

IN THE KOLKATA DEBT RECOVERY TRIBUNAL - I

O.A.No. 153 of 2014

State Bank of India

- Versus -

Shree Laxmi Agrofress Pvt. Ltd. & Others

E-AUCTION SALE NOTICE

Pursuant to the order dated **24.02.2026** passed by the Learned Presiding Officer, Debts Recovery Tribunal-I, Kolkata, the sale of the under noted property, will be carried out as per details given below.

Description of the Property :

1. All that piece and parcel of Land measuring about 57 Decimals be the same a little more or less lying and situated at Mouza - 82 No. Raghunathpur, L.R. Khatian No.191, R.S. / L.R. Dag No. 96, J.L. No. 82, Touzi No. 12, Saguna Gram Panchayat, P.S. - Kalyani, District - Nadia, **in the name of M/s. Shree Laxmi Agrofress Pvt. Ltd.** being Deed No. 02606 for the year 2010.
(Property ID : **SBIN100000470041**)

2. All that the residential Flat No. 602 on the 5th floor of Building No. 12 measuring super built up area of 646 Sq.ft. consisting of 2 bed rooms, 1 living cum dining room, 1 kitchen, 1 bath / privy, 1 W.C. and 1 verandah within Larica Township together with the undivided proportionate share of piece and parcel of land at Municipal Holding No. 295, Baluria Uttar (Tolly Khola) R.S. and L.R. Dag No. 34, 340, 366, 342, 347, 350, 348, 352, 357, 359, 360, 361, 362, 379, 349, 356, 336, 339, 329, 355/1226 & 358, 370, 338, 341, 345, 351, 364, 365, 331 appertaining to L.R. Khatian No. 2153, J.L. No. 37 Pargana - Anowarpur, Touzi No. 146, P.S.- Barasat, Mouza - Baluria, Ward No. 26, Barasat Municipality, Barasat, 24 Parganas (North), **in the name of Saket Dayma** being Deed No. 03973 for the year 2010.
(Property ID : **SBIN100000470698**)

3. All that the residential Flat No. 103 on the ground floor of Building No. 9 measuring super built up area of 646 Sq.ft. consisting of 2 bed rooms, 1 living cum dining room, 1 kitchen, 1 bath/privy, 1 W.C. and 1 verandah within Larica Township together with the undivided proportionate share of piece and parcel of land at Municipal Holding No. 295, Baluria Uttar (Tolly Khola) R.S. and L.R. Dag No. 34, 340, 366, 342, 347, 350, 348, 352, 357, 359, 360, 361, 362, 379, 349, 356, 336, 339, 329, 355/1226 & 358, 370, 338, 341, 345, 351, 364, 365, 331 appertaining to L.R. Khatian No. 2153, J.L. No. 37 Pargana - Anowarpur, Touzi No. 146, P.S. - Barasat, Mouza - Baluria, Ward No. 26, Barasat Municipality, Barasat, 24 Parganas (North), **in the name of Saket Dayma** being Deed No. 03977 for the year 2010. (Property ID : **SBIN200000470698**)

The Reserve Price is fixed at :

A) For item No. 1 the Reserve Price is Rs. 86.71 Lakhs.

B) For item No. 2 the Reserve Price is Rs. 11.65 Lakhs.

C) For item No. 3 the Reserve Price is Rs. 10.95 Lakhs.

Date of E-auction : 24.04.2026 from 12.00 Noon to 4.00 P.M.

Date of Inspection : 17.04.2026 from 12.00 Noon to 1.00 P.M. for Kalyani Property and 2 P.M. to 3 P.M. Larica Township Property at Barasat.

1) For Factory Land amount of EMD for Item No. 1 is Rs. 8.67 Lakhs
(Rupees Eight Lakhs Sixty Seven Thousand only)

2) Flat No. 602 amount of EMD for Item No. 2 is Rs. 1.16 Lakhs
(Rupees One Lakh Sixteen Thousand only)

3) For Flat No. 103, amount of EMD for Item No. 3 is Rs. 1.09 Lakh
(Rupees One Lakh Nine Thousand only)

The Last Date of Submission of EMD is on 23.04.2026.

Terms and conditions :

1. Scheduled date and time mentioned above with unlimited extensions of 10 minutes each for **Item No. 1 is Rs. 50,000/-** (Rupees Fifty Thousand only) and for **Item Nos. 2 and 3 is Rs. 20,000/-** (Rupees Twenty Thousand only).

2. The Property will be sold by E-auction through the Website : **<https://baanknet.com/>** of service provider online. E-auction will start at the approved service provider The help desk no of the service provider are : **+91 82912 20220**, E-mail id are **support.baanknet@psballiance.com**. The Mobile No. of the contact persons are **96747 31491**.

3. The E-auction tender documents containing bid form, declaration, general terms and conditions of online auction sale are available in the web site of **<https://baanknet.com/>**. Intending participants may download relevant documents or may get in touch with the service provider at the above-mentioned contact numbers.

4. The intending bidders shall hold a valid e mail address.

5. The bid form and EMD received late for any reason what so ever will not be entertained. The Receiver reserve the right to accept or reject any or all tenders without assigning any reasons whatsoever.

6. The EMD / Sale Value shall be remitted through NEFT/RTGS in favour of **Authorised Officer, SBI, SAMB - I Kolkata in O.A. 153 of 2014** as noted below.

Branch Name and Address : State Bank of India, Stressed Asset Management Branch - I, Nagaland House 8th Floor, 11 & 13 Shakespeare Sarani, Kolkata-700 071.

E-mail ID : clo5.04151@sbi.co.in

Account No. : 30750108291, IFS Code : SBIN0004151

7. Bid form without EMD shall be rejected summarily. Auction/bidding will be only on line through the portal provided by the property will not sold below the reserve price. The property shall be sold to the highest bidder. The successful bidder shall deposit 25% of sale price less EMD immediately and the balance amount of sale price is to be paid within 15 days from the date of auction. The time for deposit of the rest amount may be extended subject to the order of the Ld. Tribunal. In case of default of payment of sale price, or any part thereof within the period mentioned herein above, the EMD and /or the initial deposit(s), as the case may be, shall be forfeited and the property shall be sold again through auction. The EMD of the unsuccessful bidders will be refunded after the completion of the E auction sale. The EMD will not carry any interest. The sale will be confirmed by the Ld. Tribunal after the payment of entire sale proceeds.

8. The property is being sold on "**as is where is and whatever is**" basis. The purchaser should make their own enquiries regarding any statutory liabilities, arrear of property tax, claim etc. by themselves before making the bid.

9. The bidders are advised in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They should 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 bidders whose bid is accepted by the advocate / receiver to withdraw his bid, either on the ground of discrepancy in size / area, deficit in title, encumbrances or any other ground whatsoever.

10. The sale certificate shall be issued after receipt of the entire sale consideration and confirmation of sale by advocate/ receiver. 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/ participant in the auction will be entertained.

11. The Advocate / Receiver is not bound to accept the highest offer and Advocate/Receiver has the absolute right to accept or reject any or all other(s) or adjourn/postpone/ cancel the auction without assigning any reason thereof. The sale / auction is subject to confirmation by the Hon'ble Debt Recovery Tribunal No. 1, Kolkata.

12. The successful bidder shall bear all the necessary expenses like applicable stamp duty/additional stamp duty, Registration expenses, Tax, fees etc for transfer of the property in his/ her name.

13. All statutory/non statutory dues, TDS, taxes, rates, assessment charges, fees etc owing to anybody will be the responsibility of the buyer only.

14. The successful purchaser should bear all the charges, fees/ expenses payable for conveyance such as stamp duty, additional stamp duty, registration fee etc. as applicable as per law of Govt. of India and State Law and other Authorities.

15. Before participation in the e -auction a prospective buyer shall be required to get itself / himself registered with **<https://baanknet.com/>**. In order to register, a buyer himself need to fill an online form in the website **<https://baanknet.com/>**. The user ID and password are generated by the buyer himself during online registration. The bidders, other than individuals shall also upload proper mandate for e bidding.

16. Sale is subject to confirmation by the **Ld. Presiding Officer DRT-I Kolkata**. For further details regarding inspection of the property, e auction, the intending bidder may contact the following persons.

1. Shri Basudeb Mukherjee, Receiver, Mobile No. 98300 33082

2. Shri Anup Kumar Mandal, Assistant General Manager, SBI, SAMB-1, Kolkata Branch, Mobile No. 96747 31491

Place : Kolkata

Date : 23.02.2026

Sri Basudeb Mukherjee

Advocate / Receiver