



THE KARUR VYSYA BANK LTD,

Asset Recovery Branch-Kolkata

15 Bondel Road First Floor, Ballygunge Kolkata,
West Bengal 700019 Contact No: 033- 22900752,
Email: head.arbkolkata@kvbmail.com

E-AUCTION

NOTICE

MEGA E-AUCTION

ON 19.07.2024

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the following borrowers taken by Authorised Officer for recovery of the secured debts dues as mentioned below to The Karur Vysya Bank Ltd, of the under mentioned branch from the following borrowers/guarantors.

Whereas the undersigned has decided to put up for e-auction of the immovable properties offers are invited by way of E-Tender for purchase of the following assets on **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS”** basis

Garia Branch

Sl. Nos.1: 1. M/s. Ayesha Furniture (Borrower) Prop: Mr. Hassanulla Laskar, 6 Nowapara, Sonarpur, South 24 Parganas, West Bengal – 700150 And at Jagannathpur Simultala, P.O. Ram Krishna Pally, P.S. Sonarpur, Kolkata, West Bengal 700150. 2. **Mrs. Sahida Bibi (Guarantor)** Jagannathpur Simultala, P.O. Ram Krishna Pally, P.S. Sonarpur, Kolkata, West Bengal 700150. 3. **Mr. Sahanawaj Hossain Laskar (Guarantor)** Jagannathpur Simultala, P.O. Ram Krishna Pally, P.S. Sonarpur, Kolkata, West Bengal 700150. **Total dues: As on 31.05.2024 is Rs.3,09,98,985.85 (Rupees Three Crore Nine Lakh Ninety Eight Thousand Nine Hundred Eighty Five and Paise Eighty Five Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------------|-----------------------------------|-------------------------------|
| Rs. 84,19,500/- | Rs. 8,41,950/- | Rs. 50,000/- |

Item No.2. All the piece and parcel of the Land in the name of Mr. Hasanulla Laskar measuring about 1 Cottah 06 Chittaks 20 Sq. Ft. with Structure measuring 400 Sq. Ft. (more or less) situated at Mouza Kodalia, J.L. NO. 35, R.S. No. 146 Touzi No. 120, R.S. Dag No- 136, Khatian No- 730 PS - Sonarpur, Dist. South 24 Parganas, West Bengal and the land is butted and bounded by:-

On the North: By House of Babla Ghosh On the East: By House of Biswanath Das.
On the South: By Property of Mr Nandi On the West: By Owner's Property



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 18,27,000/- | Rs. 1,82,700/- | Rs. 50,000/- |

Sl. Nos.2: 1. **M/s. Ayesha Sanitary Private Limited. (Borrower)**, 286 Aghore Sarani, Barindra Para More Sonarpur, South 24 Parganas, Kolkata West Bengal 700150 2. **Mr. Hasanulla laskar** (Guarantor) Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, Kolkata, West Bengal 700150 3. **Mrs. Sahida Bibi**, (Guarantor) Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, Kolkata, West Bengal 700150 4. **Mr. Sahanawaj Hossain Laskar**, (Guarantor) Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, South 24 Parganas, West Bengal 700150 **Total dues: As on 31.05.2024 is Rs.8,30,36,871.28 (Rupees Eight Crore Thirty Lakh Thirty Six Thousand Eight Hundred Seventy One and Paise Twenty Eight Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

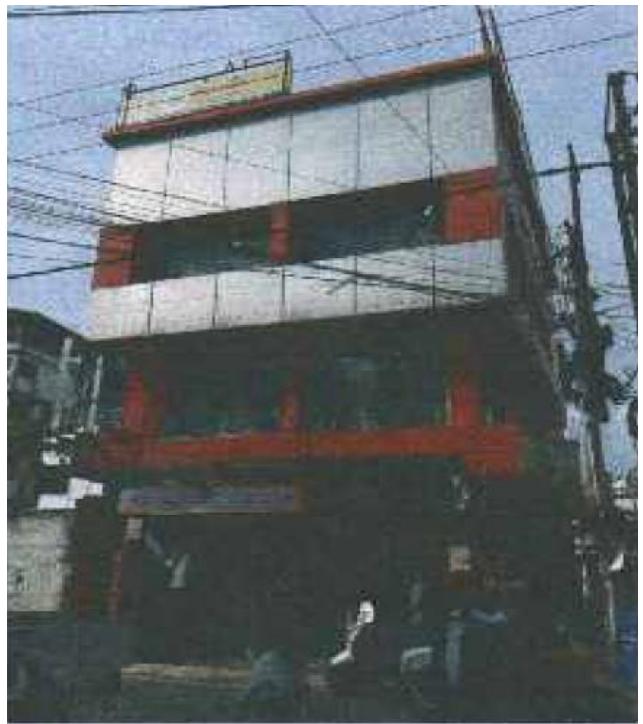
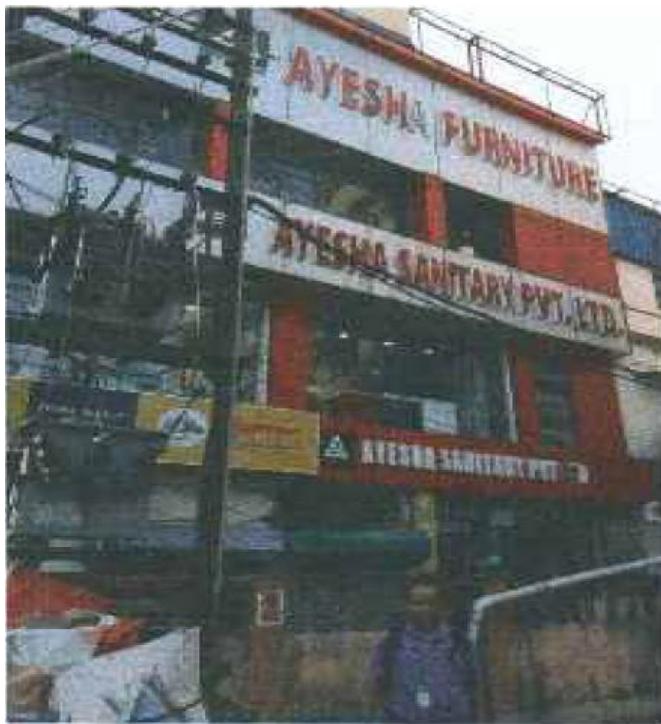
Item No.1 All that the piece and parcel of the land in the name of M/s. Ayesha Sanitary Pvt. Ltd measuring about 02 cottahs 02 chittaks with shoproom thereon at J. L. No. 40, R. S. No. 126, Touzi No. 259, R S Khatian No. 113, R S Dag No. 681, Ward No. 9, Rajpur Sonarpur Municipality, vill-Noapara, Taluka-Sonarpur, Dist. South 24 parganas, West Bengal and the land is butted and bounded by :-

On the North: By Portion of R S Dag No. 681. (i.e., Portion of same Dag No.)

On the South: By Road

On the East: By Common Passage.

On the West: By Portion of R S Dag No. 681. (i.e., Portion of same Dag No.)



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------------|-----------------------------------|-------------------------------|
| Rs. 3,21,00,000/- | Rs. 32,10,000/- | Rs. 50,000/- |

Item No.2. All that the piece and parcel of the land in the name of M/s. Ayesha Sanitary Pvt. Ltd, measuring about 97 decimals with two storied building admeasuring 1600 sq ft. (more or less) at J L No. 182, Touzi No. 208, Khatian Nos. 1317, 1171, 1691, 882, 1315/1, 522, 191, 1335/3, Dag Nos. 1847, 1866, 1869, 1870, 1872, 1875, 1903, 1907, 1908, 1909, 1910, 1911, 668, 1043, 662, 664, 666 & 1914, Mouza-Makhaltala, Taluka-Jibantala, Dist. South 24 Parganas, West Bengal and the land is butted and bounded by :-
 On the North: By Panchayet Road.
 On the South: By Pond(Owner's property)
 On the East: By Panchayet Road.
 On the West: By property of Sahajuddin Naskar.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------------|-----------------------------------|-------------------------------|
| Rs. 1,38,00,000/- | Rs. 13,80,000/- | Rs. 50,000/- |

Item No.3 All the piece and parcel of Land in the joint name of Hassan Ulla Laskar, Sahida Bibi and Sahanawaj Hossain Laskar measuring 02 Cottahs 27 sq ft with two storied building, of which Ground Floor have Shop Room of 217 sq ft and Residential area of 500 sq ft and First Floor have covered area of 717 sq ft more or less , lying and situated at J.L. No. 55, R.S. No. 109, Touzi No. 251, Khatian No. 1573 ,C.S. & R.S. Dag No. 2201 , being Block No B/1, being Holding No 93, Aghore Sarani, within Ward No 16 of Rajpur Sonarpur Municipality, PS Sonarpur, ADSR Sonarpur, Dist South 24 Parganas , West Bengal and the land is butted and bounded by :-

On the North: By RS Dag No 2201.

On the South: By RS Dag No 2201

On the East: By RS Dag No 2203.

On the West: By Aghore Sarani Road.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 46,70,000/- | Rs. 4,67,000/- | Rs. 50,000/- |

Item No.4 All the piece and parcel of Land in the name of Hassan Ulla Laskar measuring 15 Chittaks 27 sq ft (more or less) with structure thereon measuring approx 100 sq ft , lying and situated at J.L. No. 35, R.S. No. 146, Touzi No. 120, R.S. Khatian No. 730, L.R. Khatian No. 2357, R.S. Dag No. 136, L.R. Dag No. 176 within the limits of Rajpur Sonarpur Municipality, PS Sonarpur, ADSR Sonarpur, Dist. South 24 Parganas, West Bengal and the land is butted and bounded by :-

On the North: By Property of Kamala Rani Shil.

On the South: By R. S. Dag No. 136

On the East: By Others Land.

On the West: By Others Land.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 12,75,000/- | Rs. 1,27,500/- | Rs. 50,000/- |

Sl. Nos.3: 1. M/s. Ayesha Food Grains Wholesale Pvt. Ltd. (Borrower) Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, South 24 Parganas, West Bengal 700150 2. **Mr. Hassanulla laskar, (Guarantor)** Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, South 24 Parganas, West Bengal 700150 3. **Mrs. Sahida Bibi, (Guarantor)** Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, South 24 Parganas, West Bengal 700150 4. **Mr. Sahanawaj Hossain Laskar, (Guarantor)** Jagannathpur Simul Tala, P.O. Ram Krishna Pally, P.S. Sonarpur, South 24 Parganas, West Bengal 700150 **Total dues: As on 31.05.2024 is Rs.8,41,36,925.19 (Rupees Eight Crore Forty One Lakh Thirty Six Thousand Nine Hundred Twenty Five and Paise Nineteen Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

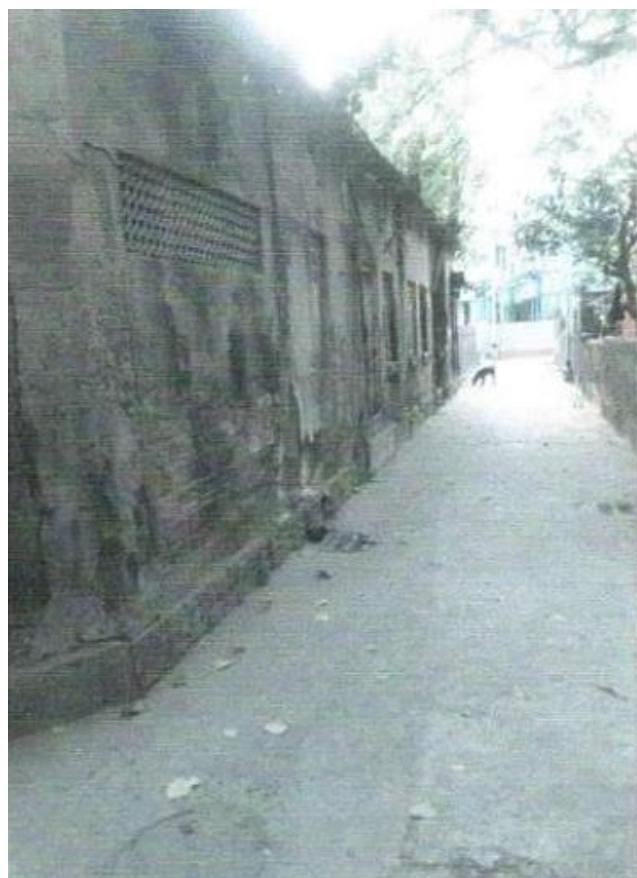
Item No.1 All that piece and parcel of commercial Bastu land and building measuring about 7 Cottahs more or less together with one storied building standing thereon, measuring about 1500 Sq. Ft. more or less situated at Mouza Garfa, comprised in Dag No. 461, Khatian No. 291, P. S Sadar Tollygunge, Jadavpur, then Purba Jadavpur and now Survey Park, being its Municipal Premises No. 37, Friends Row, corresponding to Postal Premises No. 23, Friends Row, Kolkata – 700075, within the limits of Kolkata Municipal Corporation, Ward No. 104. Dist. South 24 Parganas standing in the name of M/s. Ayesha Food Grains Wholesale Pvt. Ltd. and the land is butted and bounded by:-

On the North: By 9'-6" wide common passage.

On the South: By Land of Mr. Mantu Chakraborty R.S. Dag No. 461 (P).

On the East: By 7'-6" wide common passage.

On the West: By Land of Mr. Jitendra Chandra Das.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-------------------|----------------------------|------------------------|
| Rs. 1,54,53,000/- | Rs. 15,45,300/- | Rs. 50,000/- |

Item No.2. All that piece and parcel of residential land measuring 02 Cottahs 03 Chittaks more or less with two storied building, having approx 466 sq ft on each floor. Situated at J.L. No. 51, R.S. No. 44, Touzi No. 271, C.S. Khatian No. 170, Khanda R.S. Khatian No. 446, L.R. Khatian Nos. 1271, 1272, R.S. Dag No. 429, L.R. Dag No. 471, being Holding No 2381, Jagannathpur, within Ward No 08 of Rajpur Sonarpur municipality, PS Sonarpur, ADSR Sonarpur, Dist South 24 Parganas. Standing in the name of M/s. Ayesha Food Grains Wholesale Pvt. Ltd. and the land is butted and bounded by:-

On the North: By Part of RS Dag No 429

On the East: By 10' ft wide passage

On the South: By 10' ft wide Road.

On the West: By Land under RS Dag No 429



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 37,05,000/- | Rs. 3,70,500/- | Rs. 50,000/- |

Item No.3 All that piece and parcel of land measuring about 05 cottahs or 8 $\frac{1}{4}$ decimals (more or less) with building measuring about 3000 sq. ft. (approx.) at J.L. No 104, R.S No-158, Touzi No. 146, Khatian No. 130, Dag No. 34, in Barasat Municipality, Village Chandanhati, Taluka-barasat Dist. North 24 Parganas, West Bengal standing in the name of Mr. Hasan Ulla Laskar and the land is butted and bounded by:-

On the North: By Property of S. Duley.

On the East: By Property of S. Duley

On the South: By Municipal Road.

On the West: By Land under Dag No. 10.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 68,10,000/- | Rs. 6,81,000/- | Rs. 50,000/- |

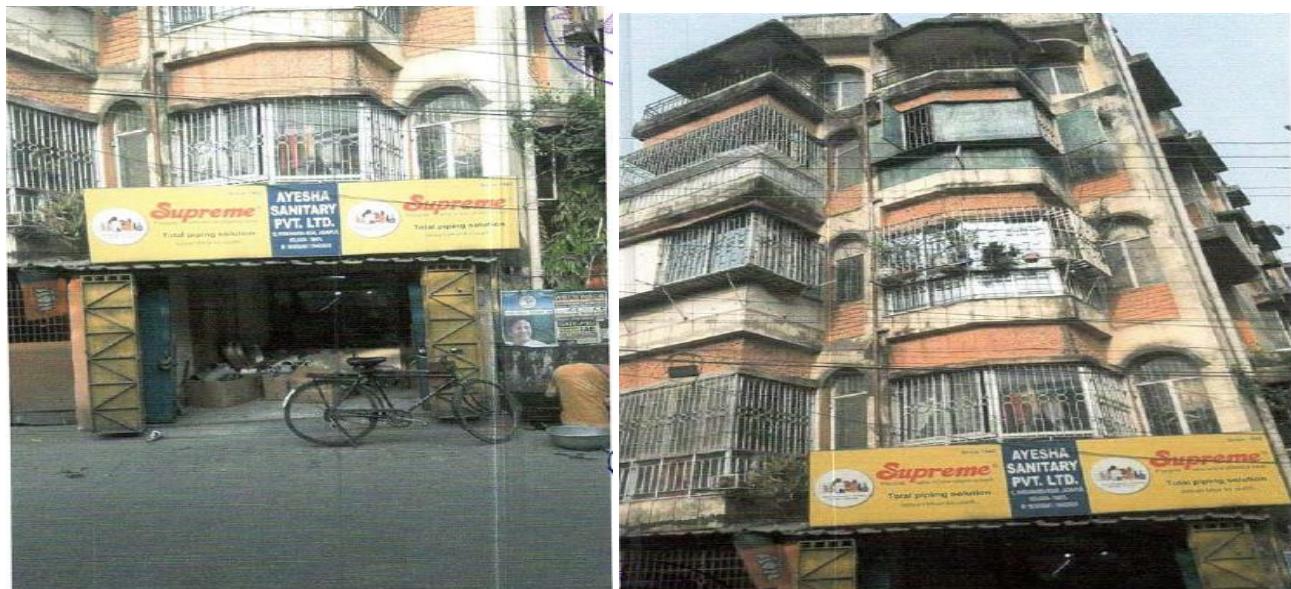
Item No.4. All that piece and parcel of Shoproom measuring about 511.67 Sq. Ft. At J .L No. 35, R.S No. 33, Touzi No. 56, R.S Khatian No. 4, R.S Dag No. 546/924, Premises No. 12, Vivekananda Road, Ward No. 104 of Kolkata Municipality Corporation, Mouza Jadavpur, PS Kasba, South 24 Parganas, West Bengal standing in the name of Mr. Hasan Ulla Laskar and the land is butted and bounded by:-

On the North: By 14 Vivekananda road (Kalpana Timber).

On the South: By 12A, Vivekananda road.

On the East: By 1A Naskar Para road.

On the West: By KMC road.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 60,80,000/- | Rs. 6,08,000/- | Rs. 50,000/- |

Item No.5. All that the piece and parcel of land measuring about 02 cottahs with godown measuring 799 sq. Ft. (more or less) at JL No. 35, R S No. 146, Touzi No. 120, R S Khatian No. 730, R S Dag No. 136, Ward No. 2, Rajpur Sonarpur Municipality, Holding No. 6, Mouza Kodalia, Taluka Sonarpur, Dist. South 24 Parganas, West Bengal standing in the name of Mrs. Sahida Bibi and the land is butted and bounded by:-

On the North: By R S Dag No. 136. On the East: By R S Dag No. 136.

On the South: By R S Dag No. 136. On the West: By NSC Bose Road



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 53,26,000/- | Rs. 5,32,600/- | Rs. 50,000/- |

Item No. 6. All that the piece and parcel of land and building measuring about 02 cottahs 13 chittaks 33 sq ft (more or less) with building thereon at J L No. 51, Touzi No. 271, Sabek Khatian No. 170, Hal Kanda Khatian No. 446, Halka Khatian No. 220 & 836, Sabek and Hal Dag No. 429 & 431, Halka Dag No. 471, Ward No. 7, Rajpur Sonarpur Municipality, Mouza Jagannathpur, Taluka Sonarpur, Dist. South 24 Parganas, West Bengal standing in the name of Mr. Hasan ulla Laskar and the land is butted and bounded by:-

On the North: By Plot No. B 1.

On the East: By 10' Ft. Common Passage.

On the South: By Land of Others.

On the West: By R S Dag No. 429.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 94,50,000/- | Rs. 9,45,000/- | Rs. 50,000/- |

Item No. 7 All that the piece and parcel of land measuring about 02 cottahs 04 chittaks 05 sq ft (more or less) with structure measuring about 100 Sq. ft. at J L No. 51, R S No. 44, Touzi No. 271, C S Khatian No. 170, R S Khatian No. 446, L R Khatian No. 1104, R S Dag No. 429, L R Dag No. 471, Ward No. 8, Holiding No. 2791, Rajpur Sonarpur Municipality Mouza Jagannathpur, Taluka Sonarpur, Dist South 24 Parganas, West Bengal standing in the name of Mrs. Sahida Bibi and the land is butted and bounded by:-

On the North: By R S Dag No. 429.

On the South: By R S Dag No. 429 and Property of Noor Islam Molla.

On the East: By 12' Ft. Common Passage.

On the West: By R S Dag No. 429.

Note: Property mentioned in Item No.7 is adjacent to property mentioned in Item No.6 above)



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 27,50,000/- | Rs. 2,75,000/- | Rs. 50,000/- |

Item No.8. ALL the piece and parcel of Land measuring 01 Cottah 13 Chitaks more or less with structure thereon , lying and situated at Mouza Madanmolla, J.L. No. 51, R.S. No. 44, Touzi No. 272, R.S. Dag No. 433 ,L.R. Dag No. 473 ,R.S. Khatian No. 19, L.R. Khatian No. 216 & 189., within Ward No. 07 of Rajpur-Sonarpur Municipality, PS Sonarpur, ADSR Sonarpur, Dist. South 24 Parganas standing in the name of Hassan Ulla Laskar and the land is butted and bounded by:-

On the North: By Property of Miya.
On the South: By Property of Devloc Group.

On the East: By 30' ft Wide Road.
On the West: By 10' ft Common passage.



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 21,40,000/- | Rs. 2,14,000/- | Rs. 50,000/- |

Bangur Avenue Branch

Sl.No.4:1.M/s. R K Enterprise (Borrower), Proprietrix: **Mrs. Rekha Karmakar, 2.Mr. Bishnu Karmakar (Guarantor), 3.Mr. Sambhu Karmakar (Guarantor),** all residing at, Saharpur, Bilkanda 1 No Gram Panchayat, P.S-Ghola, P.O- Jugberia, North 24 Paraganas, Kolkata-700110, West Bengal **Total dues: As on 31.05.2024 is Rs.1,61,09,698.15 (Rupees One Crore Sixty One Lakh Nine Thousand Six Hundred Ninety Eight and Paise Fifteen Only)** together with further interest, Costs, other charges and expenses thereon.

Sl.No.5.1.Mrs. Rekha Karmakar (Borrower), 2.Mr. Bishnu Karmakar (Borrower), 3.Mr. Sambhu Karmakar (Borrower), all residing at, Saharpur, Bilkanda 1 No Gram Panchayat, P.S-Ghola, P.O- Jugberia, North 24 Paraganas, Kolkata- 700110, West Bengal **Total dues: As on 05.05.2024 is Rs.30,23,417.50 (Rupees Thirty Lakh Twenty Three Thousand Four Hundred Seventeen and Paise Fifty Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

Item No.1. All that piece and parcel of residential land and building (G+2), land admeasuring 2 Cottahs, situated at J L No.28, R S No.104, Touzi No. 193, Khatian No.268, Mouza Talbanda, Dag No.305, Bilkanda 1 No. Gram Panchayat, Dist. North 24 Paraganas, West Bengal, standing in the name of Bishnu Karmakar and Sambhu Karmakar, and the land is butted and bounded by:

On North: By Property of Santosh Das On East: By Property of Swapna Malo
On South: By 3 Ft. Wide Road On West: By Property of Manasa Malo



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------|----------------------------|------------------------|
| Rs.35,46,000/- | Rs.3,54,600/- | Rs.50,000/- |

Sl.No.6:1. M/s. Riya Knits (Borrower), Proprietor: **Mrs. Rajni Das** Sahid Nani Saha Sarani, Majerhati Nimta, Kolkata-700049 **And at** 2, Mahajati Nagar, North Dum Dum, Kolkata-700051
2. Mr. Swapan Kumar Das (Husband of Mrs. Rajni Das) **(Guarantor)** 2, Mahajati Nagar, North Dum Dum, Kolkata-700051 **Total dues: As on 31.05.2024 is Rs.48,35,224.01 (Rupees Forty Eight Lakh Thirty Five Thousand Two Hundred Twenty Four and Paise One Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

Item No.1. All that piece or parcel of land and building, land measuring an area of 2 (Two) Cot-tah 2(Two) Chittacks and 37 (Thirty Seven) Sq.ft. be the same a little more or less, lying and situated at Mouza-Birati Village, comprised in Dag No.23, Touzi No.172, J.L. No.7, R.S. No.139, under North Dum Dum Municipality, Ward No.13, as per Municipal Assessment Register Holding No.173, previous holding No.3/1, Sidheshwari Bazar, Mahajati Nagar, Block-2, Police Station-Nimta within the Jurisdiction of Additional District, Sub-Rigistry Office at Cossipore Dum Dum, District-North 24-Parganas, standing in the name of **Mr. Swapan Kumar Das and Mrs. Rajni Das** and butted and bounded in the following manner:

On the North By: House of Manomohini Ghosh On the East By: Municipal Road
 On the South By: House of Mr. Majumders On the West By: House of Sri Nepal Rakshit



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------|----------------------------|------------------------|
| Rs.42,35,500/- | Rs.4,23,550/- | Rs.50,000/- |

Sl.No.7:1. M/s. Raj Enterprise (Borrower), Prop: **Mr. Shyamal Bhowmik**, 5/S/6 Prasanna Chatterjee Road P O Ghola Bazar North 24 Paraganas, Kolkata- 700111, West Bengal And at 136, Purbachal, Panihati P.O. Ghola, North 24 Paraganas, Kolkata- 700111, West Bengal
2. Mrs. Debjani Bhowmick (Guarantor), 136, Purbachal, Panihati P.O.Ghola, North 24 Paraganas, Kolkata-700111, West Bengal. **Total dues: As on 31.05.2024 is Rs.68,38,796.80 (Rupees Sixty Eight Lakh Thirty Eight Thousand Seven Hundred Ninety Six and Paise Eighty Only)** together with further interest, costs, other charges and expenses thereon.

Description of the Immovable Property

Item No.1. All that piece and parcel of commercial shop Room No.2, Ground Floor, having super build-up area admeasuring about 137sq. ft. situated at Mouza- Nainan, J L No.8, RS No.5, RS Dag No.2016, RS Khatian No.707, Premises No ½, Sashi Bhusan Basak Lane, Ward No.22, Baranagar Municipality, Holding No.643, P.S. Baranagar, Kolkata-36, North 24 Paraganas, standing in the name of Mr. Shyamal Bhowmik and the land is butted and bounded by:

On North: By Land of Joly Ghosh On East: By property of Upendra Nath Ghosh
 On South: By 14Ft wide Sashi Bhusan Basak Lane On West: By 4Ft wide common passage



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|---------------|----------------------------|------------------------|
| Rs.7,68,000/- | Rs.76,800/- | Rs.50,000/- |

Item No.2. All that piece and parcel of residential Flat No C, measuring 785 Sq. Ft. "Partha Kutir", 680, Sunit Kumar Banerjee Road, P. S. Gholia, Ward No. 28, Panihati Municipality, Mouza - Gholia, J. L. No. 14, R. S. No. 103, Touzi No. 172, comprised in L.R. Dag No. 520, R. S. Dag No. 393, L. R. Khatian No. 7245, 2225, 5785, 4416, 6975, 6934 and 3730, under Block "C" of Sodepur Development Scheme, District - North 24-Parganas, West Bengal, standing in the name of Mrs. Debjani Bhowmick and the land is butted and bounded by:

On North: By 25 Ft. wide municipal Road

On South: By land of Sri Pradip Roy and Sri Tridib Roy, scheme Plot No 132

On East: By Land of Sri Madhusudhan Das

On West: By Land of Sri Pratul Roy, Scheme Plot No 128



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------|----------------------------|------------------------|
| Rs.26,70,000/- | Rs.2,67,000/- | Rs.50,000/- |

Sl. No.8:1. M/s. Adhikary Enterprise (Borrower), Prop: **Mr. Ajit Adhikary**, Vill - North Jojra P.O.- Rohanda PS - Madhyamgram District: North 24 Paraganas Kolkata- 700135, West Bengal And at 205 N. S. Road New Barrackpore District: North 24 Paraganas Kolkata- 700131, West Bengal **2. Mrs. Seema Adhikary (Guarantor)**, 205 N. S. Road New Barrackpore District: North 24 Paraganas Kolkata- 700131, West Bengal **Total dues: As on 31.05.2024 is Rs.1,09,58,655.18 (Rupees One Crore Nine Lakh Fifty Eight Thousand Six Hundred Fifty Five and Paise Eighteen Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

Item No.1. All that piece and parcel of residential Flat at first floor, measuring 197 Sq. Ft. and Open space of 425 Sq. Ft. at Ground Floor, of a two storied building situated at holding No.205, Netaji Subhas Road, Mouza. Masunda, J. L. No.34, R. S. No.96 , Touzi No.169, Khatian No.317, Dag No.810, District – North 24-Parganas, West Bengal, standing in the name of Mr. Ajit Adhikary and the land is butted and bounded by:

On North: By property of Mrs. Uma Rani Chatterjee

On South: By property of Mrs. Haridas Malo, Rajlaksmi Malo & common Passage, staircase

On East: By Land of New Barackpore Co-operative

On West: By common passage, staircase and land & building of Plot. A



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------------|-----------------------------------|-------------------------------|
| Rs.13,92,000/- | Rs.1,39,200/- | Rs.50,000/- |

Item No.2. All that piece and parcel of land admeasuring 2 (two) Cottahs along with one storied Pucca Commercial Structure standing thereon measuring 534Sq.ft. situated at Mouza- Jojra, JL No.56, RS No.172, R.S. & L.R. Dag No.222 under L.R. Khatian No.432 and own L.R. Khatian No.2058, under Chandigarh Rohanda Gram Panchayat, P.S. Barasat, A.D.S.R.O. Barasat, District North 24 Parganas, standing in the name of Mrs. Seema Adhikary and the land is butted and bounded by:

On North: By Dag No. 222

On South: By 6 Ft. Wide Common Passage

On East: By Plot No. C.

On West: By Dag No. 222



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------------|-----------------------------------|-------------------------------|
| Rs.7,26,500/- | Rs.72,650/- | Rs.50,000/- |

Sl.No.9.1). M/s. Saha Enterprise (Borrower), Prop: Tapas Kumar Saha, 413 (49) Bidhan Pally Patna School Road, Nimta, North 24 Paragans, West Bengal, Kolkata 700049, And at, 110, North Station Road, Agarpara, Panihati, Khardah, Kolkata 700109 West Bengal 2). Mrs. Maitry Saha (Das) (Guarantor) 110, North Station Road, Agarpara, Panihati, Khardah, Kolkata-700109 West Bengal, Total dues: As on 31.05.2024 is Rs.4,78,29,766.18 (Rupees Four Crore Seventy Eight Lakh Twenty Nine Thousand Seven Hundred Sixty Six and Paise Eighteen only) together with further interest, Costs, other charges and expenses thereon.

Sl.No.10.1). Mr. Tapas Kumar Saha (Borrower), 110, North Station Road, Agarpara, Panihati, Khardah, Kolkata – 700109 West Bengal 2). Mrs. Maitry Saha (Das) (Guarantor) 110, North Station Road, Agarpara, Panihati, Khardah, Kolkata 700109 West Bengal, Total dues: As on 22.05.2024 is Rs.88,48,893.95 (Rupees Eighty Eight Lakh Forty Eight Thousand Eight Hundred Ninety Three and Paise Ninety Five only) together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

Item No. 1. All that piece and parcel of commercial building at Holding No 413 (49), J.L. No.1, R S No. 106, Touzi No.172, R S Khatian No: 226, R S dag No. : 228/226, Patna Road, Nimta, North 24 Paraganas, West Bengal, Kolkata-700049 standing in the name of Mr. Tapas Kumar Saha and Mrs. Maitry Saha (Das) and the land is butted and bounded by:

On the North: By property of Jatindra Chandra Sarkar On the East: By 14' Ft Common Passage
On the South: By property of Pitambar Ghosh On the West: By property of Pitambar Ghosh



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------|----------------------------|------------------------|
| Rs.54,41,000/- | Rs.5,44,100/- | Rs. 50,000/- |

Item No. 2. All that piece and parcel of land and building on 2 Cottah 5 Chittak at J.L No. 12, R.S. No. 27, Tauzi No. 178, C.S. Khatian No. 1, R.S. Khatian No. 662, R.S. Dag No. 591, Holding No. 110, North Station Road, ward No. 8 of Panihati Municipality, District North 24 Paraganas, Kolkata 700109 West Bengal standing in the name of Mr. Tapas Kumar Saha and Mrs. Maitry Saha and the land is butted and bounded by:

On the North: By House of Sri Gour Adhikary On the East: By House of Mrs. Gayatri Majumdar
On the South: By 12 ft Common Passage On the West: By 12 ft Common Passage



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|----------------|----------------------------|------------------------|
| Rs.38,79,000/- | Rs.3,87,900/- | Rs. 50,000/- |

Sl. Nos.11: 1). M/s. A One Saha Enterprise (Borrower) Proprietix: **Mrs. Baby Saha**, Bilkanada 1 No Gram Panchayat, Saharpur, P.O. Jugberia, North 24 Paraganas Kolkata 700110 2). **Mr. Bijann Saha (Guarantor)**, Bilkanada 1 No Gram Panchayat, Saharpur, P.O. Jugberia, North 24 Paraganas Kolkata 700110 **Total dues: As on 31.05.2024 is Rs.4,12,15,695.88 (Rupees Four Crore twelve Lakh Fifteen Thousand Six Hundred Ninety Five and Paise Eighty Eight Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

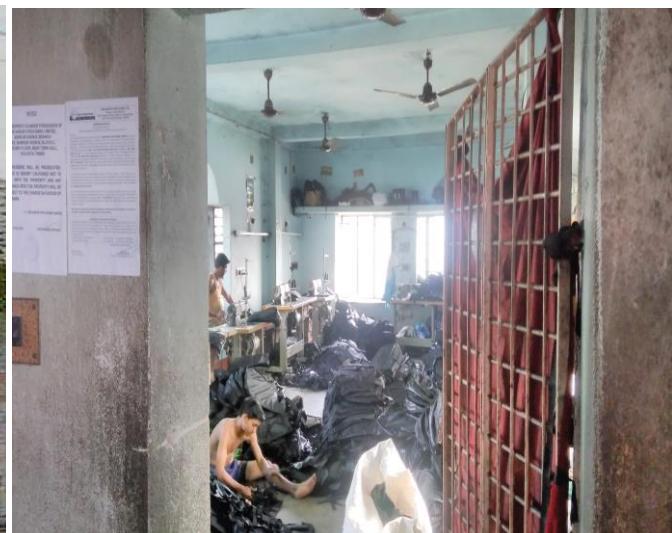
Item No.1. All that piece and parcel of land and building on land measuring 4 Cottah at JL No.28, R.S. No. 104, Touzi No.171 and 193, R.S. Khatian No.338 and 244, L.R. Khatian No.72, 180 and 421, R.S Dag No.309 and 308, Bilkanda-1 Gram Panchayat, Vill-Talbanda, Tehsil-Khardah, Dist-North 24 Parganas, West Bengal standing in the name of Mr. Bijan Saha and the land is butted and bounded by:

On the North: By 8' ft wide Road

On the South: By Pond

On the East: By property of Bijan Saha

On the West: By property of Ravi Sinha



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-----------------|----------------------------|------------------------|
| Rs. 36,53,000/- | Rs. 3,65,300/- | Rs. 50,000/- |

Burra Bazar Branch

Sl. Nos.12: 1). M/s. Satwik Cemcast Pvt. Ltd (Borrower), Onkara Chambers, 1st floor Suit No-5, 30 Bentick Street, Kolkata, West Bengal 700001 and **2). Mr. Niraj Kumar Bansal (Guarantor)**, Onkara Chambers, 1st floor Suit No-5, 30 Bentick Street, Kolkata, West Bengal 700001 **3). Mr. Niraj Kajaria (Guarantor)**, Woodland High, Flat No.7 8/1/1 Alipore Road, Alipore, Kolkata, West Bengal-700027, **Total dues: As on 31.05.2024 is Rs.7,51,81,000.16 (Rupees Seven Crore Fifty One Lakh Eighty One Thousand and Paise Sixteen Only)** together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

Item No 1. Within the Dist. Of Burdwan, Sub-Division Asansol, P.S. Jamuria, A.D.S.R. Office Raniganj, Mouza Balanpur, J.L. No. 36, all that piece and parcel of land, hereditaments and appurtenances with all easement rights attached thereto, appertaining to R.S. Khatian No. 301(Three hundred one) and L.R. Khatian Nos.77 (Seventy Seven), 286 (Two hundred eighty six) and 405(Four Hundred five) bearing Plot No.1/897 (One Bata Eight hundred ninety Seven), measuring an Area of 2.33 (Two Point Three Three) Acres and Plot No. 1/894(One Bata Eight hundred ninety four), measuring an area of 0.47(Zero Point Four Seven) Acres and Plot No.1/895 (One Bata Eight hundred ninety five), measuring an Area 0.40 (Zero Point Four Zero) Acres and appertaining to R.S. Khatian No. 299(Two hundred ninety nine) and L.R.Khatian Nos.431(Four hundred thirty one),406(Four hundred Six) and 172(One hundred seventy two) bearing Plot No.1/898(one Bata Eight hundred ninety eight), measuring an Area 0.285(Zero Point four eighty five) Acres. The total area hereby sold to this Deed 3.485(Three Point Four Eight Five) Acres or 10(Ten) Bighas 10(Ten) Cottahas and 13(Thirteen) Chattaks (more or less).The property is standing in the name of Shri Shankar Suwan Estate Pvt. Ltd (name changed to M/s Satwik Cemcast Pvt. Ltd)

Item No 2. Within the Dist. Of Burdwan, Sub-Division Asansol, P.S. Jamuria, A.D.S.R. Office Raniganj, Mouza Balanpur, J.L. No. 36, all that piece and parcel of land, hereditaments and appurtenances with all easement rights attached thereto, appertaining to R.S. Khatian No.301(Three hundred One) and L.R. Khatian Nos.50/1(Fifty Bata One), 167/1(One hundred sixty seven Bata One) and 257/1(Two hundred fifty seven Bata one) bearing Plot No.1/894(One Bata Eight hundred ninety four) measuring an Area of 0.33 (Zero Point Tree Three) Acres out of the total Area 0.80(Zero Point Eight Zero) Acres, (out of which 0.47 acres have already been purchased by the purchaser).The property is standing in the name of Sri Shankar Suwan Estate Pvt. Ltd. (name changed to M/s Satwik Cemcast Pvt. Ltd)

(For Item No. 1 and Item No. 2 together)



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|-------------------|----------------------------|------------------------|
| Rs. 3,83,20,000/- | Rs. 38,32,000/- | Rs. 50,000/- |

Item No.3 All that Flat No.2 on the ground floor having super built up area of 1039 Sq.ft. (Mozaic flooring) in the building and comprising 3 Bed Rooms, 1 Kitchen, 1 Dinning cum Living, 2 Toilets & balcony in the ground floor together with undivided imparable proportionate and variable share or interest in the land containing by estimation an area of 10 Cottahs more or less situate and lying at Mouza – Ghani, J.L. No. 23, RS No. 232, Touzi No. 178 and comprised in RS Dag Nos. 3045 and 3046 appertaining to RS Khatian No. 444 corresponding to LR Khatian No. 1370/3 within P S Rajarhat New Town, District- 24 Parganas (North) within Jyangra Hatiara 2 No. Gram Panchayat Pin 700159 OR HOWSOEVER OTHERWISE butted and bounded in the manner as follows: (The property is standing in the name of Sri Shankar Suwan Estate Pvt. Ltd.- name changed to Satwik Cemcast Pvt. Ltd)

On the North : By Vacant Land

On the South : By 12' Wide Road

On the East : By Vacant Land

On the West : By PS Ixora Complex



| Reserve Price | EMD (10% of Reserve Price) | Bid Amount Incremental |
|---|--|-------------------------------|
| Rs. 33,67,000/- | Rs. 3,36,700/- | Rs. 50,000/- |
| Inspection of the Asset | All working Days – From 20/06/2024 to 18/07/2024 between 11.00am to 05:00pm | |
| Last date and time for submitting online Tender & Application Forms | Date: 18/07/2024 Time: 05:00pm | |
| Date and Time of E-Auction | The E-Auction will take place through portal https://bankauctions.in on 19/07/2024 between 11:00am to 12:00Noon with unlimited extensions of 10 minutes each till sale is concluded. | |
| Nodal Bank account Name (EMD by RTGS/NEFT) | Account No: 1101351000000973, Name of Account : BID COLLECTION A/c of SARFAESI E-Auction Proceeds : Name of the account IFSC Code: KVBL0001101. | |
| Contact Person & Phone No | | |
| For Asset Recovery Branch (ARB) Kolkata Mr. Samir Ghosh Ph: 033-22900752 Mob: 6382373682 Email: head.arbkolkata@kvbmail.com | For Garia Branch Mr. Dhananjay Giri Ph : 033- 24300136 Mob: 8336972851 Email: dhananjaygiri@kvbmail.com | |
| For Bangur Avenue Branch Mr. Arunava Mukherjee Ph : 033- 25747563 Mob: 8336972854 Email: arunavamukherjee@kvbmail.com | For Burra Bazar Branch Mr. Ramesh Prasad S S Ph : 033- 22700343 Mob: 9080977753 Email: rameshprasadss@kvbmail.com | |

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at **respective branches** along with Bid Form.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. E – Auction is being held on ““AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.
2. The E-auction will take place through portal <https://bankauctions.in> on **19/07/2024** from **11:00am to 12:00noon** with unlimited extensions of 10 minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://bankauctions.in> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank.
6. The intending purchaser / bidder is required to submit amount of EMD and register their name at <https://bankauctions.in> to the above mentioned account and get user ID and Password free of cost and get training on E-Auction from Mr. Bapi Pradhan @ 8142000030 Ph: 08142000062/63 E-mail: pradhan@bankauctions.in and info@bankauctions.in. Cheques will not be accepted for EMD. Bidders are required for participating in the E-auction to **hold Digital Signature Certificate** and also to furnish the details in the Auction Application Form available on the site.
7. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.
8. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.
9. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the properties mentioned herein provided he should be legally qualified to bid at all stage.
10. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
11. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.
12. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.
13. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

14. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

15. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of **West Bengal** and other Authorities.

16. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.

17. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.

18. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

19. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

20. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

21. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

22. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

23. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.

24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16B, containing the Bank's Name and the PAN No. AACT3373J as a seller and submit the original receipt of the TDS Certificate to the Bank.

26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

27. All statutory dues and maintenance charges, if any has to be paid separately by the successful bidder.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 19/06/2024

Place : Kolkata

**Authorized Officer
The Karur Vysya Bank Ltd.,**