

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

IB/SAML/KOL/SALE/2025-26/1094

DATE:26.02.2026

NOTICE OF SALE

Branch: SAM LARGE BRANCH

Phone No: 033-22311471

Notice of 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,

1. M/s Varsace Apparels Pvt Ltd Add: Regent Garments & Apparels Park, Block-2, Unit No. 101, Jessore Road(E), PO-Bamangachhi, Barasat, North 24 Parganas, Kolkata-700124	2. Mr. Amit Khaitan (Director- M/s Varsace Apparels Pvt Ltd) Son of Shri Bijay Prakash Khaitan, Address: Flat on 5th Floor, Unit No. 3L/B4, Tower 1, 1054, Silver Oak Estate, Kalipark Rajarhat, Kolkata-700136 Also at Regent Garments & Apparels Park, Block-2, Unit No. 101, Jessore Road(E), PO-Bamangachhi, Barasat, North 24 Parganas, Kolkata-700124.
3. Mrs. Ajita Khaitan (Director- M/s Varsace Apparels Pvt Ltd) Wife of Shri Amit Khaitan, Address: Flat on 5th Floor, Unit No. 3L/B4, Tower 1, 1054, Silver Oak Estate, Kalipark Rajarhat, Kolkata-700136 Also at Regent Garments & Apparels Park, Block-2, Unit No. 101, Jessore Road(E), PO-Bamangachhi, Barasat, North 24 Parganas, Kolkata-700124.	4. M/s Mats Infrastructure Pvt Ltd (Corporate Guarantor), Regd Office: Regent Garments & Apparels Park, Block-2, Unit No. 101, Jessore Road(E), PO-Bamangachhi, Barasat, North 24 Parganas, Kolkata-700124 Also at Flat on 5th Floor, Unit No. 3L/B4, Tower 1, 1054, Silver Oak Estate, Kalipark Rajarhat, Kolkata-700136.

Sub: Loan account – M/s. Varsace Apparels Pvt Ltd (A/c No. 50285903549, 58000358396, 7126044060 & 7521046023) with Indian Bank (erstwhile Allahabad Bank), STRESSED ASSET MANAGEMENT LARGE BRANCH, KOLKATA

M/s. Varsace Apparels Pvt Ltd availed Cash Credit /Term Loan facility from Indian Bank (Parent Branch – : Beliaghata Branch), the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s. Varsace Apparels Pvt Ltd, failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 26.06.2025 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 Borrower (s), Guarantor(s) M/s. Varsace Apparels Pvt Ltd (the company), Add: Regent Garments & Apparels Park, Block-2, Unit No. 101, Jessore Road(E), PO-Bamangachhi, Barasat, North 24 Parganas, Kolkata-700124 , (1) Mr. Amit Khaitan (Director- M/s Varsace Apparels Pvt Ltd) Son of Shri Bijay Prakash Khaitan, Address: Flat on 5th Floor, Unit No. 3L/B4, Tower 1, 1054, Silver Oak Estate, Kalipark Rajarhat, Kolkata-700136, (2) Mrs. Ajita Khaitan (Director- M/s Varsace Apparels Pvt Ltd) Wife of Shri Amit Khaitan, Address: Flat on 5th Floor, Unit No. 3L/B4, Tower 1, 1054, Silver Oak Estate, Kalipark Rajarhat, Kolkata-700136 & (3) M/s Mats Infrastructure Pvt Ltd (Corporate Guarantor), Regd Office Regent Garments & Apparels Park, Block-2, Unit No. 101, Jessore Road(E), PO-Bamangachhi, Barasat, North 24 Parganas, Kolkata-700124, liable to the Bank to pay the amount due to the tune of Rs. 7,98,10,208.00 (Rupees Seven Crore Ninty Eight Lakh Ten Thousand Two Hundred and Eight only) as on 25.06.2025 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 26.06.2025.

As M/s. Varsace Apparels Pvt Ltd failed to make payment despite Demand Notice the Authorized Officer took constructive possession of the schedule mentioned property under the Act on 22.09.2025 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 6 (2), Rule 8(6) and 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 **Rs. 7,98,10,208.00 (Rupees Seven Crore Ninty Eight Lakh Ten Thousand Two Hundred and Eight only)** as on **25.06.2025** with further interest, costs, other charges and expenses thereon.

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 16.03.2026 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 **02.03.2026 to 15.03.2026** 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.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **16.03.2026** i.e before the e-Auction time in the portal. The registration, eKYC 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 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
Ac No- 50146027457 A/c Name- Authorized Officer Indian Bank	SME Finance Branch, Indian Bank IFSC- IDIB000S769

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", "as is what is" and "Whatever there is basis"** 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 asset, which are intended to be brought to sale are enumerated hereunder:

Detailed description of the Property	Equitable Mortgage of All that the Residential Unit No-3L/B4 containing a Saleable area (Super Built Up) of 1660 sq ft be the same a little more or less on the Fifth Floor in Tower -1 together with All that the Utility Room No-UR-02 (Servant Quarter) containing a Saleable area (Super built up area) of 84 sq.ft (Approx) be the same a little more or less on the Fifth Floor in Tower-1 together with one covered Car Parking Space being No-54 (Approx.135 sq.ft) at the Basement of Tower-1 of the complex known as SILVEROAK ESTATE, along with undivided Proportionate impartible part or share in land beneath the Tower attributable thereto together with the undivided, proportionate indivisible part or share in the common areas ,amenities and facilities of the said Tower No-1 as also in the said complex constructed over piece and parcel of land containing an area of 414 Cottahs equivalent to 684.29 decimals be the same a little more or less situated & lying at Mouza Salua, J.L No.3, comprised in R.S. and L.R. Dag No. 498, 499, 501, 502, 519, 520, 521, 529, 535, 538, 539, 540, 541, 542, 543, 544, 546, 547, 548 and 535/558. under LR. Khatian Nos, 1168,1169,1170,1171,1172,1173,1174, 1175, 1262, 1263. 1264, 1265,1266, 1267.1268, 1282, 1283, 1284, 1285, 1176, 1177, 1178, 1179, 1180, 1181, 1182. 1183, 1184, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240. 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1258, 1259, 1260, 1261, 1185, 1186, 1187, 1188. 1189, 1190, 1191. 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206. 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1271, 1272, 1273, 1274, 1275, 1276, 1277 and 1278, Police Stations Airport, Post Office-Rajarhat. Ward Nos.5 and 7 within the municipal limit of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality), in the District of North 24-Parganas, Kolkata-700136 registered vide deed no. I-1904-09062 of 2017 in the names of Mrs. Ajita Khaitan & Mr. Amit Khaitan in A.R.A-IV Kolkata, District Kolkata.
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Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property
Reserve Price	Rs.94,50,000/- (Rupees Ninty Four Lakh Fifty Thousand only)
EMD Amount	Rs.9,45,000/- (Rupees Nine Lac Forty five Thousand only)
Bid incremental amount	Rs.50,000/- (Rupees Fifty Thousand only)
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- 16.03.2026 Time:- 11.00 AM to 4.00 PM https://baanknet.com (PSB Alliance Pvt. Ltd.)
Property ID No.	IDIB50285903549B

*Sale price should be above Reserve Price

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, please contact (<https://baanknet.com>) and for 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 help line number 8291220220.

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

Place: Kolkata
Date: 26.02.2026


AUTHORISED OFFICER
 प्राधिकृत अधिकारी / Authorized Officer
 एस. ए. एस. बृजेश शर्मा, कोलकाता
 SAM Large Branch, Kolkata