

[See Provision to rule 8 (6) & 6(2)]

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of movable & 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 movable & immovable properties mortgaged/charged/ to the Secured Creditor, the constructive 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" "Whatever there is" and "Without Recourse" basis on **25.07.2024** for recovery of **Rs. 56,32,44,198.02 (Rupees fifty six crore thirty two lacs forty four thousand one hundred ninety eight and paise two only) as on 15.06.2015** and further interest from 16.06.2015 at the contractual rate & other charges due to the secured creditor from the Borrower **M/s. Shree Balmukund Polyplast Pvt. Ltd.** having its Registered Office at "Om Tower, 11th Floor, Room No. – 1109, 32, Chowringhee Road, Kolkata – 700071" and Directors & Guarantors **(i) Shri Ajay Kumar Agarwal**, 3A Auckland Place, Flat No. – 7A, Kolkata – 700017, **(ii) Deepak Kumar Agarwal**, "Ratanlal Building, Kharida Main Road, Kharagpur, District – Paschim Medinipur, West Bengal 721303 **iii) Shri Dhan Kumar Agarwala**, "Ratanlal Building, Kharida Main Road, Kharagpur, District – Paschim Medinipur, West Bengal 721303, **iv) Shri Vikash Kumar Agarwala**, Patna Chemical works Compound, Patna City, Patna, Bihar, Pin – 800 008, **v) Smt Rukmani Devi**, "Ratanlal Building, Kharida Main Road, Kharagpur, District – Paschim Medinipur, West Bengal 721303, **vi) Smt Smita Agarwala**, W/o Mr. Vikash Kumar Agarwala Patna Chemical works Compound, Patna City, Patna, Bihar, Pin – 800 008, **vii) Smt. Anita Agarwala**, "Ratanlal Building, Kharida Main Road, Kharagpur, District – Paschim Medinipur, West Bengal 721303 and Corporate Guarantors **(i) M/s Abhinandan Interexim Pvt Ltd.** having its registered office at "Om Towers", Room No. – 1109, 11th floor, 32 chowringhee Road, Kolkata – 700071. **ii) M/s Joharilal Agarwala Sales Pvt Ltd**, having its registered office at 1st Floor, Keshowjee Chambers, 3 A, Pollock Street, Kolkata – 700 001 (West Bengal), **iii) Vivek Finvest & Consultant Pvt Ltd.** having its registered office at 1st Floor, Keshowjee Chambers, 3 A, Pollock Street, Kolkata – 700 001 (West Bengal),

1. The reserve price for **Godown** will be **Rs. 3,77,00,000/-**. The earnest money deposit will be **Rs. 37,70,000/-** and to be deposited with the Bank on or before **25.07.2024**.
2. The reserve price for **Office Space** will be **Rs. 20,00,000/-**. The earnest money deposit will be **Rs. 2,00,000/-** and to be deposited with the Bank on or before **25.07.2024**.
3. The reserve price for **Residential cum Commercial Building** will be **Rs. 1,23,00,000/-**. The earnest money deposit will be **Rs. 12,30,000/-** and to be deposited with the Bank on or before **25.07.2024**.

 bank.sbi

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☎ + 033 2288 0233

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প্রতিবন্ধ পরিসম্পৎ ব্যবস্থাপন শাখা - ২

জীবনদীপ বিল্ডিং (দশম তল)

১, মিডলটন স্ট্রীট

কোলকাতা - ৭০০ ০৭১

তনাবগ্রস্ত আস্তি প্রবন্ধন শাখা - II

জীবনদীপ বিল্ডিং (দশম তল)

1, মিডলটন স্ট্রীট

কোলকাতা - 700 071

Stressed Assets Management Br. - II

Jeevandeep Building (10th Floor)

1, Middleton Street,

Kolkata - 700 071

4. The reserve price for **Residential cum Commercial Building** will be **Rs. 98,00,000/-**. The earnest money deposit will be **Rs. 9,80,000/-** and to be deposited with the Bank on or before **25.07.2024**.

5. The reserve price for **Office Space** will be **Rs. 4,57,00,000/-**. The earnest money deposit will be **Rs. 45,70,000/-** and to be deposited with the Bank on or before **25.07.2024**.

6. The reserve price for **Residential Flat 7A** at Kolkata will be **Rs. 2,39,00,000/-**. The earnest money deposit will be **Rs. 23,90,000/-** and to be deposited with the Bank on or before **25.07.2024**.

7. The reserve price for **Residential Flat 7B** at Kolkata will be **Rs. 2,43,00,000/-**. The earnest money deposit will be **Rs. 24,30,000/-** and to be deposited with the Bank on or before **25.07.2024**.

8. The reserve price for **Factory land & building together with Plant & Machinery** will be **Rs. 5,69,00,000/- (Rupees five crore sixty nine lacs only)** (Factory Land & Building Rs. 4,75,00,000/- and Plant & Machinery Rs. 94,00,000/-). The earnest money deposit will be **Rs. 56,90,000/-** and to be deposited with the Bank on or before **25.07.2024**.

(Short description of the **immovable properties** with known encumbrances, if any)

1. All that piece and parcel of Land together with pucca building located at Mouza-Sabalpur, Khasra No. 1922, Police station – Didarganj, District – Patna. Deed No.3865 & 3871 in the name of Smita Agarwala W/o Vikash Agarwala. (Under Symbolic Possession) Deed No.3865 Boundary: North: Property of Ramesh Ch Gupta East: Khasra No. 1925 South: Property of Mrs. Pushpa Singh. West: Property of Mrs. Smita Agarwala.	
Deed No. 3871 Boundary: North: Property of Ramesh Ch Gupta East: Property of Mrs. Smita Agarwala. South: Property of Mrs. Pushpa Singh. West: Khasra No. 1948.	
2. All that office space measuring an area 202 sq. ft. at 1 st floor, "Keshavji Chamber", 3A, Pollock Street, P.S – Hare Street, Kolkata – 700001, vide Deed No. I – 3847 standing in the name of Vivek Finvest & Consultant Pvt, Ltd. (Under Symbolic Possession) Boundary: North: Premises No. 4 Pollock street West: Premises No. 4 Pollock street South: India Exchange Place East: Pollock street.	
3. All that piece and parcel of Land together with pucca building measuring an area of 05.03 decimal under Mouza-Khagrapur Khas Jungal, 277 Kharida Road, J.L. No. – 142, Khatian No. 726, Ward No. – 11 within Kharagpur Municipality, Police station – Kharagpur (Town), District - Paschim Medinipur, Deed No. 1565, 1566, 1567, 3341 in the name of Ajay Kumar Agarwala, Deepak Kumar Agarwala & Vikash Kumar Agarwala. (Under Symbolic Possession) Boundary: North: Property of Mr. Hiralal East: Municipality Road South: Property of Mr. Motilal West: Railway Land	

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4. All that piece and parcel of Land together with pucca building measuring an area of 05.75 decimal under Mouza-Khagrapur Khas Jungal, 275A Kharida Road, J.L. No. – 142, Khatian No. 741, Plat No. 1543, Holding No. 340/275A, Ward No. – 11 within Kharagpur Municipality, Police station – Kharagpur (Town), District - Paschim Medinipur, Deed No. 7393 in the name of Deepak Kumar Agarwala. **(Under Symbolic Possession)**

Boundary:

North: Property of Mr. Prabhash Kumar Jain
East: Municipality Road

South: Jain Dharmasala
West: Railway Land

5. All that the business space containing a total super covered area (i.e including the agreed area being the units proportionate share of the common parts) on the 11th floor of 'OM tower', 32 Chowringhee Road, Kolkata – 700071. Deed No. 1000, 997, 999, 2498 in the name of Sri Balmukund Polyplast Pvt Ltd. **(Under Symbolic Possession)**

Boundary:

North: Premises No. 31, J.L. Nehru Road.
East: Premises No. 31, J.L. Nehru Road.
(1/B Russel Street)

South: Premises No. 33/1, J.L.Nehru Road
West: J.L. Nehru (Chowringhee) Road.

6. All that the Residential flats or units No. 7A on the 7th floor measuring a super built up area of 2160 sq. ft. in the eleven storied building commonly known as 'Auckland 10' together with one covered car parking space in the ground floor and a servant quarter on the first floor of the premises measuring 55 sq. ft. of built up area more or less and together with undivided impartible proportionate share or interest in the land beneath the said building attributable to the said unit in premises no. 3A Auckland Place Kolkata 17, Police station – Shakespeare Sarani, within Ward No. – 63 of the Kolkata Municipal Corporation vide Deed No. 10547 in the name of M/s Joharilal Agarwala Sales Pvt Ltd. **(Under Symbolic Possession)**

Boundary:

North: Premises No. 3A, Auckland Place.
East: Premises No. 14, Rowdon Street)
Square.

South: Premises No. 6, AJC Bose Road.
West: Premises No. 4C, Auckland

7. All that the Residential flats or units No. 7B on the 7th floor measuring a super built up area of 2160 sq. ft. in the eleven storied building commonly known as 'Auckland 10' together with one covered car parking space in the ground floor and a servant quarter on the first floor of the premises measuring 55 sq. ft. of built up area more or less and together with undivided impartible proportionate share or interest in the land beneath the said building attributable to the said unit in premises no. 3A Auckland Place Kolkata 17, Police station – Shakespeare Sarani, within Ward No. – 63 of the Kolkata Municipal Corporation vide Deed No. 10548 in the name of M/s Joharilal Agarwala Sales Pvt Ltd. **(Under Symbolic Possession)**

Boundary:

North: Premises No. 3A, Auckland Place.
East: Premises No. 14, Rowdon Street)
Square.

South: Premises No. 6, AJC Bose Road.
West: Premises No. 4C, Auckland

8. All that piece and parcel of Lands with factory sheds together with Plant & Machinery at Mouza – Kandua, under Dhulagarh Industrial Park, J.L. No – 5, Police Station – Sankrail, A.D.S.R.O – Ranihati, District - Howrah, Deed No. 2421, 2422, 2693, 2783, 3485, 10562, 6852

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in the name of Shree Balmukund Polypplast Pvt Ltd. **(Under Symbolic Possession) *Plant & Machinerics will not be sold separately)**

Boundary:

Deed No. 2421

North: Dag No. 2230, 2229, 2227, 2226, 2300. South: Dag No. 2236, 2258, 2259, 2273, 2298.
East: Dag No. 2299. West: Dag No. 2231.

Boundary:

Deed No. 2422

North: Dag No. 2335, 954, 966. South: Dag No. 2226, 2228, 2299, 2302.
East: Dag No. 2301 West: Dag No. 2224.

Boundary:

Deed No. 2693

North: Dag No. 929 South: Dag No. 2225
East: Dag No. 929, 2335, 2300. West: Dag No. 2222, 2227.

Boundary:

Deed No. 2783

North: Dag No. 2223. South: Dag No. 2227.
East: Dag No. 2224. West: Dag No. 2222.

Boundary:

Deed No. 3485

North: Dag No. 2223. South: Dag No. 2226.
East: Dag No. 2224. West: Dag No. 2222.

Boundary:

Deed No. 10562

No boundary is mentioned in the deed.

Boundary:

Deed No. 6852

North: Dag No. 2228. South: Dag No. 2297.
East: Dag No. 30' wide common road. West: Dag No. 2273.

For encumbrances & detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.sbi.co.in & <https://www.mstcecommerce.com>

Date: 14.05.2024

Place: Kolkata



AUTHORISED OFFICER,
(Nijhar Kumar Lakra)
9674721004/clo3.samb2kol@sbi.co.in