



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
23.12.2024

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 of-
fers 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.

Branch: Kolkata Burra Bazar

Sl.No.1.)1)M/s. Aanchal Cement Ltd. (Borrower), represented by its directors **Mr. Sanjay Kumar Agarwal, Ms. Babita Bagga and Mr. Suresh Kumar Garg** having its communication address at 23A, N.S. Road 7th Floor, Room No.5, Kolkata 700001, West Bengal and having its registered address at Fathepur, Jagatdihi Village Road, Sitarampur, Asansol, Burdwan-713359, West Bengal, **2) Mr. Manoj Goel (Guarantor)** AD-235, Sector-1, CC Block, Salt Lake City, Bidhannagar, **3) Mr. Mukesh Goel (Guarantor)** AD-235, Sector-1, CC Block, Salt Lake City, Bidhannagar, Kolkata-700064, West Bengal, **4) M/s. Kalayani Rice Mills Pvt. Ltd. (Corporate Guarantor)** 23A, N S Road, R.No.5, 7th Floor, Kolkata- 700001, West Bengal, **5) M/s. Jaya Rice Mills Pvt. Ltd. (Corporate Guarantor)** 23A, N S Road, R. No. 5, 7th Floor, Kolkata- 700001, West Bengal and **6) M/s Aanchal Collection Ltd. (Corporate Guarantor)** E-403, SDF-V, Paridhan Garment Park,19 Canal South Road, Kolkata-700015, West Bengal **Total dues: As on 31.10.2024 is Rs.49,15,38,191.80 (Rupees Forty Nine Crore Fifteen Lakh Thirty Eight Thousand One Hundred Ninety One 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 the Module/Modules bearing No.P-50, measuring about 950.78 sq.ft. more or less situated on the Mezzanine 1st floor on the East facing and staircase, a shop room measuring 210 Sq.Ft. On the Ground Floor of the building, a shop room measuring 290 Sq.ft on the Ground floor and a flat/space measuring 956 Sq.ft. a super built up area on the 1st Floor of the building, situated at Plot No.50 of the surplus land of the Calcutta Improvement Housing Scheme No.XII within CIT Scheme VII, Kakurgachhi, Manicktola, Kolkata 700054, West Bengal which is butted and bounded as follows:

On the North by Premises No. P-51, in CIT Housing Scheme No.-XII, within C.I.T. Scheme VII-M.

On the East by 36.6mt. Wide Road in C.I.T. Scheme.

On the South by Plot No. - 49 in C.I.T. Housing Scheme XII.

On the West by 6.1mt. Wide Pedestrian Passage in the C.I.T. Scheme.



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.4,17,00,000/-	Rs.41,70,000/-	Rs. 50,000/-

Item No.2.) ALL THAT the self contained Flat on the First Floor measuring about 1985.00 sq.ft. more or less a super built-up area, Flat on the Second Floor measuring about 1985.00 sq. ft. A super built-up area being Plot No.29, of the surplus land In Kolkata Improvement Trust, Scheme No. XII and also known as Municipal Premises No. P 29, C.I.T. Road, Kolkata -700 054, P.S.-Manicktala, Dist – 24 Pgs South within the Ward No.32, West Bengal which is butted and bounded as follows :

On the North by Property of Other's On the East by Premises No. 28, CIT Road
 On the South by C.I.T. Road On the West by Premises No. 30, CIT Road

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.5,01,00,000/-	Rs.50,10,000 /-	Rs. 50,000/-

Item No.3.) ALL THAT piece and parcel of Baid land total measuring 241.5 Decimals situated at R.S. Khatian No.5, R.S. Plot , No. 574 (Extent - 1 Acre and 5 Decimals), R.S. Khatian No.132, R.S. Plot No.610/910 (Extent 12 Decimals), R.S. Khatian No.90, R.S. Plot No.611 (Extent-29 1/2 Decimals), R.S. Khatian No. - 27, R.S. Plot No. - 571 (Extent-06 Decimals), R.S. Khatian No.127, R.S. Plot No.573/905 (Extent-10 Decimals), R.S. Khatian No.130, R.S. Plot No.610 (Extent-12 Decimals), R.S. Khatian No.116, R.S. Plot No.569 (Extent-13 Decimals), R.S. Khatian No.122, R.S. Plot No.573/904 (Extent-07 Decimals), R.S. Khatian No.109, R.S. Plot No.570 (Extent-09 Decimals), R.S. Khatian No.27, R.S. Plot No.572 (Extent-05 Decimals), R.S. Khatian No.116, R.S. Plot No.569/902 (Extent-14 Decimals), R.S. Khatian No.112, R.S. Plot No.573 (Extent-08 Decimals), R.S. Khatian No.110, R.S. Plot No.569/903 (Extent-11 Decimals) at Mouza-Jagatdihi, District-Burdwan, P.S.-Asansol, Sub Division & Addl. District Sub Registry Office-Asansol, West Bengal, which is butted and bounded as follows :

On the North by plot No. 355 On the East by Plot No. 551,552 & 553
 On the South by Plot No. 612,613,614. On the West by Plot No. 578, 577, 583, 575

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.3,54,00,000 /-	Rs.35,40,000/-	Rs.50,000 /-

Item No.4) ALL THAT piece and parcel of Land to the extent of 695 decimal, Mouza - Telipara, JL No.41, Khatian Nos-LR- [380, 13, 117 & 281], [32], [565], [656], [709], [374], [144/1], [177], [311 & 749], 477], 134], 992], 712], 5], 264], 212], [380, 13, 117 & 281], [118], [709], [374] part of Dag Nos. [1886], [1889], [1914], [1921], [1920], [1916], [1915], [1919], [1913], 19.11], [1912], [1885], [1922], District - Burdwan, Panagarh, Burdwan, West Bengal in the name of M/s Jaya Rice Mills Pvt Ltd & M/s Kalayani Rice Mills Pvt Ltd , which is butted and bounded as follows:
 On the North by PWDK and thereafter Panagarh Illambazar Road. On the East by Property of others
 On the South by Property of others On the West by Property of others

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.3,00,00,000/-	Rs.30,00,000/-	Rs. 50,000/-

Sl.No.2).M/s. Aanchal Collection Ltd. (Borrower), represented by its directors: **Mr. Sanjay Kumar Agarwal, Ms. Babita Bagga and Mr. Suresh Kumar Garg** having its registered address at E-403, SDF-V, Paridhan Garment Park, 19 Canal South Road, Kolkata-700015, West Bengal with **2). Mr. Manoj Goel (Guarantor)** AD-235, Sector-1, CC Block, Salt Lake City, Bidhannagar and **3). Mr. Mukesh Goel (Guarantor)** AD-235, Sector-1, CC Block, Salt Lake City, Bidhannagar, Kolkata-700064, West Bengal **Total dues: As on 31.10.2024 is Rs.25,47,76,126.14 (Rupees Twenty Five Crore Forty Seven Lakh Seventy Six Thousand One Hundred Twenty Six and Paise Fourteen 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 the Vacant land measuring about 15 sataks equivalent to 9 cottah 1 chittak 9 sq.ft. comprised in L.R. Dag No.439 under L.R. Khatian No.859, J.L. No.111, within Mouza - Chakpara, P.S. Liluah, Dist. Howrah, which is butted and bounded as follows :

On the North property of dag no. 358 On the South property of dag no. 352
 On the East property of dag no. 351 On the West property of dag no. 354

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.22,00,000/-	Rs.2,20,000/-	Rs.50,000/-

Item No.2. ALL THAT piece and parcel of the Vacant land measuring about 17 sataks comprised in Dag No.343 and 17.5 sataks comprised in Dag No. 340 in total 34.5 satak equivalent to 01 bigha 13 chittaks 44 sq.ft. under Khatian No.158, J.L. No. 11, Touzi No.3989, Mouza - Chakpara, P.S. Liluah, Dist. Howrah, which is butted and bounded as follows:

On the North property of vendor's land

On the South property of Dag No. 343 and 340

On the East property of Dag No. 194, 342

On the West property of Dag no. 342 and 344

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.55,00,000/-	Rs.5,50,000/-	Rs.50,000/-
Inspection of the Asset	All working Days - From 28/11/2024 to 21/12/2024 between 11.00am to 05:00pm	
Last date and time for submitting online Tender & Application Forms	Date: 21/12/2024 Time: 05:00pm	
Date and Time of E-Auction	The E-Auction will take place through portal https://bankauctions.in on 23/12/2024 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, IFSC Code: KVBL0001101 Name of Account : BID COLLECTION A/c of SARFAESI E-Auction Proceeds : Name of the account	
Contact Person & Phone No.	For Asset Recovery Branch (ARB) Kolkata , Mr. Samir Ghosh Mob: 6382373682, Email: head.arbkolkata@kvbmail.com For Kolkata Burra Bazar Branch , Mr. Abhishek Chatterjee Mob: 9831691789, Email: chatterjee@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 Kolkata 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” and “WITHOUT RECOURSE” BASIS**.
2. The E-auction will take place through portal <https://bankauctions.in> on **23/12/2024** 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> on 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. T. Jaya Prakash @8142000064 and Mrs. M. Kiranmai @8142000066 E-mail: prakash@bankauction.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. AAAC3373J 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 : 26/11/2024

Place : Kolkata

Sd/-

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