

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6 (2) & 8(6)/9(1) of The Security Interest (Enforcement) Rules 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

To,

M/s Sadanand Radhika Mangal Charitable Trust (Borrower) represented by Sri Dilip Sharma & Smt. Babita Sharma

Registered Address: Bhoma Devi Apartment, 3, Jibankrishana Dutta Sarani, Ashrampara, Ward No.14, Siliguri, Dist- Darjiling, WB-734001

Mr. Dilip Sharma S/o Sukan Chand Sharma (Trustee & Guarantor),

Add: Sat Guru Villa, Thakur Panchanan Verma Road, Chayanpara, Salugara, Siliguri, West Bengal, Pin-734001.

Mrs. Babita Sharma W/o Dilip Sharma (Trustee & Guarantor),

Add: Bhoma Devi Apartment, 3, Jibankrishana Dutta Sarani, Ashrampara, Ward No.14, Siliguri, Dist- Darjiling, WB-734001.

M/s Satsat Guru Kripa Hotel(s) Pvt. Ltd.(Guarantor)

Registered Address: Bhoma Devi Apartment, 614/132/193, Ram Krishna Road(By Lane), Ground Floor, Ashrampara, Ward No.14, Siliguri, Dist- Darjiling, WB-734001

Sub: Loan account- Your Term Loan Account 50510212334 and FITL- 7005979487 with Indian Bank Siliguri Main Branch- Reg.

M/s Sadanand Radhika Mangal Charitable Trust (Borrower) represented by Sri Dilip Sharma & Smt. Babita Sharma availed Term Loan facilities from **Indian Bank, Siliguri Main Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. 1. **M/s Sadanand Radhika Mangal Charitable Trust (Borrower)** represented by Sri Dilip Sharma & Smt. Babita Sharma, 2. **Mr. Dilip Sharma S/o Sukan Chand Sharma (Trustee & Guarantor),** 3. **Mrs. Babita Sharma w/o Dilip Sharma (Trustee & Guarantor)** and 4. **M/s Satsat Guru Kripa Hotel(s) Pvt. Ltd.(Guarantor)** have failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **06.03.2023** under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as “The Act”), was issued by the Authorized Officer calling upon Borrower(s), Guarantor(s) and Mortgagor(s) liable to the Bank to pay the amount due to the tune of **Rs. 41,18,38,466/- (Rupees Forty One Crore Eighteen Lac Thirty Eight Thousand Four Hundred and Sixty Six only)** as on **05.03.2023** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated **06.03.2023**.

As 1. **M/s Sadanand Radhika Mangal Charitable Trust (Borrower),** 2. **Mr. Dilip Sharma S/o Sukan Chand Sharma (Trustee & Guarantor),** 3. **Mrs. Babita Sharma w/o Dilip Sharma (Trustee & Guarantor)** and 4. **M/s Satsat Guru Kripa Hotel(s) Pvt. Ltd.(Guarantor),** all failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **22.05.2023** after complying with all legal formalities.

As per Sec. 13(4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per **Rule 9(1)** of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice

The amount due as on **31.12.2025** is **Rs.36,48,81,695/- (Rupees Thirty Six Crore Forty Eight Lakh Eighty One Thousand Six Hundred Ninety Five only)** with further interest, costs, other charges and expenses thereon **minus subsequent credit if any.**

Please take note that this is notice of **15 days** and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after **15 days.**

The date of sale is fixed as 06.04.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **11.03.2026 to 04.04.2026** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (**<https://baanknet.com>**) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **11.03.2026 to 05.04.2026 from 10.00 am to 7.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal (**<https://baanknet.com>** (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **05.04.2026** i.e. before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (**<https://baanknet.com>** (PSB Alliance Pvt. Ltd.) **for depositing in bidders EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No: 5004044425	BRANCH: SILIGURI,
A/c Name: Authorized Officer's Account	IFS Code- IDIB000S692

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price (In Rupees)	EMD (In Rupees)	Date, Time for e-auction and Property ID No.	Prior Encumbrance
<i>All that piece or parcel of Land measuring 600 decimal or 6 Acre, leased out to M/s Sadanand Radhika Mangal Charitable Trust by Sri Dilip Sharma & Smt. Babita Sharma (for a period of 30 years) and building (civil constructions & other structures) thereon along with all other immovable fixed assets Situated at LR Plot no: 714, 818, 850, 852, 853, 854, 855, 868, 881, 883, 813, 812 & 860, corresponding to RS plot nos. 406, 490, 771, 514, 515, 516, 512, 691, 530, 531, 767, 485 & 520. LR Kh no.579 & 580 corresponding to previous LR Khatian Nos. 538, 168, 267, 529 & 205, JL no.16, Sheet No: 2, under Panikauri Gram Panchayat, Mouza: Araji Binnaguri, Parganas: Baikunthapur, PS, BL & LRO & Addl Dist Sub-registry office: Rajganj, Dist: Jalpaiguri Vide Lease Deed No -266 for the Year 2019. (Ref Deed of conveyance</i>	Rs.38,82,86,000/- (Rupees Thirty Eight Crore Eighty Two Lac Eighty Six Thousand Only)	Rs.3,88,28,600/- (Rupees Three Crore Eighty Eight Lac Twenty Eight Thousand Six Hundred Only)	06/04/2026 from 11.00 am to 05.00 pm. Property ID No. IDIB50510212334	Not Known

nos I-99 dtd 17.01.2019, I-98 dtd 18.01.2019 & I-97 dtd 18.01.2018) along with Chain Deed/s & other land documents. The property is butted and bounded as under: North by: Land of plot no.802, 814 & 817(LR) South by: 40 Feet wide pucca Road East by: Land of plot no. 850, 851, 852, 882, 883, 714 & 818 (LR) West by: Land of plot no.714,855,856,860,881 & 810 (LR)				
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Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Siliguri
Date: 11.03.2026

AUTHORISED OFFICER