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ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

REGISTERED POST WITH AD

To,

Mr. Vijender Sharma -Liquidator M/s Ambay Coke Industries Pvt Ltd (CD under Liquidator. At: GD-96, Salt Lake City, Sector-3, Kolkata-700106. Also at: **13/2A**-Priya Nath Mallick Road, P.S. Bhowanipore, Kolkata-700026 Mail: vijender@vsa.net.in cirp.acipl@gmail.com	Debdas Chakraborty -Liquidator M/s Shree Mahalaxmi Corporation Pvt Ltd (Corporate Guarantor) at: , 8A-Moira Street, Kolkata-700017 Mail: ipddc2019@rediffmail.com
Shri Banwarilal Agarwal (Personal Guarantor) 8A-Moira Street, Kolkata-700017	Shri Gopal Kumar Agarwal S/o Shri Banwari Lal Agarwal (Personal Guarantor) 13/2A, Priyanath Mallick Road, Kolkata- 700 026
Shri Gopal Kumar Agarwal, (Personal Guarantor) S/o Shri Banwari Lal Agarwal 8A-Moira Street, Kolkata-700017 gka_agarwal@rediffmail.com	

SBI/SAMB-II/CLO-III/ 2025-26/687.

Date:19.03.2026

Dear Sir,

Sub: - Notice under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 for Sale of the Immovable Secured Assets/Mortgaged properties. Account : M/s. Ambay Coke Industries Pvt Ltd

It has been decided to proceed for sale of the mortgaged and charged assets (details in the enclosed sale notice) as per provisions of the SARFAESI Act, 2002.

A copy of the subsequent sale notice as per provisions of the Security Interest (Enforcement) Rules, 2002 is enclosed herewith for your information, service & compliance of the rules.

Encl: Subsequent Sale Notice

Yours faithfully

Authorized Officer

bank.sbi

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

প্রতিবদ্ধ পরিসম্পৎ 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

SBI

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भारतीय स्टेट बैंक
STATE BANK OF INDIA

[Appendix IV-A]
(See proviso to Rule 8(6)]

SUBSEQUENT SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for subsequent 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 properties mortgaged/charged to the Secured Creditor, the 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" basis **on 09.04.2026** for recovery of **Rs. 36,65,72,028.25 (Rupees Thirty Six crores Sixty Five lacs Seventy Two thousand Twenty Eight and paise twenty Five only) as on 04.03.2014** and further interest from 05.03.2014 due to the secured creditor from the Borrower **M/s. Ambay Coke Industries Pvt Ltd.** having its Registered Office at **"13/2A**-Priya Nath Mallick Road, P.S. Bhowanipore, Kolkata-700026" and its Guarantors **(i) M/s Shree Mahalaxmi Corporation Pvt Ltd (in liquidation) (Corporate Guarantor)**, 8A-Moira Street, Kolkata-700017", **(ii) Shri Gopal Kumar Agarwal, S/o Shri Banwari Lal Agarwal (Guarantor),** 8A-Moira Street, Kolkata-700017., "(iii) **Shri Banwarilal Agarwal s/o Motilal Agarwal (Guarantor)** 8A-Moira Street, Kolkata-700017.

*** The earnest money to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by baanknet/ PSB Alliance Pvt. Ltd. on its e-auction site.**

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

1) Factory land & Building measuring 66 sataks and building and shed thereon at Jalan Industrial Complex, Gate No-1, Lane No.-2,Mouza-Bipprannapara, Domjur, Howrah. J L No 27, Deed No. 5404/2011[RS Dag no.4411 & 4412, LS Dag No.4416 & 4417 having area 16 Decimal], 5405/2011[RS Dag No.4408 & 4409, LS Dag No. 4413 & 4414 having area 29 Decimal] and 5406/2011[RS Dag No.4352 & 4353, LS Dag No.4357 & 4358 having area 21 Decimal] In the name of Gopal Agarwal -Personal Guarantor

Reserve Price: Rs.1.50 Cr (Rupee One Crore Fifty Lakh Only)Excluding TDS **(Constructive/Symbolic Possession)**

2) Land situated at Mouza Debipur, JL No 1, ad-measuring area of 3.31 acre out of Plot No.61,63, 64, 65, PS Kulti, RS Khatian No. 100 LR Khatian No. 92, Dist.:Burdwan, West Bengal-713357 in the name of Gopal Agarwal personal guarantor [Deed No. 315/2010]

Reserve Price: Rs.1.00 Cr (Rupee One Crore Only) Excluding TDS **(Under Physical Possession)**

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://baanknet.com & https://tenders.gov.in.

Date: 19.03.2026
Place: Kolkata

AUTHORISED OFFICER,
For State Bank of India

bank.sbi

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

প্রতিবন্ধ পরিসম্পৎ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডিলটন স্ট্রীট
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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

<u>**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.**</u>

<u>**Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis**</u>

1.	Name and address of the Borrower	**M/s. Ambay Coke Industries Pvt Ltd** **13/2A**-Priya Nath Mallick Road, P.S. Bhowanipore, Kolkata-700026
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.	1) Factory land & Building measuring 66 sataks and building and shed thereon at Jalan Industrial Complex, Gate No-1, Lane No.-2,Mouza-Bipprannapara, Domjur, Howrah. J L No 27, Deed No. 5404/2011[RS Dag no.4411 & 4412, LS Dag No.4416 & 4417 having area 16 Decimal], 5405/2011[RS Dag No.4408 & 4409, LS Dag No. 4413 & 4414 having area 29 Decimal] and 5406/2011[RS Dag No.4352 & 4353, LS Dag No.4357 & 4358 having area 21 Decimal] In the name of Gopal Agarwal -Personal Guarantor <u>Reserve Price: Rs.1.50 Cr (Rupee One Crore Fifty Lakh Only)</u> **(Constructive/symbolic Possession)** 2) Land situated at Mouza Debipur, JL No 1, ad-measuring area of 3.31 acre out of Plot No.61,63, 64, 65, PS Kulti, RS Khatian No. 100 LR Khatian No. 92, Dist.:Burdwan, West Bengal-713357 in the name of Gopal Agarwal personal guarantor [Deed No. 315/2010] <u>Reserve Price: Rs.1.00 Cr (Rupee One Crore Only **(Under Physical Possession)**</u>
4.	Details of the encumbrances known to the secured creditor.	A. Intending purchaser will have to make his/its' own enquiry as to other encumbrances, any statutory or other dues on the property; B. Area/measurement of the properties under sale may be lesser then those mentioned herein above and no dispute or claim of refund will be entertained. C. Sale is on "As is Where is "As is What is" Whatever there is" and "Without Recourse" basis. D. There may be some statutory or other govt dues over property etc.

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		E. Original title deeds are not available for property number sr. no. 1 ; however, the Bank has taken necessary legal steps, including obtaining secondary evidence F. Owners/mortgagor of properties usually create/plant unauthorized tenancy through third party without consent of bank even after mortgage creation with Bank. Some persons are claiming and displayed their signage/notices about being tenant. However, as per record of Bank, Mortgagor mortgaged the property without any tenancy, so occupancy by any third party if any to be treated as unauthorized and shall be dealt in accordance with law. G. There is title/civil suit regarding tenancy H. Property under symbolic possession shall be handed over subject to due legal process (including DM/CJM orders, wherever required). I. The particulars of the property and encumbrances are stated to the best of the knowledge and records of the Bank; however, the Bank shall not be responsible for any discrepancy, error, or any undisclosed encumbrance not known to it. J. Intending bidders are advised to conduct their own independent due diligence regarding title, extent, encumbrances, and all other aspects of the property before submitting their bid.
5.	The secured debt for recovery of which the property is to be sold	**Rs. 36,65,72,028.25 (Rupees Thirty Six crores Sixty Five lacs Seventy Two thousand Twenty Eight and paise twenty Five as on 04.03.2014** and further interest from 05.03.2014 due to the secured creditor
6.	Deposit of earnest money	**1) EMD: B**eing the 10% of respective Reserve price to be remitted *** The earnest money to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by baanknet/ PSB Alliance Pvt. Ltd. on its e-auction site.**
7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted.	Reserve Price: Rs.1.50 Cr (Rupee One Crore Fifty Lakh Only)for property serial no.01 Reserve Price: Rs. 1.00 Cr (Rupee One Crore Only) for property serial no. 02 **Important note**: Since PAN provided to Bank by mortgagor is inoperative so applicable TDS (as per CBDT) over the sale/auction amount to be separately born by successful auction purchaser over & above auction amount, the TDS amount shall not be deducted from auction amount to get the sale certificate issued in favour of auction purchaser. It is the duty of auction purchaser to remit auction amount in full to State Bank of India to get the sale certificate issued in his/her/their favour. Reserve Price and Auction amount is excluding any TDS.

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	Last Date and Time within which EMD to be remitted:	The intending Bidders/ Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e- auction service provider (which may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e auction. **Time : by 4 P.M., Date : 08.04.2026**
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 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 auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Time : 11:00 A.M. to 3 P.M.,** **Date : 09.04.2026**
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.	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020 (Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website **https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-eauctions.**

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11.	(i) Bid increment amount: (ii) Auto extension: _______ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 2,00,000/- (ii) Unlimited. (iii) Indian Rupees (INR)
12.	Date and Time during which inspection of the movable & immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	**Date: 05.04.2026 & 06.04.2026, Time: 11 A.M to 3.00 P.M.** Shambhu Kumar Singh 8130333248
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 M/s PSB Alliance Ltd. 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 e-mail ID, (v) contact number (mobile/Land Line) of the bidder etc., to the Authorised Officer of State Bank Of India, SAMB-II - Kolkata, Jeevandeep Building, 10th floor, 1 Middleton street, Kolkata – 700071 as per above timeframe mentioned in column 07. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised 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 no. Middleton Street, Kolkata – 700071 to participate in online e-auction on the portal https://baanknet.com M/s PSB Alliance Private Limited 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.

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(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 or restart the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. The decision of the Authorized 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. Notifications for restart will be send on email 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 M/s PSB Alliance Ltd. The Bidder has to place a request with M/s PSB Alliance Ltd. for the 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).

(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.

(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) 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.

(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

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		would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (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 Authorised 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 Authorised 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 e-Auction will be entertained. (t)Applicable TDS (if any) shall be borne by the purchaser over and above the bid amount. The full bid amount shall be paid to the Bank for issuance of the Sale Certificate. (u)Right of Redemption: The borrower/guarantor shall have the right to redeem the secured asset at any time before confirmation of sale. (v) Sale Confirmation: The sale shall be subject to confirmation by the Secured Creditor. The Bank reserves the right to accept or reject any bid without assigning any reason. (w)Borrower Liability: The borrower/guarantors shall remain liable for any balance dues, if any, after the sale. (x)CERSAI: The secured assets are registered with CERSAI (y)Bidders must complete KYC, registration, and EMD deposit well in advance. Bid once submitted cannot be withdrawn. No interest shall be payable on EMD.
14.	Details of pending litigation, if any, in respect of property proposed to be sold	TA 556/2014 WPA 1736/2022 OA 599/2014 TS 166/2026 SA 98/2016

Date: 19.03.2026
Place: Kolkata

AUTHORISED OFFICER
SBI, SAMB – II, Kolkata
8130333248/clo3.samb2kol@sbi.co.in

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