

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 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 **07.08.2026**, for recovery of **Rs.60,06,44,562.27 (Rupees Sixty Crores six lacs forty four thousands five hundred sixty two & paise twenty seven Only)** as on 31.05.2013 and further interest, charges cost etc thereon from 01-06-2013 due to the secured creditor from the Borrower **M/s. Salasar Ispat Ltd** having its Registered Office at P-70, CIT Road, Scheme VI M, Kolkata-700054 and Personal Guarantors **(i) Sri Anand Kumar Agarwal** residing at E/1-6/1, Block-B, 1st Floor Akash Apartment, Near North View, Jyanga Baguihati Kolkata-700059. **(ii) Sri Ayush Agarwal** residing at P-70 CIT Road, Scheme-VIM Kolkata - 700054, **(iii) Nikunj Bothra** residing at 28/1 Shakespeare Sarani Flat #36, 3rd Floor Ganga Jamuna Building Kolkata 700017 & Corporate Guarantors **M/s. Trishakti Mineral Development Pvt. Ltd, SAV Steel Pvt. Ltd and Astonish Financers Pvt. Ltd** having Registered Office at P-70 CIT Road, Scheme-VIM Kolkata - 700054.

Short description of the **immovable property** with known encumbrances if any.

Description of Property	Reserve Price (Rs.)	EMD (Rs.)
All that piece and parcel of Commercial Area at the Ground Floor having super built up area of 3345.12 Sq.ft. more or less at the building named as "DOLPHIN TOWERS" together with all easement rights along with the undivided proportionate share of land comprised in R.S. Dag No. 106, L.R. Dag No. 112, under R.S. Khatian No. 238, L.R. Khatian No. 2237, 2238, 2239 & 2240 of Mouja Krishnapur, J.L. No. 100, within the ambit of Garalgacha Gram Panchayet, Police Station Chanditala, within the District of Hooghly, Gift Deed No. 2072/2011 regd. In office of ARA-III, Kolkata in the Name of Anand Kumar Agarwal .	1,22,00,000.00	12,20,000.00
All that piece and parcel of Commercial Area at the First Floor having super built up area of 5964.48 Sq.ft. more or less at the building named as "DOLPHIN TOWERS" together with all easement rights along with the undivided proportionate share of land comprised in R.S. Dag No. 106, L.R. Dag No. 112, under R.S. Khatian No. 238, L.R. Khatian No. 2237, 2238, 2239 & 2240 of Mouja-Krishnapur, J.L. No. 100, within the ambit of Garalgacha Gram Panchayet, Police Station - Chanditala, within the District of Hoogly. Gift Deed No. 2068/2011. regd. In office of ARA-III, Kolkata in the Name of Anand Kumar Agarwal . AND All that piece and parcel of Commercial Area at the First Floor having super built up area of 3999.70 Sq.ft. more or less at the building named as "DOLPHIN TOWERS" together with all easement rights along with the undivided proportionate share of land comprised in R.S. Dag No. 106, L.R. Dag No. 112, under R.S. Khatian No. 238, L.R. Khatian No. 2237, 2238, 2239 & 2240 of Mouja- Krishnapur, J.L. No. 100, within the ambit of Garalgacha Gram Panchayet, Police Station Chanditala, within the District of Hoogly, Gift Deed No. 2067/2011, regd. In office of ARA-III, Kolkata in the Name of Anand Kumar Agarwal (The total area of amalgamated space is 9964.18 sq.ft -super built)	3,91,00,000.00	39,10,000.00

Encumbrance details if any : Unknown to secured creditor.

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: 18.07.2026.

Place: Kolkata



Authorised Officer.