ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Speed Post with A/D

Reform Ferro Cast Ltd Naupala, Bagnan-II, Howrah-711303	M/s Sailand Developers Pvt Ltd 43 Motisil Street Kolkata – 700 013	Smt Shila Saha (Legal Heirs of Sri Basant Saha) S/o Late Keshavji Saha 264, Vivekanand Road Kolkata – 700 006
Sri Shakti Adhikary S/o Biswanath Adhikary 28/1 D Road, Bamangachi Lilua, Howrah- 711 106	Smt Swapna Ghosh (Legal heir of Sri Basant Saha) 264, Vivekananda Road, Ground Floor, Kokata-700006	U K Cements Pvt Ltd 43, Moti Sil Street. Kolkata-700013
Sri Jignesh Sethia 5, Suing Bldg. Marrve Road Malad(W) Mumbai-400064		

SAMB-II/BR/CLO-IV/SM/60

Appendix-IV-A

[See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for 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 property mortgaged/charged to the Secured Creditor, the Physical Possession of which have 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 **10.06.2026**, for recovery of Rs. 107,15,88,330.00 (Rupees One hundred seven crore fifteen lakh eighty eight thousands three hundred thirty only) as on 05/05/2014 and subsequent interest, charges, cost etc. thereon, due to the secured creditor from the Borrower M/s. **Reform Ferro Cast Limited** having its Registered Office at Naupala, Bagnan-II, Howrah-711303 and Guarantors (i) Sri Basant Saha, S/o Late Keshavji Saha, 264, Vivekanand Road Kolkata – 700 006, (ii) Sri Shakti Adhikary, S/o Biswanath Adhikary, 28/1 D Road, Bamangachi Lilua, Howrah- 711 106 (iii) Smt Swapna Ghosh, 264, Vivekananda Road, Ground Floor, Kokata-700006 (iv) Sri Jignesh Sethia, 5, Suing Bldg, Marrve Road Malad(W), (v) U K Cements Pvt Ltd, 43, Moti Sil Street. Kolkata-700013, (vi) M/s Sailand Developers Pvt Ltd, 43 Motisil Street, Kolkata – 700 013.

The reserve price and Short description of the immovable property with known encumbrances is as follows:

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
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

SL No.	Property Description	Reserve Price	Earnest Money Deposit
1.	Land situated at Mouza- Nawpala, J.L No-25 under Bagnan-2 panchayet samity, Village & PO- Nawpala, P.S- Bagnan, Dist- Howrah in the name of Basant Saha, Deed No.I-296/2006, Area of Plot-538.61 satak. Bounded by :- North: Land of West Bengal Engineering Company, South: Common Passage & Plot of Reform Ferro Cast Pvt Ltd, West: Land of Shiv Brick Field and West Bengal Engineering, East: Irrigation Road (Dam). (Under Physical Possession of the Bank)	Rs.7,83,00,000 (Rupees Seven Crore eighty three lakh only)	Rs.78,30,000 (Rupees Seventy eight lakhs thirty thousand only)

Encumbrances:

1. Please refer detailed terms and condition on website hereinafter referred to.
2. The property in the name of deceased personal guarantor, Basant Saha and the property in the name of Corporate Debtor (i.e. M/s Reform Ferro Cast Ltd), are overlapped/intermingled where the factory is situated. The property in the name of M/s Reform Ferro Cast Ltd and other Movable Items are already resolved through NCLT order dated 24.03.2025 and the successful resolution applicant M/s Algoquant Financial LLP has already paid the entire amount as per Resolution Plan.

The earnest money deposit amount to be transferred /deposited by bidders in his/her/their own wallet provided by M/s PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com/. by means of RTGS/NEFT.

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

Date: 15.05.2026
Place: Kolkata

AUTHORISED OFFICER

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.PROPERTY WILL BE SOLD ON 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis

1	Name and address of the Borrower	**M/s. Reform Ferro Cast Limited** Registered Office: Naupala, Bagnan-II, Howrah-711303
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. Land situated at Mouza- Nawpala, J.L No-25 under Bagnan-2 panchayet samity, Village & PO- Nawpala, P.S-Bagnan, Dist-Howrah in the name of **Basant Saha,** Deed No.I-296/2006, Area of Plot-538.61 satak. Bounded by :- North: Land of West Bengal Engineering Company, South: Common Passage & Plot of Reform Ferro Cast Pvt Ltd, West: Land of Shiv Brick Field and West Bengal Engineering, East: Irrigation Road (Dam). (Under Constructive Possession of the Bank)
4.	Details of the encumbrances known to the secured creditor.	• Borrower filed SA/34/2014 at DRT-I, Kolkata. • Except original title deed no other documents may be given to successful auction purchaser. • Taxes and other statutory dues will be liabilities of buyer. • Area measurement of the property is given as per title deed only and actual measurement may be less than what is describe in the sale notice and no dispute or claim or refund on this ground will be entertained.
5.	The secured debt for recovery of which the property is to be sold	Rs. 107,15,88,330.00 (Rupees One hundred seven crore fifteen lakh eighty eight thousands three hundred thirty only) as on 05/05/2014 and subsequent interest, charges, cost etc. thereon.

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6.	Deposit of earnest money	EMD: (i) Rs. 78,30,000.00 being the 10% of Reserve price to transferred /deposited by bidders in his/her/their own wallet provided by M/s PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com/ by means of RTGS/NEFT.
7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	(i) Rs. 7.83 Crore (ii) Rs. 78,30,000 https://baanknet.com/ by means of RTGS/NEFT. Bidders own wallet Registered with M/s PSB Alliance Pvt Ltd on its e-auction site. Interested bidders may deposit Pre-Bid EMD with M/s PSB Alliance Pvt Ltd before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance Pvt Ltd's Bank Account and updating of such information in the e-Auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre bid EMD amount well in advance to avoid any last minute problem.
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 e-Auction.
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	10.06.2026 between 11.00 a.m. to 4.00 p.m. online.
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.	M/s. PSB Alliance Pvt Ltd at the web portal https://baanknet.com/
11.	(i) Bid increment amount: (ii) Auto extension: _______ times. (Limited / unlimited).	(i)Rs. 1,00,000/- (ii) 10 Minutes

	(iii) Bid currency & unit of measurement	(iii) Indian Rupees (INR)
12.	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	Date: 03.06.02026, Time: 11 a.m. to 4.00 p.m. Name: Subhajit Mukherjee Mobile No. 9874318266
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 Pvt 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 email ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (10th floor), 1, Middleton Street, Kolkata-700071 by 09.06.2026, 7.00 PM. 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, Middleton Street, Kolkata- 700071 to participate in online e-auction on the portal https://baanknet.com/. M/s PSB Alliance Pvt Ltd 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. (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) here in above, furnished their e-Mail at least one day before the auction date. Notification of restart will be send on e-Mail 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 correspondences regarding any change in the bid shall be entertained.

(l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. 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, Tax, fees etc. for transfer of the property in his/her name.

(p) The payment of all statutory /non- statutory dues, taxes, GST, 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 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 of 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

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		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 auction will be entertained.
14.	Details of pending litigation, if any, in respect of property proposed to be sold	• Borrower filed SA/34/2014 at DRT-I, Kolkata. • Suit filed at DRT-1, Kolkata vide OA No-347/2015 on 29.06.2015 for Rs 123.09 crores.

AUTHORISED OFFICER

Date: 15.05.2026

Place: Kolkata