

STATE BANK OF INDIA
Stressed Assets Recovery Branch (05171)

Jeevan Deep Building, 11th Floor, 1 Middleton Street, Kolkata - 700 071, E-mail: sbi.05171@sbi.co.in

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 Shahi Constructions Pvt Ltd.
IB-1/4, Sector III, Gold Castle Co-operative Housing Society Ltd, Salt Lake City, Kolkata-700106
2. Name and address of Branch, the secured creditor
STRESSED ASSETS RECOVERY BRANCH, KOLKATA
Jeevan Deep Building, 11th Floor, 1 Middleton Street, Kolkata - 700 071,
E-mail: sbi.05171@sbi.co.in
3. Description of the immovable secured assets to be sold.
 1. 1) All that piece and parcel of NO. 3F, 3rd Floor, Block-I, forming part of Residential Building named **AVANI OXFORD II** Apartment and one covered parking space at Ground Floor (Area 1130 Sq. Ft.+ 135 sq ft = 1365 Sq Ft) together with proportionate undivided impartible share or interest in the land forming part of the Block/Building appertaining thereto and together with the proportionate share in all common parts, portions, areas and facilities comprise in the said residential area/complex/block/building appurtenant thereto in the name of SHAHI CONSTRUCTIONS PVT LTD, located at Premises No. 136, Holding no 49, Jessore Road, Ward no 29 Mouza Patipukur and Krishnapur, JL NO. 24 & 17, C.S Dag No. 243, 246, 454, 245 (P), 240, 250, 248, 249, 247, 1285, 1286, 1292, 1283, 1285, 1286, 1287, 1288, 1290, 239, 242 and 239/250, LR No 243, Khatian nos. 221, 233, 1104, 1005, 843, 91, 751, 61 &LR. No. 221, RS No 3 and 180, Sub Registry Bidhannagar, PO Bangur Avenue PS- Lake Town, Ward No. 30 (now 29) South Dum Dum Municipality, Distt North 24 Parganas Kolkata 700055. West Bengal.
The property stands in the name of **Shahi Constructions Pvt Ltd (Borrower)**
Deed no I 6244 19.01.2021
BOUNDRIES OF THE BUILDING North-50 wide Jessore Road, South-Another Building G+14, East-Corridor other Flat, West-Shyam Lake Garden.
PROPERTY ID: SBIN78178592517
Under Physical Possession
 2. 2) All the piece and parcel of 400 Sq Ft super built up commercial area and 1000 sq ft super built up semi commercial area situated in the First Floor of the Building named **Eastern Harimati Apartments** having showroom on 1st Floor in the name of Mrs. Mumtaz Khatoon and Md. Irfan Alam., located at Premises holding no 463, N.S.C Bose Road, Ward No 24, Touzi 109 Mouza Ukila Paikpara, being portion of J.L No 56, L.R and R.S Dag no 2, RS Khatian No 962/774, LR Khatian 1562, 1563, R.S No. 14, P.O Narendrapur, PS Sonarpur, Within Rajpur Sonarpur Municipality, Dist South 24 Paraganas, Kolkata 700103 (Area 400 + 1000 = 1400 Sq. Ft.) Deed No I 12152 dated 29.12.2014.
The property stands in the name of **Mrs. Mumtaz Khatoon W/O Irfan Alam and Irfan Alam, S/o Lt Azizul Haque. Deed No I 12152 dated 29.12.2014.**
The property is butted and bounded by: North: Tirupati Apartment, South: By Adayasakti Complex, East: By Netaji Subhash Chandra Bose Road, West: By Adayasakti Complex.
PROPERTY ID: SBIN78223228220 Under Symbolic Possession
 - 3) All the piece and parcel of Residential Flat No. - 4D, 4th Floor, Southern side and one covered car parking space at Ground Floor (Measuring Area 1402 sq ft + 135 sq ft = 1537 Sq.Ft.) along with common lift facility inclusively of the proportionate Land and easement, quasi easement, common services and privileges attached thereto being premises no 27, Ahiripukur First Lane, Under Kolkata Municipal Corporation, Ward no 69, PO- Ballygunge, PS- Karaya, Kolkata 700019 in the name of Mrs. Mumtaz Khatoon. Deed no I-1023 dt 12.03.2020
The property stands in the name of **Mrs. Mumtaz Khatoon W/O Irfan Alam. Deed no I-1023 dt 12.03.2020.**
The property is butted and bounded by: North: Ahiripukur 1st Lane, South: Premises No. 2, Nazar Ali Lane, East: Premises no. 22, Ahiripukur 1st Lane, West: Premises No. 1/1A, Nazar Ali Lane.
PROPERTY ID: SBIN78178590451 Under Symbolic Possession
 - 4) All the piece and parcel of Residential Flat named **EQUINOX** Apartments having on 3rd Floor, Flat NO. 2-3E, 3Rd. Floor Block- 2, (Super built Area 1062 Sq. Ft.apprx) along with independent car parking space in the Ground Floor with undivided proportionate share in all common parts portions areas facilities and amenities to comprised in the said building along with undivided proportionate impartible invisible share of land in the name of Irfan Alam S/O- Late Azizul Haque., located at Kolkala Municipal Corporation Ward No. 58, Premises NO. 2B,

Maijan Lane, PO + PS-Tangara, Distt South 24 Paragnas Kol-kata 700046. West Bengal. Deed 5880 dated 13.08.2021. **The property stands in the name of Irfan Alam, S/o Lt Azizul Haque, Deed no I-5880 dated 13.08.2021.**

The property is butted and bounded by:

North: 14A, Paymental Garden Lane , South: Municipality Road and Lot of 2B, MiajLane and Common Passage,East: Municipal Road and partly by common passage and partly by 3, Miajan Lane.,West: 9A New Tangra Road and 12, New Tangra Road.

PROPERTY ID: SBIN78296957007 Under Symbolic Possession

The properties no 2, 3 & 4 are in Constructive/ Symbolic Possession of Authorized Officer, State Bank of India, Stressed Assets Recovery Branch, Kolkata. The Physical Possession of Property will be Handed to Successful Bidder after receiving from District Magistrate.

SA No. SA/445/2024 is pending at DRT-III, Kolkata.

4. Details of the encumbrances known to the secured creditor.
5. The secured debt for recovery of which the property is to be sold **₹5,47,27,616.37.00** as on 16.07.2025 plus future interest calculated on the outstanding amount due to the secured creditor.
6. Deposit of earnest money EMD: **(1) ₹7,50,000.00, (2) ₹7,00,000.00 & (3) ₹13,90,000.00 & (4) ₹7,50,000.00** for Property being the 10% of Reserve price to be transferred/deposited by the bidder/bidders in his/her/their own Wallet provided by **BAANKNET.com**. on its e-auction site <https://BAANKNET.com> by means of RTGS / NEFT.
7. Reserve price of the immovable secured assets: **(1) ₹75,00,000.00, (2) ₹70,00,000.00 & (3) ₹13,90,000.00 & (4) ₹75,00,000.00**
Bank account in which EMD to be remitted. Bidders own wallet Registered with **BAANKNET.com**. on its e-auction site <https://BAANKNET.com> in RTGS/NEFT
Last Date and Time within which EMD to be remitted: Time: Upto 4 P.M., Date: 20.08.2025.
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, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9. Time and place of public E-Auction or time after which sale by any other mode shall be completed. 21.08.2025 between 11.00 A.M to 4.00 P.M
10. The E-Auction will be conducted through the Bank's approved service provider. **BAANKNET.com**. at the web portal <https://BAANKNET.com>
11. (i) Bid increment amount: **(1) ₹10,000.00, (2) ₹10,000.00 & (3) ₹10,000.00 & (4) ₹10,000.00.**
(ii) Auto extension: _____ times. Auto extension of 10 minutes each.
(limited / unlimited)
(iii) Bid currency & unit of measurement INR
12. Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Please contact the under named official regarding date & time of inspection.
Contact person with mobile number Name: Mukesh Kumar Sinha
e-mail ID : sbi.05171@sbi.co.in,: 9674713559
13. Other conditions (a) The Bidders should get themselves registered on <https://BAANKNET.com>,by providing requisite KYC documents and registration fee as per the practice followed by **BAANKNET.com** well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).
(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with **BAANKNET.com** at <https://BAANKNET.com> by means of NEFT/ RTGS transfer from his bank

account.

(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with **BAANKNET.com** is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.

(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount i.e 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.

(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.

(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.

(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.

(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.

(i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with **BAANKNET.com**. The Bidder has to place a request with **BAANKNET.com** for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(n) The Authorized Officer is not bound to accept the highest offer and the Authorized 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.

(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) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.

(q) 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.

(r) 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 Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off 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 authorized officer of the concerned bank branch only.

(s) 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. 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.

14 Details of pending litigation, if any, in respect of property proposed to be sold

Nil

Date: 18.07.2025
Place: Kolkata

AUTHORIZED OFFICER
STATE BANK OF INDIA