



बैंक ऑफ़ बड़ौदा  
Bank of Baroda

## Regional Stressed Assets Recovery Branch

Kolkata Metro Region II

1st Floor, 3 M L Mitra Road, Kolkata-700017

Email id: SARKMT@bankofbaroda.bank.in

## E-AUCTION SALE NOTICE

### ANNEXURE-A

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ; "APPENDIX- IV-A [See proviso to Rule 8 (6) & or 9(1)]

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) & or 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor's and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s / Mortgagor / Guarantor/s / Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

| Srl/<br>Lot<br>No. | Name & address of<br>Borrower/s/Guarantor/ s/<br>Mortgagor (s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Detailed description of the<br>immovable property with<br>known encumbrances, if any                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Total Dues                                                                     | Date & Time<br>of<br>E-auction                                              | Reserve Price                                                         | Status of Possession<br>(Symbolic / Physical) | Property Inspection<br>date & Time                                                                                             |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                |                                                                             | EMD amount<br>Bid Increase Amount                                     |                                               |                                                                                                                                |
| 1.                 | <b>M/S UNICA ENGINEERS AND CONTRACTOR PRIVATE LTD.</b><br>Directors: Mr. Ranendra Nath Mukhopadhyay and<br><b>Mr. Kaushik Das.</b> Address: 521, Madurdaha, Kolkata, Pin -700107 (West Bengal)<br><b>Mr. Ranendra Nath Mukhopadhyay (Guarantor)</b> Address: 521, Madurdaha, Kolkata, Pin 700107 (West Bengal)<br><b>Mr. Kaushik Das (Guarantor)</b> F S Protiva Apartment, 48 South Park, Santoshpur, Kolkata, Pin No. 700075.<br><b>Mrs. Krishna Gangopadhyay. (Guarantor)</b> 521, Madurdaha, Kolkata - 700107.<br><b>Mrs. Suchitra Ghatak,</b> Flat No. CG, Ramalaya Apartment , 118A Sarat Ghosh Garden Road, Kolkata, 700031 | <b>Property 1:</b> EM of Residential flat no CG at north east side of ground floor of Ramalaya apartment, 118A Sarat Ghosh Garden Road, Kolkata-700031 Measuring more or less 582 sq.ft built up area with piece and parcel of land area more or less 7 cottah 7 Chittak under Mouza: Kasba, of J.L no: 13, R.S no:233 , C.S Dag: 1153, 1154, 1155, C.S Khatian 284, Ward no.91, KOLKATA-700031 in name of Suchitra Ghatak. <b>Boundary:</b> - North: C.S. Plot 1536, South: Sarat Ghosh Garden Road, East: 119/3A Sarat Ghosh Garden Road, West: Land belongs to A. Ghatak and N. Ghatak. | <b>Rs.</b><br><b>1,31,00,000/-</b><br>+ interest and charges w.e.f. 09.01.2025 | 18.04.2026<br>Time-2.00 pm to 6.00pm with unlimited extension of 10 minutes | <b>Rs.25,38,000/-</b><br><b>Rs. 2,53,800/-</b><br><b>Rs. 10,000/-</b> | Physical                                      | From 15.03.2026 to 17.04.2026<br>11.00am to 2.00 pm<br>Concerned Officer<br>Protul Mondal<br>7980471492 with prior appointment |

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction.htm> and <https://baanknet.com>. Also, prospective bidders may contact with the Authorised officer on Tel No. 033-22837888, Mobile: 9748874866.

Date: 12.03.2026  
Place :- Kolkata

For detailed terms and conditions



Name: Shri Sanjeev Kumar Mishra  
Authorised Officer  
Bank of Baroda

