

Stressed Asset Management (SAM) Branch, Kolkata
United Tower, 3rd Floor, 11 Hemanta Basu Sarani, Kolkata-700 001
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (in Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount	B) EMD		
	Name & addresses of the Borrower/Guarantors Account		C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
1	SAMB, Kolkata	Equitable Mortgage of factory land & building at Mouza Bari Bhangha Abad, JL 109, Touzi 2630, Parganas Sunderban comprised in CS Khatian 76 and 72, R.S Khatian No 87 and 88 and LR khatian no 1070 and 2551 (Present LR khatian No.2602) and LR Dag No 2402 (Bastu 04 decimal), 2403 (Godown 58 decimal) and 2404 (Godown 58 decimal) Total 120 Decimal, together with all types of easement rights drains, sewerages privileges, within Raidighi Gram Panchayet PS Raidighi Dist 24 Parganas South, West Bengal. Standing in the Name of M/s Maa Shitala Agro Pvt Ltd. (Deed: 06143/09 dated 13.11.2009 and vide deed of declaration being no 160410416 for the year 2022 (North: Vari, South: land of dag	A) 28.07.2025	A)Rs. 5,93,00,000.00	28.04.2026 between 11.00 am to 03.00 pm	Not known to bank
	M/s Maa Shitala Agro Pvt. Ltd. (Borrower Company) At: - Vill: Companir Thek PO: Bakultala, PS: Raidighi Dist: South 24 Parganas West Bengal-743349 Saumitra Purkait S/o Mr Nimai Chand Purkait, (Director) At: - Mainaak Residency, Flat		B) Rs.18,08,97, 286.89 (Rupees Eighteen Crore eight lakh ninety-seven thousand two hundred eighty-Six and eighty-nine paisa only) as on 30.06.2025 with further Interest, other charges and	(Rupees Five Crore Ninety Three Lakh only) B) Rs.59,30,000.00 (Rs. Fifty Nine Lakh Thirty Thousand only) C) Rs. 5 Lac		

	1C ,207, NSC Bose Road, Kolkata 700040 At – 1A,Sultan Alam Road,P O Tollygaunge,PS Charu Market,Pin 700033 Suchitra Purkait, W/o Mr. Venkatasubbarao Veeramachaneni, (Director)	no.2544, East: Road, West: land of Debobrot Halder) Owner: M/s Maa Shitala Agro Pvt. Ltd. Along with Hypothecated Plant & Machinery and other movable and fixed assets of the company. Owner: M/s Maa Shitala Agro Pvt. Ltd.	legal expenses w.e.f. 01.07.2025 until payment in full. C)17.10.2025 D) Under Symbolic Possession			
2	At: - Mainaak Residency, Flat 1C ,207, NSC Bose Road, Kolkata 700040 At: 6-36, Main Road Gandigunta, Vuyuru Krishna, Andhra Pradesh- 521165 Kautala, Kashinagar, South 24 Parganas, West Bengal- 743349 Arati Purkait, W/o Mr. Nimai Chand Purkait (Guarantor) Kautala, Kashinagar, South 24 Parganas, West Bengal- 743349 At: - Mainaak Residency, Flat 1C ,207, NSC Bose Road, Kolkata 700040 At – 1A,Sultan Alam Road,P O Tollygaunge,PS Charu Market, Pin 700033	Equitable mortgage of all that piece and parcel of land measuring 36 decimal out of land measuring 72 satak situated at Mouza-Khari, J.L. No.106, L.R & R.S Dag no.4006, under R.S Khatian No.1759, L.R. Khatian No.3920/1 and 12 (Present LR khatian No.6985) within the limits of Khari Gram panchyat, PS Raidighi, Dist: South 24 Parganas, West Bengal in the name of Mr Soumitra Purkait. (Deed No. 4213/20 dated 23.10.2000), bounded by on North: Bidhusudhan Halder, South: Anil Chakraborty, East: Anil Chakraborty, West: Road Owner: Sh Saumitra Purkait.		A) Rs.68,53,000.00 (Rupees Sixty Eight Lakh Fifty Three Thousand only) B) Rs.6,85,300.00 (Rs. Six Lakh Eighty Five Thousand Three Hundred only) C) Rs. 1 Lac	28.04.2026 between 11.00 am to 03.00 pm	Not known to bank

Nimai Chand Purkait (Guarantor) S/o Amulya Ratan Purkait Kautala, Kashinagar, South 24 Parganas, West Bengal- 743349 At: - Mainaak Residency, Flat 1C ,207, NSC Bose Road, Kolkata 700040 At – 1A,Sultan Alam Road,P O Tollygaunge,PS Charu Market, Pin 700033 Supriya Purkait, D/o Mr. Nimai Chand Purkait, (Director) At: - Mainaak Residency, Flat 1C ,207, NSC Bose Road, Kolkata 700040			
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TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be “online through e-auction” portal <https://baanknet.com>
2. **The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 28.04.2026 between 11.00 am to 03.00 pm.**
3. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of e KYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
5. Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd** having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: (support.baanknet@psballiance.com)). The intending Bidders/ Purchasers are required to

participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

6. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - (1) <https://baanknet.com>
 - (2) www.pnbindia.in
7. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.com>).
8. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
9. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 minutes** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed.
10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
11. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the <https://baanknet.com> portal.
12. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
13. The secured asset will be sold only above the reserve price.
14. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than 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 issued by a Scheduled Commercial Bank drawn in favour of **“The Authorized Officer, Punjab National Bank, A/c 835000317118A (A/c name-SUNDRY-NPA/SARFAESI/AUCTION RELATED, A/c, IFSC-PUNB0835000)” Payable at Kolkata**. 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.
15. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
16. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
17. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
18. The properties are being sold on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** and **“WHATEVER THERE IS BASIS”**.
19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

- 20.** It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
- 21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser and GST amount is also payable by the purchaser on Plant and Machinery.**
- 22.** The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- 23.** The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
- 24.** It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
- 25.** For detailed term and conditions of the sale, please refer <https://baanknet.com>, / www.pnbindia.in.

Date: 09.04.2026
Place: Kolkata

Sd/-
Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002