

Appendix -IV-A
[See Proviso to rules 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged /charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" and "without recourse" basis on 04.08.2025, for recovery of Rs. 94,14,86,291.00 (Rupees Ninety-four crores fourteen lakhs eighty six thousand two hundred and ninety one only) detailed hereinunder due to the secured creditor from the Borrower Shree Sanyeeji Steel and Power Ltd. having its Registered Office Room 508, 5th floor, 21 Centre Point, Hemanta Basu Sarani, Kolkata -700001 and Guarantors,

- 1) Shri Jai Prakash Jaiswal, (Personal Guarantor), 4, Brindaban Market, Sati, Jaymati Road, Athgaon Brindaban Market, Guwahati, Pin: - 781001.
- 2) Shri Dhiraj Kumar Jaiswal, (Personal Guarantor), S/o Shri Jai Prakash Jaiswal House No – 7603, S.J. Road, Neha Apartment, Guwahati, Pin: - 781001
- 3) Shri Hiten Ranjan Choudhary, (Personal Guarantor), S/o Navo Gopal Choudhary 36, Dharmasaala Road, Manihari, Kathiar, Pin: - 854113
- 4) Shree Sanyeeji Ispat Ltd, (Corporate Guarantor) 79, Brindaban Market, S J Road, Athgaon, Guwahati, Pin – 781001
- 5) Garhwal Metal Pvt. Ltd, (Corporate Guarantor), Kamal House 50, Weston Street, 4th floor, Room 407, Kolkata, Pin: – 700012:

Sl. No	Secured Creditor	Outstanding dues as per 13(2) Notice as on date of 13(2) Notice	Claim of future interest with effect from
1.	State Bank of India, SAMB II, Kolkata, Jeevandeep Building, 10 th floor, 1 Middleton Street, Kolkata-700071	Rs. 58,47,76,022.00 (Rupees Fifty-eight crores forty seven lakhs seventy-six thousand and twenty-two Only)	at contractual rate and other charges from 27.09.2014
2.	Canara Bank, Dispur, Guwahati Branch	Rs. 22,16,22,899.00 (Rupees Twenty-two crores sixteen lakhs twenty-two thousand and eight hundred ninety-nine Only)	at contractual rate and other charges from 18.11.2014
3.	Punjab National Bank, Fancy Bazar Branch, Guwahati	Rs. 13,50,87,370.00 (Rupees Thirteen crores fifty lakhs eighty-seven thousand and three hundred and seventy Only)	at contractual rate and other charges from 01.09.2014
	Total	Rs. 94,14,86,291.00 (Rupees Ninety-four crores fourteen lakhs eighty-six thousand two hundred and ninety-one only)	

The reserve price and the earnest money deposit will be as mentioned hereunder, the latter amount to be transferred / deposited by bidders in his / her / their own Wallet registered with M/s. PSB Alliance on its e-auction site <https://baanknet.com>, by way of RTGS/NEFT, as per the guidelines available in the website.

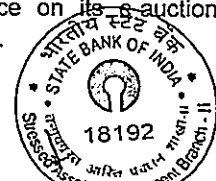
bank.sbi

☎ : +91 33 2288 0199
: +91 33 2288 0200
☎ : +91 33 2288 0233
✉ : sbi.18192@sbi.co.in

প্রতিবন্ধ পরিসম্পন্ন ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডিলটন স্ট্রীট
কোলকাতা-৭০০ ০৭১

तनावग्रस्त आस्ति प्रबंधन शाखा-II
जीवनदीप बिल्डिंग, (10 मंजिल)
1, मिडिलटन स्ट्रीट,
कोलकाता - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071



Short description of the immovable property:

Sl. No.	Description of Security(ies)	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
1.	Commercial Office Room 508, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001. Property ID- SBINSSSPL01 Area: 587 Sq Ft. Deed No: I- 4467/05 Owner of land: Shree Sanyeeji Ispat Ltd. Boundary of the property: North – Partly by Larkins Lane and by Premises No. 20 Old Court House Street, Kolkata. South – Partly by premises No. 08 Government Place and partly by premises No. 09 Government Place, Kolkata. East – Partly by premises No. 20 Old Court House Street, Kolkata and by Old Court House Street, Kolkata. West – Partly by premises No. 6 and 6/1 Wellesly Place and partly by premises No. 2 Larkins Lane, Kolkata.	1,04,00,000.00	10,40,000.00
2.	Commercial Office Room 523, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001. Property ID- SBINSSSPL02 Area: 157 Sq Ft. Deed No: I-4469/04 Owner of land: Dhiraj Jaiswal Boundary of the property: North – Partly by Larkins Lane and by Premises No. 20 Old Court House Street, Kolkata. South – Partly by premises No. 08 Government Place and partly by premises No. 09 Government Place, Kolkata. East – Partly by premises No. 20 Old Court House Street, Kolkata and by Old Court House Street, Kolkata. West – Partly by premises No. 6 and 6/1 Wellesly Place and partly by premises No. 2 Larkins Lane, Kolkata.	28,00,000.00	2,80,000.00
3.	Vacant Plot at Farijangal, Ausgram Purba Burdwan in the name of Garhwal Metal Pvt Ltd. Property ID- SBINSSSPL03. Area: 16.67 Acre Deed No: I- 392/08 Owner of land: Garhwal Metal Pvt Ltd Boundary of the Land: North – Partly Plot 53 and partly Plot 109 South – Plot 113 East – Plot 98 West – Plot 114	3,97,00,000.00	39,70,000.00

For detailed terms and conditions of the site, please visit the link provided in State Bank of India, the secured creditor website <https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-eauctons> and <https://baanknet.com>.

Auction Service Provider E-bkay (M/s. PSB Alliance)

Email: support.baanknet@psballiance.com.

Date: 15.07.2025

Place: Kolkata



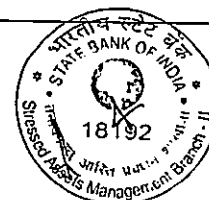
THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

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	Shree Sanyeeji Steel and Power Ltd. having its Registered Office Room 508, 5 th floor, 21 Centre Point, Hemanta Basu Sarani, Kolkata -700001
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (10th floor), 1, Middleton Street, Kolkata- 700071
3	Description of the immovable secured assets to be sold.	<p>1. Commercial Office Room 508, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001, in the name of Shree Sanyeeji Ispat Ltd. Area: 587 Sq Ft. Deed No: I- 4467/05 (Physical possession).</p> <p>2. Commercial Office Room 523, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001, in the name of Dhiraj Jaiswal. Area: 157 Sq Ft. Deed No: I-4469/04 (Physical possession).</p> <p>3. Vacant Plot at Farijangal, Ausgram, Purba Burdwan in the name of Garhwal Metal Pvt Ltd. in the name of Garhwal Metal Pvt Ltd. Area: 16.67 Acre Deed No: I- 0392/08 (Physical possession).</p>
4.	Details of the encumbrances known to the secured creditor.	N.A.
5.	The secured debt for recovery of which the property is to be sold	<p>Shree Sanyeeji Steel and Power Ltd.</p> <p>a) Secured Debt for State Bank of India: Rs. 58,47,76,022.00 (Rupees Fifty-eight crores forty-seven lakhs seventy-six thousand and twenty-two Only) with future interest and charges from 27.09.2014.</p> <p>b) Secured Debt for Canara Bank: Rs. 22,16,22,899.00 (Rupees Twenty-two crores sixteen lakhs twenty -two thousand eight hundred and ninety-nine Only) with future interest and charges from 18.11.2014.</p> <p>c) Secured Debt for Punjab National Bank: Rs. Rs. 13,50,87,370.00 (Rupees Thirteen crores fifty lakhs eighty-seven thousand three hundred and seventy Only) with future interest and charges from 01.09.2014.</p> <p>Total secured debt Rs. 94,14,86,291.00 (Rupees Ninety-four crores fourteen lakhs eighty-six thousand two hundred and ninety-one only) with future interest and charges.</p>



6.	Deposit of earnest money	Sl.No.	Description of Security(ies)	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
		1.	Commercial Office Room No. 508, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001.	1,04,00,000.00	10,40,000.00
		2.	Commercial Office Room No. 523, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001.	28,00,000.00	2,80,000.00
		3.	Plot at Farijangal, Ausgram Purba Burdwan in the name of Garhwal Metal Pvt Ltd.	3,97,00,000.00	39,70,000.00
*The earnest money to be transferred/deposited by the bidders in his/her/their own wallet provided in e-auction site https://baanknet.com. by means of NEFT/RTGS.					
7.	Reserve price of the immovable secured assets:	Sl.No.	Description of Security(ies)	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)
	Bank account in which EMD to be remitted.	1.	Commercial Office Room No. 508, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001.	1,04,00,000.00	10,40,000.00
		2.	Commercial Office Room No. 523, 5th Floor, 21, Hemanta Basu Sarani, PS-Hare Street, Kolkata, West Bengal, 700001.	28,00,000.00	2,80,000.00
		3.	Plot at Farijangal, Ausgram Purba Burdwan in the name of Garhwal Metal Pvt Ltd.	3,97,00,000.00	39,70,000.00
Last Date and Time within which EMD to be remitted: Bank account No 34694413925, Bank - State Bank of India, Branch – SAMB II Kolkata, IFSC – SBIN0018192 The intending bidders/purchasers are requested to get themselves registered on portal (https://ebkraj.in) using their Mobile Number and e-mail id. Date: 03.08.2025. Time: upto 5:00 p.m.					
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 Authorised Officer, failing which the earnest money deposited by the bidder shall stand 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.	04.08.2025 between 11.00 P.M to 4.00 P.M
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.	https://baanknet.com .
11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) 1,00,000.00 (ii) Unlimited. (iii) Indian Rupees (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. Contact person with mobile number	Date: 29.07.2025, Time: 12 A.M to 3:00 P.M. (Kolkata Properties) Date: 22.07.2025, Time: 12:00 A.M to 3:00 P.M. (Burdwan Properties) Name: Shri Kumar Arun Prakash Contact No. 9136052101/9674741928
13.	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by https://baanknet.com . may be conveyed through e mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) viz ID card/ Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorized Officer of State Bank of India, Stressed Assets management Branch – II, Kolkata, Jeevandeep Building (10 th Floor), 1, Middleton Street, Kolkata - 700071



by 02.08.2025, 4:00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Assets management Branch -II, Kolkata, Jeevandeep Building (10th Floor), 1, Middleton Street, Kolkata -700071 to participate in online e-auction on the portal <https://baanknet.com>, which will provide User ID and Password after due verification of PAN of the Eligible Bidders.

(d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

(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.

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.

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

(i) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. The decision of the authorised officer to restart the auction process will be notified only to those participants who have while complying the condition "(b)" herein above furnished their emails at least one day before the auction date. Notification for restart will be sent on e-mail only.

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

(k) 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.

(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with <https://baanknet.com> or respective accounts shared with the bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges(if any).

(m) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(n) 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>(o) 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.</p> <p>(p) 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.</p> <p>(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable 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 Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever.</p> <p>(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 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 authorized officer of the concerned Bank branch only.</p> <p>(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.</p>
14.	Details of pending litigation, if any, in respect of property proposed to be sold	N.A.

Date: 15.07.2025

Place: Kolkata



[Signature]
 AUTHORISED OFFICER
 SBI, SAMB – II, Kolkata
 clo4.samb2kol@ sbi.co.in