

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

Securities and Exchange Board of India (SEBI) invites bids for sale of properties in the Recovery proceedings against **Bishal group of companies** (Bishal Abasan India Limited, Bishal Distillers Limited, Bishal Agri-Bio Industries Limited, Bishal Horticulture and Animal Projects Limited), **Sumangal Industries Limited** and **Infinity Realcon Limited** and its promoters/directors through e-auction platform on "as is where is and whatever there is" basis. Adroit Technical Services Pvt. Ltd. (hereinafter referred to as "the Agency") has been engaged by SEBI to assist with the e-auction in the matter of Bishal group of companies. Ms Savita Agarwal and Mr. Subodh Kumar Agarwal (hereinafter referred to as "the Administrators") have been engaged by SEBI to assist with the e-auction in the matter of Sumangal Industries Limited and Infinity Realcon Limited respectively.

Adroit Technical Services Pvt. Ltd. will also act as the e-Auction Service Provider. Online registration & e-auction will be conducted through [www.adroitvaluations.com](http://www.adroitvaluations.com).

Intending bidders are invited to submit their bid(s) along with an amount equivalent of 10% of the Reserve Price as Earnest Money for each of the properties to be paid through EFT/NEFT/RTGS for sale of the following properties.

**Description of Immovable Property**

<i>S. No.</i>	<i>Description of the property</i>	<i>Reserve Price (Rs.)</i>	<i>EMD (Rs.)</i>	<i>Date &amp; Time of Inspection</i>	<i>Bid Increase Amount (Rs.)</i>	<i>Date &amp; Time of E-auction</i>
B1	Vacant (bastu) land at RS Khatiyani No-169,231, R.S Plot No- 460,459, LR Khatiyani-847, LR Plot No-368,369, Mouza-Baisguri, P.S-Kotyali, Dist-Coochbehar; <b>AREA-44 decimal</b> <i>Deed No 4495/2011</i>	1,23,75,000	12,37,500	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 1,00,000/- (Rs. One Lakh)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B2	Vacant land at JL NO-114, RS Khatiyani No-179,204 & 294, Plot No (RS & LR)-371, Mouza-Nunupur, PS-Choukhi, Dist-Purulia; <b>AREA-235 decimal</b> <i>Deed No 02723/2012</i>	72,26,250	7,22,625	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 75,000/- (Rs. Seventy Five Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B3	Vacant land at JL NO-114, RS Khatiyani No-103, 55;	15,34,643	1,53,464	May 10-15, 2023	Rs. 50,000/-	May 30, 2023(10:30

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	Plot No (RS & LR)-371, Mouza-Nunupur, PS-Choukhi, Dist-Purulia; <b>AREA- 52 decimal</b> <i>Deed No 02722/2012</i>			(11 A.M - 4 P.M)	(Rs. Fifty Thousand)	A.M- 12:30 P.M)
B4	Vacant land at JL No. C.S. 127, R.S. 171, R.S. Khatian No. 1414 & 1413, R.S. Plot No. 4899 & 4900 (Under Raghunathpur Municipality Ward No. 9), Adra Road, Kanali, P.S. Chowki, Mouza-Nanduara, Dist: Purulia; <b>AREA- 13 decimal</b> <i>Deed No 01740/2012</i>	28,03,125	2,80,313	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 50,000/- (Rs. Fifty Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B5	Vacant land at Plot No. 502, 503, 504, 505 & 510, R.S. Khatian 935 of which latest L.R. Khatian 192, 257, 323, 364 & 484 & R.S. Khatian 265 of which latest L.R. Khatian 1339, 1340 & 1341 & R.S. Khatian 289 of which latest L.R. Khatian 1398, 1399 & 1404 & R.S. Khatian 240 of which latest L.R. Khatian 1398 & 1399 & R.S. Khatian 632 of which latest L.R. Khatian 1388, J.L. No. 03, Ward No. 29, Mouza Nabagram, Chandannagar, P.S-Bhadreswar, Dist. Hooghly; <b>AREA- 212 decimal</b> <i>Deed No 00949/2013</i>	7,58,43,000	75,84,300	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 1,00,000/- (Rs. One Lakh)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B6	Residential property (Bastu Land+ Building constructed in 2003) appertaining R.S. Plot No. 258 L.R. Plot No. 318, Khatiyon no-139B, Mouza- Chandannagar sit no-1, PS-Chandan Nagar, Dist. Hooghly; <b>AREA- 3.55 decimal</b> <i>Deed No 02077/2011</i>	46,42,694	4,64,269	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 50,000/- (Rs. Fifty Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)

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B7	Vacant land at Ward No-29, JL No-3, RS Khatiyani-632, LR Khatiyani-16&46, Plot no (RS & LR)-510, District - Hooghly, Thana - Bhadreswar, Mouza - Nabagram, Dist. Hooghly; <b>AREA- 16 decimal</b> <i>Deed No 02013/2010</i>	61,68,000	6,16,800	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 75,000/- (Rs. Seventy Five Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B8	Vacant land at JL No-36, Khatiyani No - 1058, Plot No (LR & RS)-764, 951, Mouza-Bishnupur, PS- Arambag, Dist. Hooghly; <b>AREA- 30 decimal</b> <i>Deed No 01638/2013</i>	18,13,500	1,81,350	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 50,000/- (Rs. Fifty Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B9	Vacant land at JL No-36, LR Khatiyani No-64,461,536, Plot No (LR & RS)-1340, 1558, 1338, 1556, Mouza-Bishnupur, PS- Arambag, Dist-Hooghly; <b>AREA- 63.34 decimal</b> <i>Deed No 01755/2012</i>	45,84,233	4,58,423	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 50,000/- (Rs. Fifty Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)
B10	Vacant land at JL No-36, LR Khatiyani-282, 369, 372, 374, 382, Plot No-1337,1555, Mouza-Bishnupur, PS-Arambag, Dist-Hooghly; <b>AREA- 64.45 decimal</b> <i>Deed No 01552/2012</i>	46,64,569	4,66,457	May 10-15, 2023 (11 A.M - 4 P.M)	Rs. 50,000/- (Rs. Fifty Thousand)	May 30, 2023 (10:30 A.M- 12:30 P.M)

The complete description of the properties along with Reserve Price, EMD, date of inspection, time of auction, etc. are available on the website of Adroit [www.adroitvaluations.com](http://www.adroitvaluations.com), SEBI's website [www.sebi.gov.in](http://www.sebi.gov.in) -> **Enforcement ->Auction Notice under Recovery Proceedings.**

*Note: The intending bidders should make their own independent enquiries regarding the encumbrances, litigations, attachments, acquisition liabilities of the property, title, survey number/plot number and claim/rights/dues etc. in respect of the properties put on auction, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of SEBI/the Agency/the Administrators. The properties are being sold with all the existing and future encumbrances, whether known or unknown to SEBI/the Agency/the Administrators. SEBI/the Agency/the Administrators shall not be responsible in any way for any third party claims/rights/dues, etc. Taxes/other applicable taxes should be borne by the successful bidder.*

1. **EMD Remittance:** The intending bidder is required to submit their EMD on or before **24/05/2022** up to 5:00 PM in favour of “**SEBI Recovery Proceeds**” through EFT/NEFT/RTGS to A/c No. 012210210000013 of Bank of India, Bandra Kurla Complex, Branch, [IFS Code – BKID0000122], followed by an intimation at [auction@adroitvaluation.com](mailto:auction@adroitvaluation.com) and [recoveryero@sebi.gov.in](mailto:recoveryero@sebi.gov.in). The Bid Form (Online) along with KYC documents and details of EMD shall be submitted latest by 25/05/2023 up to 5:00 PM. All the properties are separate and intending bidder (s) shall specify name of the property at the time of depositing EMD.
2. Online Auction will take place on **30<sup>th</sup> May, 2023** (10:30 AM to 12:30 PM), as per the timelines given above with auto time extension of 5 minutes each, till sale is concluded. Auction will commence at highest price (not below Reserve Price) offered by the Intending Bidder (s) in the Bid Form and subsequent bidder (s) can improve their bids in multiples of “Bid Increase Amount”.
3. Sale/Auction shall be through online bidding. Bidders can participate in the e-auction from anywhere. The intending bidders need to fill up the Bid Form, upload copy of any valid photo identity/ address proof and copy of the PAN Card & Aadhar Card at the platform provided by the service provider by following the instructions contained therein.
4. Each of the property will be sold in a single lot as mentioned in above table and shall not be sold below the Reserve Price fixed.
5. **Inspection.** The inspection of the aforesaid property(ies) shall be allowed to the intending bidders at the date & time specified in this Notice of Sale for respective property(ies). For inspection intending bidder may submit / mail their request to the Agency/Administrators latest by **May 6, 2023**. The inspection of the scanned copies of only those documents, which have been submitted to SEBI by directors of Bishal group of companies, Sumangal Industries Ltd and Infinity Realcon Ltd shall be made available to the intending bidders on e-auction Portal after completion of registration process.
6. The successful bidder shall have to deposit 25% of the successful bid amount (inclusive of EMD amount), immediately (within 48 hours of receipt of intimation from Agency/SEBI declaring them as successful bidder) and the balance amount along with 1% of highest bid amount as poundage fee within 15 (fifteen) days from close of auction, to the account number mentioned above. All the payments shall be made through EFT/RTGS/NEFT to the above-mentioned account number, and shall be intimated at [auction@adroitvaluation.com](mailto:auction@adroitvaluation.com), [subodhka@gmail.com](mailto:subodhka@gmail.com), [savita\\_22@hotmail.com](mailto:savita_22@hotmail.com), and [recoveryero@sebi.gov.in](mailto:recoveryero@sebi.gov.in) immediately. *If the said amount is not paid within the specified time, the cost of the auction shall be recovered from the deposit money and the balance shall be forfeited.* All charges including dues to any authority, conveyance, stamp duty, etc. shall be borne by the successful bidder only.
7. EMD of unsuccessful bidder shall be refunded without any interest after the completion of the auction process.
8. The interested bidders who require assistance in creating Login ID & Password, submitting Bid Form, etc., may contact Adroit Technical Services Pvt. Ltd. (contact number +91-7428993229 or +91-9310636000) or write at [auction@adroitvaluation.com](mailto:auction@adroitvaluation.com).
9. The sale shall be subject to detailed terms and conditions of the Notice of Sale.

**Sd/-**

**Place: Kolkata**

**Deputy General Manager & Recovery Officer**

**Date: April 27, 2023**

**SECURITIES AND EXCHANGE BOARD OF INDIA**