



IB/SAML_KOL/SALE/2026-27/ 57

Date: 02/05/2026

NOTICE OF SALE

Branch: SAM LARGE BRANCH, KOLKATA

Phone No: 033-22311471

Notice of sale under Rule 6(2), 8(6) 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 S.K. Projectcon Private Limited 3, C.R. Avenue Bharat Bhawan 4th Floor, Flat No. – E1 Kolkata -700072	Sri Sanjay Kumar Nag Flat No. D-8, Ground Floor DODO Apartment 268-B, Maharani Indira Devi Road Parnasree Pally, Kolkata -700060
Sri Raja Nag Flat No. 3 B, 3rd Floor Premises No. 136 12/7, Sarat Chatterjee Road Kolkata- 700060	Sri Ujjal Nag Flat No. 4D, 4th Floor Premises no. 136 12/7, Sarat Chatterjee Road Kolkata- 700060
Sri Sajal Nag 529, Parnasree Pally Premises no. 25 Parnasree Pally Road Kolkata - 700060	Smt. Sabita Nag Flat No. D-8, Ground Floor DODO Apartment 268-B, Maharani Indira Devi Road Parnasree Pally, Kolkata -700060
Smt. Dola Nag Flat No. 3 B, 3rd Floor Premises No. 136 12/7, Sarat Chatterjee Road Kolkata- 700060	Smt. Gopa Nag Flat No. 4D, 4th Floor Premises no. 136 12/7, Sarat Chatterjee Road Kolkata- 700060

Sub: Loan account– M/s S.K. Projectcon Private Limited, (A/c Nos. – 50009439220, 50207927234, 50207971704, 50384187942, 50331595498, 50354402014, 50365396925, 50373360909, 50375708898, 50377439548, 50376184146)

M/s S.K. Projectcon Private Limited availed Cash Credit, Working Capital Term Loan, Bills Limit and Car Loan Credit facility from Allahabad Bank (Now Indian Bank) D.H. Road Branch, the repayment of which is secured by Mortgage of schedule mentioned properties herein after referred to as "the Properties". M/s S.K. Projectcon Private Limited, failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 30.10.2018 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) of M/s S.K. Projectcon Private Limited, liable to the Bank to pay the amount

INDIAN BANK, STRESSED ASSETS MANAGEMENT LARGE BRANCH, 1st Floor, 14 INDIA EXCHANGE PLACE, KOLKATA-700001
PHONE NO:033-22311471, FAX -033-22312430, e-mail ID : samlkolkata@indianbank.co.in



due to the tune of Rs.9,59,66,848 /- (Rupees Nine Crores Fifty Nine Lacs Sixty Six Thousand Eight Hundred and Forty Eight Only) as on 28.10.2018 with further interest, costs, other charges and expenses thereon. M/s S.K. Projectcon Private Limited failed to make payment despite Demand Notice dated 30.10.2018.

As M/s S.K. Projectcon Private Limited, failed to make payment despite Demand Notice, the Authorized Officer took constructive possession of the schedule mentioned properties under the Act on 31.01.2019 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 thereof 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 8(6) and 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.

The amount due as Rs.9,59,66,848.00 (Rupees Nine Crores Fifty Nine Lacs Sixty Six Thousand Eight Hundred and Forty Eight Only) as on 28.10.2018 with further interest, costs, other charges and expenses thereon from 29.10.2018.

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 22.05.2026 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 15.05.2026 to 21.05.2026 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>) (PSB Alliance Pvt. Ltd.) 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>) (PSB Alliance Pvt. Ltd.) 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 21.05.2026 i.e. before the e-Auction Date and 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>) (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
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 basis", "As is what is basis" and "Whatever there 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:

Detailed description of the Property	Property-I: All That one self contained Mosaic flooring residential flat being Flat No. C-1 measuring 1052 Sq. ft. (more or less) super built up area consisting of two bed rooms, one drawing cum dining room, one kitchen, one toilet, one W.C. and one balcony on the South-East (Front) side of the third floor of the G + 3 storied building known and named as "SANTINIKETAN" together with undivided proportionate share of right, title and interest in the land underneath measuring about 3 (Three) Cottahs 4 (Four) Chittaks more or less together with Ground Plus Three Storied Building standing thereon lying and situated at C.S. Dag No. 849 under C.S. Khatian No. 2336 corresponding to R.S. Dag No. 849 under R.S. Khatian Nos. 7823 and 7824 in Mouza Behala, J.L. No. 2, R.S. No. 83, Pargana Balia, Touzi
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	No. 346 , A.D.S.R. office at Behala , Police station previously Behala at present Parnasree and its Municipal Premises No. 130 A , Maharani Indira Devi Road within Ward No. 131 of the Kolkata Municipal Corporation in the District of South 24 Parganas along with all rights , privileges in the common areas and facilities , liabilities provided in the said building and/or in the said premises with other co-owners standing in the name of M/s S.K. Projectcon Private Limited vide Deed of Conveyance No. 01965 for the year 2013. The said land is butted and bounded as follows: On the North : By Property of Mt. Anil Bikash Chowdhury On the South : By 19' Ft. wide K.M.C. Road (Maharani Indira Devi Road) On the East : By land and house of Nagendra Nath Maity On the West : By 19' Ft. wide K.M.C. Road (Maharani Indira Devi Road
Encumbrances on property if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property
Type of Possession	Physical possession
Reserve Price	Rs.24,30,000/- (Rupees Twenty Four Lac Thirty Thousand Only)
EMD Amount	Rs.2,43,000/- (Rupees Two Lac Forty Three Thousand Only)
Bid incremental amount	Rs.10,000/- (Rupees Ten thousand only)
Property ID No.	IDIB30001914487A

tDetailed description of the Property	Property- II: All that open roof right of 960 sq ft area and 400 sq ft Asbestos Shed (Total 1360 sq ft) of two storied building lying and situated on land area 3 cottah 7 chittak 9 sqft more or less and proportionate 1/5th share of land situated at Mouza- Behala, Pargana-Baliya, J. L. No 02, Touzi No-346, Re. Sa No-83, Sabek Khatian No-66, C S. Dag No 629, P S Parnasree, together with undivided proportionate share of land and stair, drain, septic tank and water preserver of the said building situated premises no 25 Parnashree pally Road No 1, Now 529, Parnashree Pally, PS Parnashree (Old Behala) in the name of Mr. Sanjay Kumar Nag, Mr. Sajal Nag, Sri Raja Nag and Sri Ujjal Nag vide Deed of Conveyance no I-08108 for year 2008 registered at A.D.S.R. Behala , South 24 Parganas. The property is butted and bounded by:- On the East : By Plot no 530 of Parnashree Pally Samabay Samity On the West : Common Passage and Plot no 521 On the North : By Plot no 520 and part 521 of Parnashree Pally Samabay Samity On the South : 20ft C.M.C. Road
Encumbrances on property if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property
Type of Possession	Physical possession
Reserve Price	Rs.10,10,000/- (Rupees Ten Lacs Ten Thousand Only)
EMD Amount	Rs.1,01,000/- (Rupees One Lac One Thousand Only)



Bid incremental amount	Rs.10,000/- (Rupees Ten thousand only)
Property ID No.	IDIB30001914487B

Date and time of Sale for Both the Properties (I&II)	Date	Time
	22-05-2026	10:00 AM to 4:00 PM

***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 provider's helpdesk. 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>).

कृते इंडियन बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD

प्राधिकृत अधिकारी / Authorized Officer
दबावग्रस्त आस्ति प्रबंधन बृहत शाखा
Stress Asset Management Large Branch
कोलकाता / Kolkata

AUTHORIZED OFFICER

Place: Kolkata
Date: 02-05-2026