



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

[See Proviso to rule 6(2) & 8(6)]

SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 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 constructive/symbolic possession of which has been taken by the Authorized 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 16.04.2024, for recovery of Rs. 41,17,29,314.00 (Rupees Forty One Crore Seventeen Lakh Twenty Nine Thousand Three Hundred and Fourteen Only) and interest from 11.08.2016 due to the secured creditor from the Borrower M/s. Times Ferro Alloys Pvt. Ltd having its Registered Office CE-61, Sector-I, Salt Lake City, Kolkata- 700064 and Guarantors,

- 1) Shri Shwet Agarwal, (Personal Guarantor), BE 223, Sector I, Salt Lake City Kolkata 700 064
- 2) Shri Naresh Kumar Agarwal, (Personal Guarantor), BE 223, Sector I, Salt Lake City Kolkata 700 064
- 3) Shri T C Agarwal (Personal Guarantor) BE 223, Sector I, Salt Lake City Kolkata 700 064
- 4) Smt Indu Agarwal, (Personal Guarantor), BE 223, Sector I, Salt Lake City Kolkata- 700 064
- 5) Smt Kusum Devi Agarwal (Personal Guarantor) BE 223, Sector I, Salt Lake City Kolkata 700 064
- 6) Bihar Raffia Industries Limited, (Corporate Guarantor), CE - 61, Sector - 1, Salt Lake City, Kolkata, Dist. Kolkata, West Bengal, PIN - 700064
- 7) Wellbuild Cement Pvt Ltd (Corporate Guarantor) CE - 61, Sector - 1, Salt Lake City, Kolkata, West Bengal PIN - 700064
- 8) Timespac India Pvt Ltd (Corporate Guarantor), CE - 61, Sector - 1, Salt Lake City, Kolkata, Dist. Kolkata, West Bengal, PIN - 700064

The reserve price and the earnest money deposit will be as mentioned hereunder, the latter amount to be transferred / deposited by bidders in his/her/their own wallet provided by M/s MSTC Ltd on its e-auction site <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> by means of RTGS/NEFT

Short description of the Movable and Immovable property:

Sl. No	Description of Security(ies)	Reserve Price	Earnest Money Deposit
1.	Land at Barjora, Bankura, (Factory site), factory shed, office building built thereon and plant & machinery and other moveable and immovable fixed assets of the company located at the factory site at Barjora Bankura Belonging to- M/S Times Ferro Alloys Ltd.(Leasehold land, Lessor - WBIDC) Admeasuring Total Area:2.97 Acres, Deed No. 2122/06. (Under Symbolic Possession)	Rs. 1,69,00,000.00	Rs. 16,90,000.00
2.	Residential Building bearing Survey Number(s) : Plot Be 179, Salt Lake City Sector - I, North 24 Parganas, West Bengal, 700064, (Urban), Admeasuring Total Area : 3193 Sq. Feet, Deed No. I-10536/2010 (Under Symbolic Possession)	Rs. 1,47,00,000.00	Rs.14,70,000.00
3	Commercial Plot bearing Survey Number(s) : JL NO 12 Dag Nos 335 336 337 361 372, Borshai Gram Panchayet, Bankura, West Bengal, 722143, (Rural), Admeasuring Total Area : 5.7 Acres Deed No. I- 2171/04 (Under Symbolic Possession)	Rs. 30,00,000.00	Rs.3,00,000.00

For 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://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> & <https://tenders.gov.in>.

Date: 31.01.2024

Place: Kolkata


Authorised Officer
SBI, SAMB - II, Kolkata

bank.sbi

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প্রতিবন্ধ পরিসংখ্য ব্যবস্থাপন শাখা - ২
জীবনদীপ বিল্ডিং (দশম তল)
১, মিডলটন স্ট্রীট
কোলকাতা - ৭০০ ০৭১

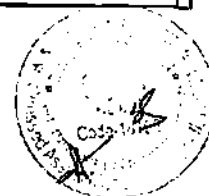
বনাবগর স্টাফ প্রবন্ধন শাখা - II
জীবনদীপ বিল্ডিং (দশম তল)
১, মিডলটন স্ট্রীট
কোলকাতা - ৭০০ ০৭১

Stressed Assets Management Br. - II
Jeevandeep Building (10th Floor)
1. Middleton Street,
Kolkata - 700 071

**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. Times Ferro Alloys Pvt Ltd having its Registered Office CE-61, Sector-I, Salt Lake City, Kolkata- 700064		
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, Jeevandeep Building (1 st floor), 1, Middleton Street, Kolkata- 700071		
3	Description of the movable/immovable secured assets to be sold.		1	Land with factory shed, office building built thereon and plant & machinery and other moveable and immovable fixed assets of the company located at the factory site at Barjora under Mouza-Kadasole, JL No 22, R.S, Plot No-2688,2689,1545 & 1547(All Part), Master Plan Plot No. Q(Part)& R(Full), 1 st Phase, P.S. Barjora, Dist-Bankura, West Bengal, Admeasuring Total Area:2.97 Acres, Lease Deed No.I- 2122 of year 2006, ADSRO-Gangajalghati, standing in the name of - M/S Times Ferro Alloys Pvt. Ltd (Lessee, Lessor-WBIDC) North-Timespac India Ltd & Mejia- Durlavpur- Maliara- Ghutuhoria- Barjora Road South-M/S Kharkia Metal Ltd. East- BDG Shanti Ltd. West-Village Road & DVC Barjora Substation. (Under Symbolic Possession)
			2	Land measuring 4.4346 Cottah (more or less) lying and situated at Plot No. BE 179, Sector-I, Salt Lake, Ward no.-7 of Bidhannagar Municipality, P.S. -Bidhannagar North, Dist-North 24 Parganas, West Bengal, Together with 2 Storied building having 1400 Sq Ft on the ground Floor and 1600 Sq Ft. On the 1 st Floor and one covered garage on the ground Floor measuring about 135 Sq Ft. ,Deed No. I- 10536 of the year 2010, ADSRO-Bidhan Nagar (Salt lake city) standing in the name of Smt Indu Agarwal . North- Plot No- BE 180 South- Plot No BE 178 East- Type VI Road West- Plot No BE-28,27 & BE- 26 (Under Symbolic Possession)
			3	Land under Mouza - Paktore, JL No. 12, Hal Plot No. 637,639,642,650,516,551, 574,950,951,648,528,546,556,,557,588, 621,568,599,577,484,509,518,527, Dag No. - 335,336, 337,361,372, under Borshal Gram Panchayet, PS Gangajalghati, Dist- Bankura, West Bengal, Admeasuring Total Area: 5.7 Acres, Deed No : I-2171 of year 2004 standing in the name of M/S Times Ferro Alloys Pvt. Ltd. North- Other's Land South- Other's Land East- Other's Land West- Other's Land (Under Symbolic Possession)



4.	Details of the encumbrances known to the secured creditor.	SA/44/2023 at DRT-I Kolkata filed by the Borrower/ Guarantor.
5.	The secured debt for recovery of which the property is to be sold	Rs. 41,17,29,314 (Rupees Forty One Crore Seventeen Lakh Twenty Nine Thousand Three Hundred and Fourteen Only) and interest from 11.08.2016
6.	Deposit of earnest money	EMD : 1. Rs.16,90,000.00 (Rupees Sixteen Lakh Ninety Thousand only) 2. Rs.14,70,000.00 (Rupees Fourteen Lakh Seventy Thousand only) 3. Rs.3,00,000.00 (Rupees Three Lakh only) (being the 10% of respective Reserve prices to be transferred /deposited by bidders in his /her/their own Wallet provided by M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auction_home/ibapi/index.jsp
7.	Reserve price of the movable/immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	1.Rs.1,69,00,000.00(Rupees One Crore Sixty Nine Lakh only) 2.Rs.1,47,00,000.00 (Rupees One Crore Forty Seven Lakh only) 3.Rs.30,00,000.00(Rupees Thirty Lakh only) Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. 15.04.2024
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 stand 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.	16.04.2024 between 12.00 P.M. to 5.00 P.M M/s. MSTC Ltd. at the web portal https://www.mstcecommerce.com/auction_home/ibapi/index.jsp
10.	The e-Auction will be conducted through the Bank's approved service	M/s. MSTC Ltd. at the web portal https://www.mstcecommerce.com/auction



	<p>provider.</p> <p>e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.</p>	<p>home/ibapi/index.jsp</p>
11.	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i) Rs.50,000.00 (ii) Rs.50,000.00 (iii) Rs.25,000.00</p> <p>(ii) Unlimited.</p> <p>(iii) Indian Rupees (INR)</p>
12.	<p>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.</p> <p>Contact person with mobile number</p>	<p>Date: 26.03.2024 , Time: 11.00 P.M to 3.00 P.M.</p> <p>Name: Shri Barun Kumar Datta</p> <p>Contact No. 9674710118</p>
13.	Other conditions	<p>(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 Pass word by M/s MSTC Ltd. may be conveyed through e mail.</p> <p>(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 15.04.2024,5.00 PM. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p>

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(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://www.mstcecommerce.com/auction/home/ibapi/index.jsp> M/s MSTC 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 the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

(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. MSTC Ltd. The Bidder has to place a request with MSTC 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

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		<p>adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(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.</p> <p>(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> <p>(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.</p> <p>(q) The bidders are advised to 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 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.</p> <p>(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.</p> <p>(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.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold	<ol style="list-style-type: none"> 1. Suit filed by Bank at DRT on 13.06.2019 vide OA/29/2017 for Rs.44.70 cr. 2. SA/44/2023 at DRT-I Kolkata filed by the Borrower/ Guarantor.

Date: 31.01.2024

Place: Kolkata


 AUTHORISED OFFICER
 SBI, SAMB – II, Kolkata
 Clo2.samb2kol@sbi.co.in