the intending purchasers may contact the Nodal Officer, ADC, e-mail id- adc.rosevalley@gmail.com and (M) 7596870427.

5. The sale shall be by Tender-cum-E-Auction to the highest bidder subject to confirmation by the ADC/HC. **Upon confirmation of the sale by HC, the possession of & title of the properties (clear & absolute) shall pass on to the successful bidder, free from all encumbrances.**
6. Bidders may participate in the e-auction online from India or outside India. Therefore, the intending purchaser shall participate in the E-Auction on his own behalf and no third party intervention, like authorised agent/representative, would be permitted, except as provided in condition 1.
7. The successful bidder shall bear the charges/ fee payable as per law for conveyance of property such as applicable stamp duties/ additional stamp duty/ transfer charges, registration expenses, fees, etc. for transfer of the property in his / her name. All taxes shall be borne by the purchaser.
8. The E-Auction service provider shall allot a login/ user ID and password to the intending bidders for participating in the E-Auction on entering the necessary details on the website stated above. Thereafter, the intending bidders shall fill up the Bid Form online, upload self-attested copy of any valid photo identity/ address proof (KYC) viz. self-attested copy of Voter ID Card/ Driving Licence/ Aadhar Card/Passport and self-attested copy of the PAN Card at the above website, following the instructions therein. In case the bidder is not having a PAN Card, he/ she shall submit an affidavit on a Rs.20/- non-judicial stamp paper, stating the reasons for exemption from Rule 114B of the Income Tax Rules, 1962.
9. The intending bidder is required to **submit their EMD on or before 22nd June, 2025** up to 5.00 P.M in favour of **“SEBI Recovery Proceeds”** through NEFT/RTGS to Virtual Account Code - SEBIRNAUC4845 of Bank of India [IFS Code – BKID00VAN04], followed by an intimation at nodalofficer@rosevalleyadc.com, auctions@quikrrealty.com and recoveryero@sebi.gov.in. The Bid Form (Online) along with KYC documents and details of EMD shall be submitted latest by 22nd June, 2025 up to 7:00 PM. All the properties are separate and intending bidder (s) shall specify name of the property at the time of depositing EMD. Bidders are requested to follow the timelines mentioned above for submission of bids followed by intimations. Any bids received after the timelines as mentioned above shall be rejected,
10. The service provider shall provide training to the registered bidders, at their request, before the date of auction. Prospective bidders may avail online training on e-auction from M/s.C1 India.
11. ADC/SEBI/the Agency/ M/s.C1 India shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
12. The registered bidder shall log in to the auction portal with the user ID and password provided by the e-auction service provider at the commencement of auction. The Bidder shall not be entitled to withdraw the bid/s once submitted on payment of EMD. In case the Bidder failed to participate in the bid process, the EMD amount shall be forfeited. However, if the auction is adjourned for any reason, the bidders may opt to withdraw from the auction. Such decision to withdraw shall be intimated to the Agency and the e-

auction service provider before the revised last date of submission of bids through the registered e-mail ID and seek a refund of EMD.

13. The highest bidder shall be declared the successful bidder and he/ she will be intimated at the registered e-mail ID, immediately after closure of auction.
14. **Inspection.** The inspection of the aforesaid property(ies) will be allowed to the intending bidders at the date & time specified in the advertisement for respective property(ies) (as mentioned in **Table 1** below). For inspection, intending bidder may submit /mail their request to the concerned ADC (Mr. Sajal Kanti Chatterjee, nodalofficer@rosevalleyadc.com, for all properties), Agency at (auctions@quikrrealty.com, for all properties) and SEBI (recoveryero@sebi.gov.in, for all properties), **on or before 22nd June, 2025**. The inspection of the scanned copies of only those documents, which have been submitted to SEBI/ADC by Rose Valley, shall be made available to the intending bidders on e-auction Portal after completion of registration process. However, any person may participate in the bidding process without inspection of the properties. It shall be the responsibility of the bidders to inspect the properties and documents relating thereto and satisfy themselves about the title before submitting their bid in e-auction.
15. Intending bidders may avail online training on e-auction from M/s.C1 India before the date of auction. **The intending bidders are advised to register themselves on e-auction Portal well in advance and get their authorised representatives trained for submission of bid on e-auction Portal.**
16. The e-Auction shall commence strictly at the scheduled time and above the highest quotation received (not below the “Reserve Price”). The bids shall be in multiples of the Bid Increase Amount provided in the **Table-1**. Since the closing time of the auction is system controlled, the time shall get automatically extended by five minutes if any bid is received during the last five minutes, i.e. while active bid is in process.
17. The successful bidder shall have to deposit 25% of the successful bid amount including the EMD amount already paid, within 1 week from the closure of the auction. The balance amount (75% of bid amount) and 1% of highest bid amount (poundage fee) shall be deposited within 30 days from closure of auction. All the payments shall be made through RTGS/NEFT to the abovementioned account number, and shall be intimated at nodalofficer@rosevalleyadc.com, auctions@quikrrealty.com and recoveryero@sebi.gov.in immediately. If the said amount is not paid within the specified time, the cost of the auction shall be recovered from the deposit money and the balance shall be forfeited. **All charges including dues to any authority, conveyance, withhold tax, stamp duty, etc. shall be borne by the successful bidder only.**
18. The sale shall become absolute after thirty days unless cancelled by ADC without assigning any reasons for the reasons to be recorded or unless otherwise directed by the Hon'ble High Court of Calcutta.
19. The “Certificate of Sale” shall be issued by ADC, to the successful bidder preferably within 45 days from the closure of auction, provided all the conditions of sale are fulfilled subject to confirmation from the Hon'ble High Court of Calcutta. No request for inclusion/ substitution of names, other than those mentioned in the bid, in the Certificate of Sale shall be entertained.
20. The sale shall be stopped, postponed or cancelled, if so, directed by the ADC or the Hon'ble High Court

of Calcutta.

21. Any complaint arising out of this auction process shall be decided by the ADC/HC. However, ADC/SEBI/the Agency shall not be liable for any issues relating to e-Auction platform, failure of internet connection, server problems, etc.
22. 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.
23. In case of postponement/cancellation/ adjournment of sale for any reason, no fresh notice will be given. However, the new date of sale will be notified on the websites of SEBI i.e. www.sebi.gov.in, the ADC i.e. www.rosevalleyadc.com and on e-auction service portal i.e. www.quikrrealty.com/e-auction. The adjournment dates and time for submission of tenders will also be available on the SEBI's website: - www.sebi.gov.in and on the website of the e-auction service provider i.e. www.quikrrealty.com/e-auction.
24. The decision of ADC declaring the successful bidder shall be final and binding on all the Bidders.
25. EMD of unsuccessful bidder shall be refunded without any interest only after the completion of the auction process.
26. All conditions of sale shall be governed by this **Tender-Cum-E-Auction** read with Sale Notice dated **22nd May, 2025**, the applicable provisions of law, and the directions of the ADC and Hon'ble High Court of Calcutta.
27. All and any dispute arising regarding sale of property through this e-auction, rights on the property and any claim on the property shall be subject to the exclusive jurisdiction of the ADC and Hon'ble High Court of Calcutta.

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E - AUCTION SALE SCHEDULE (Table-1)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
1	Land with Building standing at NH 16, Near-East of Asharia Ishwaripur High School, Deulti North, Mouza- Deulti, Ishwaripur, Post-Barunda, P.S-Bagnan, District-Howrah, West Bengal, Pin-711303. <i>Deed no 3357 of 2007, 3358 of 2007 & 3984 of 2012 (ADSR-Bagnan, Howrah).</i>	4,92,75,000/-	49,27,500/-	23 rd May to 27 th May, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
2	Land with Building at Bankura , Mouza- Kenduadihi, Post, P.S. & Dist-Bankura, West Bengal, Pin-722101, Under Bankura Municipality, Ward No.-21. <i>Deed no 2183 of 2008, (ADSR-Bankura)</i>	4,24,76,000/-	42,47,600/-	4 th June to 14 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
3	Office Space on 1 st Floor of the 'Trendzspot' Building, near Bagnan Station & Bus Stand , District-Howrah, West Bengal, Pin-711303. <i>Deed no 6204 of 2009 & 7798 of 2010 (ADSR ARA I, Kolkata)</i>			23 rd May to 27 th May, 2025		27 th June, 2025(11am to 1pm)
3(1)	Office Space on 1 st Floor Super Built area= 3735 Sq. Ft.	1,44,12,000/-	14,41,200/-	23 rd May to 27 th May, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
3(2)	Office Space on 3 rd Floor Super Built area= 1845 Sq. ft.	58,76,000/-	5,87,600/-	23 rd May to 27 th May, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
4	Land with Building at Balisai NH 116B-Contai Digha Road, Bararankua, Post-Balisai, P.S.-Ramnagar, District- Purba Medinipore, West Bengal, Pin- 721423. <i>Deed no 5420 of 2010 (ADSR Ramnagar, Purba Medinipore)</i>	44,22,02,000/-	4,42,20,200/-	25 th May to 03 rd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
5	Bijaya Cinema Hall and Ceremony House at H/No. 7, Jessore Road (East), Taki Road, Champadali More, Post & P.S. - Barasat, Dist- North 24 Parganas, West Bengal 700124. <i>Deed No. 7356/2010 (ARA-II, Kolkata).</i>	16,54,98,000/-	1,65,49,800/-	23 rd May to 22 nd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
6	Suncity Resort Falakata , Mouja- Kunjanagar, J.L No- 58, Plot No. 966 & 967, Khatian No. 23/2, 164, P.S. Falakata, District- Jalpaiguri (Old) <i>Deed nos. 1445, 825, (ADSR- Falakata).</i>	5,23,37,000/-	52,33,700/-	23 rd May to 27 th May, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
7	Orbit Hotel, VIP Road, Raghunathpur G+5 Building, Mouja- Raghunathpur, RB 29 Nazrul Islam Sarani (VIP Road), Post & P.S. – Baguihati, District- North 24 Pargana, Pin- 700059 <i>Deed No.- 470/1990, (ADSR- Bidhannagar).</i>	6,32,76,000/-	63,27,600/-	25 th May to 22 nd June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
8	Godrej Waterside Properties Plot No-5 , Block-DP in sector V, P.S Bidhanagar (East) under Nabadiganta Industrial township, District- North 24 Parganas, Kolkata- 700091 <i>Sublease Deed no. 13797/2010 ARA-II, Kolkata.</i>			23 rd May to 22 nd June, 2025		
8(1)	<u>I. Tower-I</u> Office Space 201 and 202 at 2 nd floor with an area of 52,796 Sq. ft. and with right to park 42 Nos. of Car.	54,37,99,000/-	5,43,79,900/-	23 rd May to 22 nd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
8(2)	II. Tower-II Office space 1505, 1506 and 1507 at 15 th floor consisting of 70599 Sq. ft. and with right to park 52 Nos. of Car.	71,30,50,000/-	7,13,05,000/-	23 rd May to 22 nd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
9	Paschim Medinipur Mahua Mall (B+G+IV) Mouja- Shekpura, Dist- Paschim Medinipur, P.S- Medinipur, pin- 721101. <i>Deed nos. I-436 and I-437, (ADSR- Midnapore)</i>	9,26,00,000/-	92,60,000/-	4 th June to 14 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
10	Paschim Medinipur Samriddhi Apartment (B+G+V) , Mouja- Shekpura, Dist- Paschim Medinipur, P.S- Medinipur, pin- 721101. <i>Deed no. I-2202 on dated 09.06.2012 (ADSR- A.R.A- III)</i>			4 th June to 14 th June, 2025		
10(1)	Second Floor- 7335 Sq. Ft. with basement area allotted 1628 Sq. Ft., Total- 8963 Sq. Ft.	7,34,96,700/-	73,49,670/-	4 th June to 14 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
10(2)	Third Floor- 7335 Sq. Ft. with basement area allotted 1628 Sq. Ft., Total- 8963 Sq. Ft.	7,34,96,700/-	73,49,670/-	4 th June to 14 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
10(3)	Fourth Floor- 7335 Sq. Ft. with basement area allotted 1628 Sq. Ft., Total- 8963 Sq. Ft.	7,34,96,700/-	73,49,670/-	4 th June to 14 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
11	Paschim Medinipur Guest House (G+III) Mouza- Tantigeria, P.S.- Midnapore, District- Paschim Midnapore, Pin- 721102. <i>Deed no. 416 of 2008 (ADSR- Paschim Medinipore)</i>	1,45,58,000/-	11,48,000/-	4 th June to 14 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
12	Land at Survey No. – 154/P, Beodnabad village Tehsil - Port Blair , Dist- South Andaman, Pin- 744105 <i>Deed nos. 127/2010 and 639/2012. (Sub- Registrar- Port Blair).</i>	28,05,36,000/-	2,80,53,600/-	25 th May to 29 th May, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
13	West Bainan , Mouza- Paschim Bainan, J.L. No.- 09, L.R. Khatian No.- 2841, P.S.- Bagnan under Paschim Bainan Gram Panchayat, District- Howrah, Pin- 711303. <i>Total nos. of deeds= 141</i> <i>(ADSR- Bagnan, Howrah)</i>	14,02,30,000/-	1,40,23,000/-	23 rd May to 27 th May, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
14	Office Spaces, no DGK 801, 802, 803, 804, 805, south western side of the 8 th floor of DLF Galleria commercial building along with car parking at New Town Action Area I, Post & P.S. New Town, Dist- North 24 Parganas, WB, Kolkata- 700156	6,23,65,000/-	62,36,500/-	25 th May to 22 nd June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
15	Office Spaces, no DGK 806, south side of the 8 th floor of DLF Galleria commercial building along with car parking at New Town Action Area I, Post & P.S. New Town, Dist- North 24 Parganas, WB, Kolkata- 700156	1,17,39,000/-	11,73,900/-	25 th May to 22 nd June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
16	Office Spaces, no DGK 807, south side of the 8 th floor of DLF Galleria commercial building along with car parking at New Town Action Area I, Post & P.S. New Town, Dist- North 24 Parganas, WB, Kolkata- 700156	1,17,39,000/-	11,73,900/-	25 th May to 22 nd June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
17	Flat at Regent Enclave , VIP Road, Flat no. B, 1 st Floor, Block IV, RGM 14, , Kaikhali Mondonganathi, P.S. Baguihati, District- North 24 parganas, Kolkata- 700052 Total SBUA= 1321 Sq. ft. Deed no. 1327/2009 <i>(ADSR- II, Kolkata)</i>	56,93,000/-	5,69,300/-	25 th May to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
18	<p>Regent Enclave, Flat no. B, 2nd Floor, Block II, RGM 14, VIP Road, Kaikhali Mondonganthi, P.S. Baguihati, District- North 24 parganas, Kolkata- 700052</p> <p>Total SBUA of flat= 1331 Sq. ft.</p> <p>Total SBUA of car parking = 135 Sq. ft.</p> <p><i>Deed no. 1198/2009 (ADSR- II, Kolkata).</i></p>	65,92,000/-	6,59,200/-	25 th May to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
19	<p>Ranaghat New Regional Office, GNPC Road, Post & P.S.- Ranaghat, District- Nadia, West Bengal, PIN No.- 741201</p> <p><i>Deed No.- 3741/2005 (ADSR- Ranaghat)</i></p>	11,65,90,000/-	1,16,59,000/-	24 th – 25 th May, 31 st May, 01 st June, 7 th June and 8 th June 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
20	<p>Ranaghat Old Regional Office, 4/2, Rabindranath Sarani, Post & P.S.- Ranaghat, District- Nadia, West Bengal, PIN No.- 741201</p> <p><i>Deed No.- 3852/2007 (ADSR Ranaghat, Nadia)</i></p>	64,36,000/-	6,43,600/-	24 th – 25 th May, 31 st May, 01 st June, 7 th June and 8 th June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
21	<p>Orbit Hotel, Siliguri (B+G+V), Mouza- Dabgram, P.O- Salugara, P.S. – Bhaktinagar, Siliguri Municipality, District- Jalpaiguri, PIN No- 734008</p> <p><i>Deed No. I-2301 on dated 20.04.2011 (ADSR- Rajganj, Jalpaiguri)</i></p>	11,75,27,000/-	1,17,52,700/-	27 May to 31 st May, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
22	<p>Property at Purulia Mouza- Purulia, Rakhal Das Sarkar Street, Premises at Amlapara, , P.S.- Purulia, Under Purulia Municipality, District – Purulia, Pin-723101.</p> <p>Total SBUA of First Floor- 1695 Sq. Ft.</p> <p><i>Deed No. I –5285 on dated 19.12.2007 (ADSR- Purulia)</i></p>	59,87,000/-	5,98,700/-	4 th June to 14 th June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)

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23	<p>Amtali Amusement Park, Madhuban, Post & P.S. Amtali, District- West Tripura 799130.</p> <p><i>Deed nos. 12248, 9794, 12246, 12245, 11664, 12247, 2495, 9793, 12249, 2863, 2862, 3762. (ADSR-Sadar).</i></p>	14,75,91,000/-	1,47,59,100/-	27 th May to 5 th June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
24	<p>Adrija Gold Showroom, (G+V) 'Commercial Building' with Car Parking at RGM 25, Nazrul Islam Sarani (VIP Rd), Raghunathpur, Post & P.S. Baguihati, District North 24 Pargana, Kolkata, WB 700059.</p> <p><i>Deed no. 4968/2013, 2503/2009, 5710/2007, 5711/2007, 2033/2009, 4967/2013. (ADSR Rajarhat).</i></p>	16,27,12,000/-	1,62,71,200/-	25 th May to 22 nd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
25	<p>Flats at 2 No Temple Street, Block B, P.S- Bowbazar, Kolkata- 700072, Total SBUA of flat 2025.45 sq. ft</p> <p><i>Deed nos. 10153 of 2008, 10152 of 2008, 13546 of 2010. (ARA-II Kolkata)</i></p>	1,99,86,000/-	19,98,600/-	23 rd May to 22 nd June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
26	<p>'Dev Apartment', opposite to Singur P.S. Mouza Kismat APURBAPUR, JL. NO: 51, P.S- Singur, Dist-Hooghly, Pin-712409</p> <p>Office space on entire 1st Floor</p> <p>Super built up Area =6248 sq. ft. (Phase-I+PhaseII=5486 sq. ft. and super built area= 762 sq. ft., car parking on ground floor)</p> <p><i>Deed no 3461 of 2009 (ADSR Singur)</i></p>	1,26,22,000/-	12,62,200/-	4 th June to 7 th June, 2025	Rs 5,00,000 (Rupees Five Lakh Only)	27 th June, 2025(11am to 1pm)
27	<p>"Ashabari- Phase II", Entire building, G + II + Hall Shed, 71/1, Jessore Road, Prasadpur, PO & PS Barasat, Dist-North 24Paraganas, West Bengal, Kolkata- 700124</p> <p><i>Deed no 3022 of 2001 (ADSR Barasat), Deed no 3023 of 2001 (ADSR Barasat), Deed no 4482 of 1999 (ARA-II Kolkata), Deed no 4483 of 1999 (ARA-II Kolkata), Deed no 7768 of 2006 (ADSR Barasat)</i></p>	10,98,46,000/-	1,09,84,600/-	23 rd May to 22 nd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
28	Khatra, Bankura Property Land & Building at Mouza- Kandnasole, P.S.- Khatra, JL No- 193, Dist- Bankura, Pin-722140 <i>Deed no 3793 of 2009(DSR Bankura)</i>	93,59,000/-	9,35,900/-	4 th June to 14 th June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
29	Orbit Hotel Gaya, G+V hotel building Station Road, Gosain Bag, P.S. - Kotwali, Dist- Gaya, Bihar, Pin- 823002 <i>Deed no 3272 of 2012 & 3273 of 2012 (Registration Office Gaya, Bihar).</i>	19,89,63,000/-	1,98,96300/-	10 th June to 14 June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)
30 (A)	(A) 19 nos. of Flats (each with 1 covered car parking space for each flat on the ground floor) in a G+6 storied building being known and identified as " Muktomala ", holding No-89A, Mouza- Srikrishnapur, Taki Road, Kazipara, P.S- Barasat, under Barasat Municipality Kolkata - 700124 Block I of Phase I, R.S. Plot no-53 LR. plot no 375, 376 Deed no 12371 of 2009 (ARA-II Kolkata).			23 rd may to 22 nd June, 2025		27 th June, 2025(11am to 1pm)
30(1)	Flat 1A on the 1st floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(2)	Flat 1B on the 1st floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(3)	Flat 1C on the 1st floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(4)	Flat 1D on the 1st floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
30(5)	Flat 2A on the 2nd floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(6)	Flat 2B on the 2nd floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(7)	Flat 2C on the 2nd floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(8)	Flat 3B on the 3rd floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(9)	Flat 3C on the 3rd floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(10)	Flat 3D on the 3rd floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(11)	Flat 4B on the 4th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(12)	Flat 4C on the 4th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(13)	Flat 5A on the 5th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(14)	Flat 5B on the 5th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(15)	Flat 5C on the 5th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(16)	Flat 6A on the 6th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(17)	Flat 6B on the 6th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)

Sl. No.	Description	Reserve Price	EMD 10%	Date of Inspection	Bid Increase Amount (In Rs.)	Date & Time of e-auction
30(18)	Flat 6C on the 6th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(19)	Flat 6D on the 6th floor (SBUA 1059 sq. ft.) along with 1 covered car parking space on ground floor	27,69,000/-	2,76,900/-	23 rd may to 22 nd June, 2025	Rs 1,00,000 (Rupees One Lakh Only)	27 th June, 2025(11am to 1pm)
30(B)	(B) Land area 91.655 Cottah @ Rs. 20,50,290/Cottah= value of land component Rs. 18,79,19000/- (B) Value of the building/structure (Under Construction) Block II of Phase I Rs. 32,84,000/- Value A+B= Rs.19,12,03,000/- holding No-89A, Mouza Sri krishnapur, Taki Road, Kazipara, P.S-Barasat, under Barasat Municipality Kolkata -700124 R.S. Plot no-50, 53, 33,35, 34 and 32, J.L. no- 103 Deed no 251 of 2010 (DSR-II North 24 Parganas, Barasat) & Deed no 12274 of 2009 (ARA-II, Kolkata).	19,12,03,000/-	1,91,20,300/-	23 rd may to 22 nd June, 2025	Rs 10,00,000 (Rupees Ten Lakh Only)	27 th June, 2025(11am to 1pm)

Note:

The Intended Bidders are advised to note the following–

1. Read the terms and conditions of sale before submitting the bids.
2. Download and keep a copy of duly filled-in uploaded bid application, Terms and Conditions of Tender-Cum-E-Auction as well as the Notice of Sale published in the dailies for their future reference.
3. The sale deed wise details of above property(ies) shall be made available to all Intending bidders on e-auction platform. The Intending bidder shall inspect the details of the property from the local Municipal Authority, Development Authority, Improvement Trust, Municipal Body concerned or any offices /agencies and satisfy themselves before taking part in the auction process.
4. **ADC certifies that the title to the properties of Rose Valley is clear and absolute. Under the relevant provisions of law, the successful bidder shall receive clear and absolute title to the properties free from all encumbrances.**
5. Retain the EMD and other deposit challans, etc. in safe custody for future reference.

Annexure Schedule

Sl.No	Particulars
Annexure-I	Bid Form & Declaration from Intending Bidder
Annexure-II	General Guidelines to Bidder
Annexure-III	Technical Terms and Conditions of Online Auction Sale

ROSE VALLEY ASSETS DISPOSAL COMMITTEE (Chairman Hon'ble Justice Dilip Kumar Seth (Retd.)) Room No. 401 & 402, 4th Floor, 5, Mangoe Lane, Kolkata - 700 001 Website- www.rosevalleyadc.com	Notice of E - Auction / Sale
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES RELATING TO ROSE VALLEY GROUP OF COMPANIES	

BID FORM

(Read the terms and conditions of sale carefully before filling up or submitting the bid form)

S. No.	Particulars	Details
1	Name of the Bidder(s) (in Capital Letters)	
2	Father's/ Husband Name [#]	
3	Name of Authorised Signatory [#]	
4	Postal / Registered Address	
5	PAN*	
6	Details of KYC Document (S.No/ Ref. No. of Document)	
7	Phone No./ Mobile No.	
8	Email ID	
9	Property details (as per advertisement)	
10	EMD Remittance	Date of remittance
		Bank & Branch
		A/c. No.
		IFSC Code
		UTR No.
11	Date of submission of bid	
12	Bid amount	Rs. (in number)
		Rs. (in words)
13	Bank Account to which EMD to be returned	Bank & Branch
		A/c. Holder
		IFSC Code
14	Name of Authorised Official to participate in the e-auction	

* In case the bidder is not having a PAN Card, he/ she shall submit an affidavit on a Rs.20/- non-judicial stamp paper, stating the reasons for exemption from Rule 114B of the Income Tax Rules, 1962.

As applicable

I declare that I have read and understood all the terms and conditions of auction sale and shall abide by them.

(Signature of the Bidder)

DECLARATION

(To be submitted along with Bid Form)

Date:

To
Chairman
Rose Valley Assets Disposal Committee
Room No. 401 & 402, 4th Floor,
5, Mangoe Lane, Kolkata - 700 001

Sir,

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction process.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars of remittance given by me/us in the bid form is true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD and other deposit paid by me/us is liable to be forfeited by the ADC and the ADC will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the agency and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited, without notice to me/us.
5. I/We understand that in the event that the successful Bidder fails to comply with the Terms and Conditions of the Sale and the ADC in its sole discretion offers the property(ies) to me/us to our highest offered bid then I/We are unconditionally bound to comply with the Terms and Conditions of Sale. And in the event of I/we failing to comply with the same, I/We agree that the ADC is entitled to forfeit the EMD deposited, without notice to me/us. I/We also understand that the EMD of all Bidders shall be retained by the ADC and returned only after the successful conclusion of the sale of the properties. I/we state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.
6. I/We understand and accept that the decision taken by the ADC in all respects shall be binding on me/us.
7. I/We also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

8. I/We declare that, we are not directly or indirectly a Related Party *qua* Rose Valley Group of Companies. In the event, the ADC/Hon'ble High Court of Calcutta discovers or is of the opinion, that I/we are a "Related Party" as aforesaid, ADC is entitled to cancel our "Bid" and is entitled to forfeit the bid amount, EMD or any other money deposited by me/us and/or cancel the sale, without notice to me/us.

Name:

Address:

E-mail ID:.....

Mobile:

<p style="text-align: center;">ROSE VALLEY ASSETS DISPOSAL COMMITTEE (Chairman Hon'ble Justice Dilip Kumar Seth (Retd.))</p> <p style="text-align: center;">Room No. 401 & 402, 4th Floor, 5, Mangoe Lane, Kolkata - 700 001 Website- www.rosevalleyadc.com</p>	<p style="text-align: center;">Notice of E - Auction / Sale</p>
<p style="text-align: center;">PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES RELATING TO ROSE VALLEY GROUP OF COMPANIES</p>	

GENERAL GUIDELINES TO BIDDERS

1. Nature and Object of Online Sale:

- (a) The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best possible recovery of public money.
- (b) All conditions of sale shall be governed by the directions of the ADC, the terms and conditions of the Tender-Cum-E-Auction, Notice of Sale dated **22nd May, 2025** and the applicable provisions of law.

2. Caution to bidders:

- (a) Property (ies) is sold on "as is where is", "whatever there is" and "no complaint" basis.
- (b) Bidders are advised / cautioned to verify with the Sub Registrar's Office as well as the Revenue Records and shall satisfy themselves regarding the nature, description, condition, etc of the property before submitting their bids.
- (c) **Bidders are advised to go through all the terms and conditions of sale given in the tender document and also in the dailies (Advertisement) before submitting the bid and participating in the online bidding/auction.**

3. Inspection of Property:

- (a) Property (ies) may be inspected by the intending bidders on the date(s) and time given in Table 1 above and also in the notice of sale/tender document and the Advertisement.
- (b) For inspection, intending bidder may submit /mail their request to the concerned the ADC (Mr. Sajal Kanti Chatterjee, nodalofficer@rosevalleyadc.com, for all properties), Agency at (auctions@quikrrealty.com, for all properties) and SEBI (recoveryero@sebi.gov.in, for all properties) and, **on or before 22nd June, 2025**.
- (c) Bidders are advised to inspect the property and documents relating thereto and satisfy themselves regarding the physical nature, condition, extent, etc. of the property properties.
- (d) **Bidders shall be bound by the principle of *caveat emptor* (Buyer Beware).**
- (e) Complaints, if any, in the matter of inspection shall immediately be brought to the notice of Agency/SEBI/ADC.
- (f) Bidders may inspect and verify the scanned copies of the title deeds and other documents relating to the property made available to SEBI/ADC by Rose Valley and which will be made available to the

intending bidder(s) on e-auction Portal upon completion of registration.

4. Submission of bid forms:

- (a) Bids in the prescribed format given in the notice for sale/tender document shall be submitted “online” through the portal of e-auction service provider.
- (b) Bids shall be submitted online before the last date and time given in the sale notice/tender document.
- (c) Bid Form shall be duly filled in with all the relevant details.
- (d) Bidders residing outside India/NRIs/PIOs/Bidders holding dual citizenship shall submit photo page of his/her valid Indian Passport.
- (e) Only self-attested copy of PAN Card, Aadhar Card, Passport, Voter’s ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU shall be accepted as the identity document and be submitted along with the Bid Form.
- (f) Original Identity Document, copy of which is submitted along with the Bid Form, should be produced on demand.

5. Earnest Money Deposit (EMD):

- (a) The bid shall be accompanied by the EMD as specified in the notice of sale/tender document.
- (b) EMD and other deposits shall be remitted through NEFT/RTGS Transfer to the Bank account as specified above and also in the Notice of Sale/Tender document, followed by intimation as specified in Terms and Conditions, Point 8. The details of EMD deposited such as draft number, UTR Code, challan number etc. shall be duly filled on the e-auction portal on or before the last date for submission of EMD.
- (c) Bidders shall not disclose remittance details of EMD, UTR Code, etc. to anyone to safeguard its secrecy.
- (d) Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- (e) Bid form without EMD shall be summarily rejected.
- (f) All details regarding remittance of EMD shall be entered in the Bid Form.
- (g) EMD, either in part or in full, is liable for forfeiture in case of default.
- (h) Part payment of EMD will also be treated as default and will be forfeited.
- (i) In case the bidders have successfully paid the EMD, but do not participate in the bidding process, the EMD amount shall be forfeited.

6. Bid Multiplier:

- (a) The bidders shall increase their bids in multiplies of the “Bid Increase Amount” specified in the **Table-1**.

7. Duration of Auction sale:

- (a) Online auction sale will start automatically at the time given in the Notice of Sale /Tender Document.
- (b) The e-Auction shall commence strictly at the scheduled time and above the highest quotation received(not below the “Reserve Price”). Auction/Bidding time shall initially be for a period of two hours and the closing time of the auction is system controlled; the time shall get automatically extended

by five minutes if any bid is received during the last five minutes, i.e. while active bid is in process and kept open till the auction-sale concludes.

- (c) In case any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time shall be extended automatically by five minutes and in case no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale shall automatically get closed at the expiry of the extended five minute. There shall thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- (d) Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- (e) No complaint on time-factor or paucity of time for bidding shall be entertained.

8. Online Bidding:

- (a) Auction/ bidding shall be online bidding through the portal provided by the service provider.
- (b) Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- (c) No request/complaint of wrong bidding shall be entertained for cancelling the sale and in such case, the EMD in full shall be forfeited.
- (d) Bidders may, subject to conditions of e-auction service provider, avail pre-auction training and/or for demo/mock auction-sale.

9. Declaration of successful bidder:

- (a) Highest bid will be provisionally accepted on “**subject-to-approval**” basis at closure of auction and the highest bidder shall not have any right/title over the property until the sale is intimated/confirmed in their favour by SEBI/the ADC.
- (b) Intimation shall be sent to the highest bidder through e-mail. Date of sending e-mail will be considered as the date of intimation. In case no intimation reaches, bidders are expected to take efforts to find out status from Agency. Non-receipt of intimation should not be an excuse for default/non-payment.

10. Deposit of purchase price:

- (a) The bidder declared successful, shall pay within 1 week from the closure of the auction, a deposit of 25% (less EMD already paid) of the amount of his successful bid. All the payments shall be made through RTGS/ NEFT to the Account number mentioned in point 8 of Terms and Conditions above.
- (b) The balance amount of successful bid along with 1% of bid amount as poundage fee shall be paid within 30 days from closure of auction.

11. Default of Payment:

- (a) Default of payment of bid amounts within the stipulated time shall render automatic cancellation of sale without any notice.
- (b) The EMD, after defraying the expenses of sale, etc., shall be forfeited, at the discretion of the ADC, either in full or part.
- (c) In case of postponement/cancellation/adjournment of sale for any reason no fresh notice will be given. However, new date of sale will be notified on the websites of SEBI i.e. www.sebi.gov.in, the ADC i.e. www.rosevalleyadc.com and on e-auction service portal i.e. www.quikrrealty.com/e-auction. The adjournment dates and time for submission of tenders shall also be available on the SEBI's website

www.sebi.gov.in, and on the website of the e-auction service provider i.e. www.quikrrealty.com/e-auction.

12. Payment of Stamp Duty, etc.:

- (a) The sale attracts Stamp Duty, Registration Charges, etc. as per relevant laws and the purchaser shall be responsible for payment of all charges towards conveyance, stamp duty and registration etc.
- (b) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charge, fees, etc. owed by the Company to anybody in respect of the Properties shall be the sole responsibility of Successful Bidder only.
- (c) Taxes, if applicable on sale shall be borne by the successful bidder.

13. Sale Certificate:

- (a) Sale Certificate shall be issued only in the name/names of the bidders whose name/names are mentioned in the Bid Form.
- (b) No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate shall be entertained.
- (c) Sale Certificate shall be collected in person or through an authorized person.

14. Return of EMD:

- (a) EMD of unsuccessful bidders will be returned by Cheque or through NEFT/RTGS to the Bank account details provided by them in the Bid Form and intimated via their e-mail ID after the completion of auction process.
- (b) Unsuccessful bidders shall ensure return of their EMD and, if not received in a reasonable time, immediately contact the Agency / SEBI.
- (c) Any delay in return of EMD, shall not entitle unsuccessful bidder to claim interest on EMD amount.

15. Related Party Transaction

- (a) Intending bidder shall submit an undertaking/declaration as available at Annexure I that they are not "Related Party" of Rose Valley Group of Companies.
- (b) In the event, the ADC/Hon'ble High Court of Calcutta discovers or is of the opinion that Bidder is a "Related Party", the ADC shall be entitled to cancel "Bid"/"sale" and to forfeit bid amount or EMD or any other money deposited.

16. Stay/Cancellation of Sale:

- (a) In case of stay of further proceedings by the ADC/Hon'ble High Court of Calcutta, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- (b) Default in payment of 25% of the purchase price or the balance purchase price along with 1% of bid amount as poundage fee within the stipulated time shall result in cancellation of sale to successful bidder and forfeit of EMD and other deposits.
- (c) The purchaser may within thirty days of the sale, apply for setting aside the sale on the ground that Rose Valley had no saleable interest in the property sold.

17. Delivery of Title Deeds:

- a) Successful Bidder on receipt of Sale Certificate from the ADC, shall contact the ADC for delivery of

title deeds and other documents related to the property.

18. Delivery of possession:

- a) Delivery of possession of the property sold shall be in terms of the directions of ADC.
- b) All expenses and incidental charges thereto shall be borne by the Successful Bidder.

19. Passing of Title :

- a) **Upon confirmation of Sale by the Hon'ble High Court at Calcutta, the sale shall become Final.**
- b) **After the sale becomes Final, upon completion of sale process followed by delivery of possession, Clear and Absolute Title to the Property Free from all Encumbrances shall pass on to the Buyer.**

20. Other Conditions:

- a) No officer or other person having any duty to perform in connection with any sale, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the property sold.
- b) No counter-offer/conditions by the bidder and/or successful-bidder shall be entertained.
- c) The ADC shall be at liberty to amend/modify/delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- d) The ADC shall have the right to accept or reject all or any bid or bids as well as to postpone or cancel the sale without assigning any reasons for the reasons to be recorded in the proceedings.
- e) Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- f) The above terms and conditions are general in nature, subject to change and are in addition to other specific conditions given in the notice of sale / proclamation of sale.
- g) Bidders are advised to preserve the documents relating to deposit of EMD and other deposits challan and also a copy of the terms and conditions of online sale downloaded from the portal of the e-auction service provider for future reference.

Technical Terms and Conditions of Online Auction Sale

1. Prospective bidder shall have a valid e-mail ID, valid PAN Card (unless exempted) and KYC Document to register for the bid process.
2. Prospective bidder shall register with the e-auction service provider.
3. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the e-auction service provider shall be activated to permit the bidder to enter into the website of the service provider for bidding.
4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy and shall be responsible for any misuse in case of such disclosure.
5. Bidders are advised to change the password immediately upon receipt of the same from the service provider.
6. **Time Extension:** If any market-leading bid (bid higher than the highest bid at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale shall automatically get closed at the expiry of the extended five minutes. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
7. **Training:** The service provider shall provide training if required by the bidders at a mutually convenient date and time before the auction.
8. **Bids:** All bids placed are valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
9. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest bid does not get any right to demand for acceptance of his bid.
10. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/representation will be entertained in this regard by ADC/SEBI/ the Agency. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
11. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale shall primarily be sent to them through e-mail. The date of sending the e-mail shall be considered as the date of intimation.
12. In case no intimation is received for reasons beyond the control of Agencies the bidders are required to take efforts to ascertain the status. Non-receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders shall, therefore, keep a watch on their incoming e-mail. Agencies shall not be liable for wrong e-mail ID registered by the bidder or for return of the mail for any reason.
13. **Demo/mock auction:**
 - (a) For bidders who have indicated non-familiarity with e-Auction, training on a DEMO/MOCK Auction

shall be arranged in a manner and on such date as may be specified by the e-auction service provider. Only those Bidders who have registered themselves for the Auction by submitting the “Bid Form” and have also paid the EMD can participate in this Mock Auction. No training will be given during the actual e-Auction.

- (b) **A note of caution for the Bidders:** Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system / power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

14. Confidentiality:

- (a) The e-auction service provider, the officials of the Agencies etc., facilitating the e-auction sale, shall maintain absolute strict confidentiality of the particulars of the bidders participating in the e-auction sale.
- (b) Breach of confidentiality, if any, shall result in cancellation of sale and appropriate action.

15. E-auction service provider may stipulate such other terms & conditions in compliance of IT Act 2000 and STQC Certification guidelines.

Place: Kolkata

Date: 22nd May, 2025

Securities and Exchange Board of India
(on behalf of Rose Valley Assets Disposal Committee)