

NOTICE OF SALE

Branch: AJC BOSE ROAD BRANCH

Notice of sale under Rule 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,

1. M/S IMAX INFRASTRUCTURE PRIVATE LIMITED. Address: 41, B.B Ganguly Street, 4 th Floor, Kolkata 700012
2. Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052
Also at: 41, B.B Ganguly Street, 4 th Floor, Kolkata 700012
3. Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222
Also at 41, B.B Ganguly Street, 4 th Floor, Kolkata 700012
4. New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and
also at 41, B.B Ganguly Street, 4 th Floor, Kolkata 700012
5. Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 and
also at 41, B.B Ganguly Street, 4 th Floor, Kolkata 700012

Sub: Loan account - M/S IMAX INFRASTRUCTURE PRIVATE LIMITED (A/C- 7793467211 with Indian Bank AJC Bose Road Branch

1. M/S IMAX INFRASTRUCTURE PRIVATE LIMITED. Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 2. Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 3. Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 4. New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 5. Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 availed Credit facility/ies from Indian Bank AJC Bose Road Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". 1. M/S IMAX INFRASTRUCTURE PRIVATE LIMITED. Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 2. Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 3. Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 4. New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 5. Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 **failed** to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 31.07.2025 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 1. M/S IMAX INFRASTRUCTURE PRIVATE LIMITED. Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 2. Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 3. Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, 4. New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 and

For INDIAN BANK
इलाहाबाद / ALLAHABAD
आधिकृत अधिकारी / Authorised Officer
ए.जे.बोस रोड लिमिटेड, कोलकाता / A.J.C. Bose Rd, Kolkata

5. Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 and also at 41, B.B Ganguly Street, 4th Floor, Kolkata 700012 liable to the Bank to pay the amount due to the tune As Rs 10,91,42,856.47 (Rupees Ten Crores Ninety One Lacs Forty Two Thousand Eight Hundred Fifty Six and paise Forty Seven only) as on 30.07.2025 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 31.07.2025.

As Rs 10,91,42,856.47 (Rupees Ten Crores Ninety One Lacs Forty Two Thousand Eight Hundred Fifty Six and paise Forty Seven only) as on 30.07.2025 failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 18.11.2025 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 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

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 27.03.2026 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 15.03.2026 to 25.03.2026 between 10.00 am to 4.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet 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>) for depositing in bidders Global 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 auction 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
50125920355,INDIAN BANK	Branch: SALT LAKE BRANCH ,IFSC: IDIB000S147

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.

भारतीय बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD
आधिकृत अधिकारी / Authorised Officer
ए.जे.सी. बोस एड. कोलकाता / A.J.C. Bose Ed. Kolkata

***This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non-suit filed account)

****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	
Bastu Land measuring 21 Cottahs situated and lying under Mouza: Dum Dum Cantonment, J.L No. 13, R.S No. 177, Touzi No. 3194, Pargana Kolkata, appertaining to Dag No. 2358, Khatian No. 2/1, being part of Municipal Holding No. 1/1 N.C Sen Avenue (Previously 27 & 28 Pollock Avenue), within ward no. 21 of Dum Dum Municipality, P.S Dum Dum, Dist. North 24 Parganas (Deed of Conveyance, Being Deed No. 07542 for the year 2012) in the name of M/s New Shelters Promoters Private Limited.	
Principal Property Butted and Bounded By:- On the South: By Property of Sudson & Co. On the North: By Dum Dum Municipal Market Complex and Mrinalini Cinema Hall On the East: By Five Storied Others Building Dag No. 2356 and 2357 On the West: By 60 ft. wide Jessore Road	
(Mortgaged to Indian Bank Vide Deed Nos: Deed No-I-7032/2024 and Deed No-I-6890/2024)	
Reserve Price	Rs.12,00,00,000.00
EMD	Rs. 1,20,00,000.00
Date & Time for e-auction	27.03.2026 from 11.00 am to 5.00 pm
Property ID No	IDIB030637616659
Prior Encumbrance	NOT KNOWN
Bid Incremental Amount	Rs. 25000/-

Bidders are advised to visit the website (<https://www.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:- "BAANKNET Support" <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 "BAANKNET Support" <support.baanknet@psballiance.com>

For property details and photograph of the property and auction terms and conditions please visit: <https://www.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://www.baanknet.com>.

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AUTHORISED OFFICER

Place: Kolkata
Date: 04.03.2026