Appendix IV-A

[See Provision to rule 8 (6)]

SUBSEQUENT 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 properties mortgaged/charged to the Secured Creditor, the physical possession of which had been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, however, the borrower/guarantor/third parties have trespassed into the said property and bank is again taking appropriate action as per the law for re-possession of the said property, which will be sold on "As is Where is", As is What is" and Whatever there is" basis on 14.09.2026 for recovery of **Rs. 68,15,83,873.33** (Rs. Sixty eight crore fifteen lac eighty three thousand eight hundred seventy three and paise thirty three only) and interest from 01.12.2014 and further interest from 02.12.2014 due to the secured creditor from the Borrower **M/s. Shree Padmawati Metaliks Pvt. Ltd.(was under CIRP)** having its Registered Office at **"**35, CR Avenue, 5th floor, Kolkata-700 012**"** and its Guarantors **(i) M/**s **Shree Mahalaxmi Corporation Pvt Ltd (in liquidation) (Corporate Guarantor)** , 13/2A-Priya Nath Mallick Road, PS: Bhowanipore, Kolkata-700026", **(ii) M/s Manglam Fiscal Services Pvt Ltd (in Liquidation) (Corporate Guarantor**) **.,** "13/2A Priya Nath Mallick Road, Ground Floor, Kolkata-700026 , **(iii) Shri Gopal Kumar Agarwal, S/o Shri Banwari Lal Agarwal (Guarantor),** 8A-Moira Street, Kolkata-700017**.,** "(iv**) 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)

All the piece and parcel of Land measuring (1 kottah, 12 chitak, & 35 Sq Ft) and 4 storied building having each floor 772 Sq. Ft. constructed and/or erected on a part or portion thereof without lift) situated at 13/2A priya nath mallick Road,P.S. Bhowanipur, Kolkata-26, ward No. 72 in the name of Banwari Lal Agarwal & Gopal Kumar Agarwal being title deed no. 05170/2010 Reserve Price: Rs.1.86 Cr (Rupee One Crore Eighty Six Lakh Only)

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: 05.08.2026
Place: Kolkata

AUTHORISED OFFICER,
8130333248/9674721004

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEB SITE 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 / Guarantor	**M/s. Shree Padmawati Metaliks Pvt. Ltd** **(**CD resolved under CIRP and Taken over by Successful Resolution applicant as per order on NCLT dated 12.06.2026**)** **Address: "**35, CR Avenue, 5Th floor, Kolkata-700 012" **M/**s **Shree Mahalaxmi Corporation Pvt Ltd (in liquidation) (Corporate Guarantor) ,** 13/2A-Priya Nath Mallick Road, PS: Bhowanipore, Kolkata-700026", **M/s Manglam Fiscal Services Pvt Ltd (in Liquidation) (Corporate Guarantor**) **.,** "13/2A Priya Nath Mallick Road, Ground Floor, Kolkata-700026 , **Shri Gopal Kumar Agarwal, S/o Shri Banwari Lal Agarwal (Guarantor),** 8A-Moira Street, Kolkata-700017**.,** **Shri Banwarilal Agarwal s/o Motilal Agarwal (Guarantor**) 8A-Moira Street, Kolkata-700017
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 moveable and immovable secured assets to be sold.	All the piece and parcel of Land measuring (1 kottah, 12 chitak, & 35 Sq Ft) and 4 storied building having each floor 772 Sq. Ft. constructed and/or erected on a part or portion thereof without lift) situated at 13/2A priya nath mallick Road,P.S. Bhowanipur, Kolkata-26, ward No. 72 in the name of Banwari Lal Agarwal (PAN-) & Gopal Kumar Agarwal (PAN-) being title deed no. 05170/2010
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 differ then those mentioned herein above is as per Deed 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. Property was under physical possession of Bank since 07.12.2015, later borrower and its agents entered inside property on 07.12.2016. A police complaint filed in this regard on 08.12.2016. Bank has also taken other legal steps to vacate trespassers.

E. Encumbrances not known to the Secured Creditor are not mentioned . However, purchaser is required to ascertain from his own sources as to any further encumbrance.

F. Intending purchaser must submit an indemnity and declaration to Authorized Officer/Bank before participating in bidding auction, stating that purchaser knows about trespassing and bank cannot commit any time frame for handing over physical possession to purchaser. Therefore, purchaser cannot force bank/ or approach court to refund or compensate by any mean in delay in handing over possession. Failing to submit indemnity and declaration by bidder before auction then , Authorized officer may reject the H-1 bidder offer.

Pending litigations:
DRT Cases:- O.A. 482/2014 S.A. 13/2016
SA 368/2025 IA 2999/2025 IA 3062/2024

Case no. 1448/2026 before 5th J.M. Alipore

It is clarified that the successful auction purchaser will hold good title in respect of the mortgaged property only sold by the bank. However, the physical possession of the property will be given once the bank obtains the same under the due procedure of law.

		The successful auction purchaser will not be liable to claim against the bank for delay in handing over the physical possession of the said property. Physical possession will be handed over as per the procedure of law, which may take time.
5.	The secured debt for recovery of which the property is to be sold	**Rs. 68,15,83,873.33** (Rs. Sixty eight crore fifteen lac eighty three thousand eight hundred seventy three and paise thirty three only) and interest from 01.12.2014 and further interest from 02.12.2014 due to the secured creditor
6	Deposit of earnest money	**Rs. 18,60,000 (Rupees Eight lakh Sixty Thousand only)** being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last-minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
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: Rs	**Rs.1.86 Cr (Rupee One Crore Eighty Six Lakh Only)** (In reference to Serial No. 3 above) Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. Time : by 4:00 P.M., Date : 13.09.2026
8	**Time and manner of payment**	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 amount 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 auction purchaser not exceeding three months from the date of auction. A/c. No: 34694413925 IFSC: SBIN0018192 Name of Branch: AUTHORISED OFFICER, SBI SAMB-II KOLKATA Bank: State Bank of India, IFSC : SBIN0018192.

9	Time and place of public auction or time after which sale by any other mode shall be completed.	**14.09.2026 between 11:00 AM to 3:00 PM**
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	**https://www.baanknet.com/eauction-psb/x-login**
11	(i) Bid increment amount: (ii) Auto extension: ________ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 100000 (ii) unlimited. (iii) Indian Rupees (INR)

12	**Date and Time** during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Date: 05.09.2026 & 06.09.2026, Time: 11 A.M to 2.00 P.M. Name: 1. Shri N. K. Lakra (9674721004) 2. Shri Shambhu Kumar Singh (8130333248)
13	Other conditions	**Other conditions:** (1) Intending Bidders should get themselves registered on https://baanknet.com/eauctionpsb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) 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. (5) 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. (6) 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. (7) 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. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) 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. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) 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. (12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (13) 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. (14) 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. (15) 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. (16) 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. (17) 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. (18) 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. 19) 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. Provided if the sale price is above Rs.50,00,0000.00, it shall be responsibility of the auction purchaser has to deduct the 1% TDS/applicable TDS as per prevailing law in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB/latest form prescribed by CBDT and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. 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. (20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com , portal only (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e auction. Therefore, the Bank shall not be

		responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. (23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property only if plant and machinery is sold out.

14	Details of pending litigation, if any, in respect of property proposed to be sold	O.A. 482/2014 S.A. 13/2016 SA 368/2025 IA 2999/2025 IA 3062/2024 Case no. 1448/2026 before 5th J.M. 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.

For further details regarding inspection of the property, e-auction, the intending bidder may contact the following persons.

Date: 05.08.2026.

AUTHORISED OFFICER

SBI, SAMB-II, Kolkata.

Place: Kolkata.

9674721004/8130333248.
clo3.samb2kol@sbi.co.in

Bank website	E-auction website	Property location	Property photo