

ANNEXURE -II
[Appendix – IV-A]
[See proviso to rule 8 (6)]

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 proviso 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 property mortgaged/ charged to the secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of ARM Branch Kolkata, Secured Creditor, will be sold on AS is where is", As is what is" , and Whatever there is" on 11.08.2026, for recovery of Rs. 2,66,51,676.86 (Rs. Two Crores Sixty Six Lakhs Fifty One Thousand Six Hundred Seventy Six and Paise Eighty Six Only) along with further applicable interest and charges from 01.04.2026 due to the Secured Creditor from-

- a) M/s Sreyan Poultry Farming Private Limited (Borrower), LICI ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140
- b) Mr. Santanu De (Director/Mortgagor) S/O SITARAM DE, RABINDRA SARANI, BESIDE WBSEDCL, PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140
- c) Mrs. Rupa De (Director/Mortgagor) W/O SRI SANTANU DE, LICI ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140

The reserve price of the Properties will be -

S.N.	PROPERTY	RESERVE PRICE	EMD AMOUNT
1	PROPERTY-1	RS.2,33,25,000.00 (Rs. Two Crores Thirty Three Lakhs Twenty Five Thousand only)	RS. 23,32,500.00 (Rs. Twenty Three Lakhs Thirty Two Thousand Five Hundred Only)
2	PROPERTY-2	RS.1,73,60,000.00 (Rs. One Crore Seventy Three Lakhs Sixty Thousand Only)	RS. 17,36,000.00 (Rs. Seventeen Lakhs Thirty Six Thousand only)

Details of Property/ies

PROPERTY-1

All those part and parcel land measuring 146 Decimal along with building and structure used for Poultry Farm in R.S & L.R Plot No 103, L.R Khatian No 144, 143, 142, 261, J.L No-260 under Dahola Gram Panchayat, Mouza-Saluka, P.S Khatra, Dist-Bankura-722140. Sale Deed No-4594/2022, 4596/2022 and 4602/2022. The area is bounded and butted by:

<u>Boundaries of the property</u>	<u>As per LSR</u>	<u>As per Visit/Actual</u>
North	Land of R.S & L.R Plot No 94,95,101,102,103	Vacant Land
South	Land of R.S & L.R Plot No 103, 104	Vacant Land
East	Land of R.S & L.R Plot No 202	15 Ft. W. Khatra-Kankradara Main Road
West	Land of R.S & L.R Plot No 61	Vacant Land

Internal

PROPERTY-2

All those part and parcel land measuring 10 decimal of land with combined structure on it. Details as below:

-All those part and parcel land (converted to Dokan) measuring 6 Decimal along with temporary structure in R.S & L.R Plot No 648/878, L.R Khatian No 941,98, Present L.R Khatian No: 1005, J.L No-194 under Khatra No 2 Gram Panchayat, Mouza-Guanala, P.S-Khatra, Dist- Bankura in the name of Mrs Rupa De W/O Santanu De. Sale Deed No-3649/2021

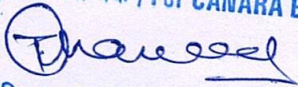
-All those part and parcel land (converted to Bastu) measuring 4 Decimal along with commercial structure used as warehouse in R.S & L.R Plot No 647, L.R Khatian No 872, J.L No-194 under Khatra No 2 Gram Panchayat, Mouza-Guanala, P.S Khatra, Dist-Bankura in the name of Mrs Rupa De W/O Santanu De. Sale Deed No-3257/2021. The area is bounded and butted by:

Boundaries of the property	As per Deed(4 Dec)	As per Deed (6 Dec)
North	R.S & L.R Plot No 647	RS & LR Plot No 647 & 653
South	House of Subhashis Chatterjee	House of Malati Mondal
East	RS & LR Plot No 647	House of Abdul Gafur Mia
West	Road & House of Pashupati Banerjee	RS & LR Plot No 647

(Properties under Symbolic Possession)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.canarabank.bank.in

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER
Date: 30.06.2026
Place: KOLKATA

Internal

**ANNEXURE -III
CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: SALE NOTICE/ SREYAN POULTRY /AUGUST/2026-27

Date: 30.06.2026

To,

- a) M/s Sreyan Poultry Farming Private Limited (Borrower), LIC ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140**
- b) Mr. Santanu De (Director/Mortgagor) S/O SITARAM DE, RABINDRA SARANI, BESIDE WBSEDCL, PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140**
- c) Mrs. Rupa De (Director/Mortgagor) W/O SRI SANTANU DE, LIC ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140**

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, ARM Branch KOLKATA, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our ARM Branch KOLKATA of Canara Bank.

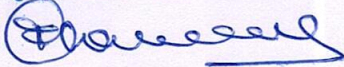
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer

परिसम्पत्ति वसुली प्रबंधक शाखा

Authorised Officer, Canara Bank

कोलकाता / Kolkata-700 016

ENCLOSURE – SALE NOTICE

Internal

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 property mortgaged/ charged to the secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of ARM Branch Kolkata, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 11.08.2026, for recovery of Rs. 2,66,51,676.86 (Rs. Two Crores Sixty Six Lakhs Fifty One Thousand Six Hundred Seventy Six and Paise Eighty Six Only) along with further applicable interest and charges from 01.04.2026 due to the Secured Creditor from-

- a) M/s Sreyan Poultry Farming Private Limited (Borrower), LIC ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140
- b) Mr. Santanu De (Director/Mortgagor) S/O SITARAM DE, RABINDRA SARANI, BESIDE WBSEDCL, PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140
- c) Mrs. Rupa De (Director/Mortgagor) W/O SRI SANTANU DE, LIC ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140

The reserve price of the Properties will be -

S.N.	PROPERTY	RESERVE PRICE	EMD AMOUNT
1	PROPERTY-1	RS.2,33,25,000.00 (Rs. Two Crores Thirty Three Lakhs Twenty Five Thousand only)	RS. 23,32,500.00 (Rs. Twenty Three Lakhs Thirty Two Thousand Five Hundred Only)
2	PROPERTY-2	RS.1,73,60,000.00 (Rs. One Crore Seventy Three Lakhs Sixty Thousand Only)	RS. 17,36,000.00 (Rs. Seventeen Lakhs Thirty Six Thousand only)

1	Name and Address of the Secured Creditor	Canara Bank ARM Branch Kolkata, 21, Bell's House, 5 th Floor, Camac street, Kolkata 700016
2	Name and Address of the Borrower & Guarantor	a) M/s Sreyan Poultry Farming Private Limited (Borrower), LIC ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140 b) Mr. Santanu De (Director/Mortgagor) S/O SITARAM DE, RABINDRA SARANI, BESIDE WBSEDCL, PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140 c) Mrs. Rupa De (Director/Mortgagor) W/O SRI SANTANU DE, LIC ROAD KHATRA PO PS KHATRA, DISTRICT BANKURA, WEST BENGAL 722140
3	Total liabilities as on 31.03.2026	Rs. 2,66,51,676.86 (Rs. Two Crores Sixty Six Lakhs Fifty One Thousand Six Hundred Seventy Six and Paise Eighty Six Only)

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4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) 11.08.2026 from 11.30 AM to 1:30 PM Online from anywhere															
5	Details of Property/ies																
PROPERTY-1	All those part and parcel land measuring 146 Decimal along with building and structure used for Poultry Farm in R.S & L.R Plot No 103, L.R Khatian No 144, 143, 142, 261, J.L No-260 under Dahola Gram Panchayat, Mouza-Saluka, P.S Khatra, Dist-Bankura-722140. Sale Deed No- 4594/2022, 4596/2022 and 4602/2022. The area is bounded and butted by: <table border="1"> <thead> <tr> <th>Boundaries of the property</th><th>As per LSR</th><th>As per Visit/Actual</th></tr> </thead> <tbody> <tr> <td>North</td><td>Land of R.S & L.R Plot No 94,95,101,102,103</td><td>Vacant Land</td></tr> <tr> <td>South</td><td>Land of R.S & L.R Plot No 103, 104</td><td>Vacant Land</td></tr> <tr> <td>East</td><td>Land of R.S & L.R Plot No 202</td><td>15 Ft. W. Khatra-Kankradara Main Road</td></tr> <tr> <td>West</td><td>Land of R.S & L.R Plot No 61</td><td>Vacant Land</td></tr> </tbody> </table>		Boundaries of the property	As per LSR	As per Visit/Actual	North	Land of R.S & L.R Plot No 94,95,101,102,103	Vacant Land	South	Land of R.S & L.R Plot No 103, 104	Vacant Land	East	Land of R.S & L.R Plot No 202	15 Ft. W. Khatra-Kankradara Main Road	West	Land of R.S & L.R Plot No 61	Vacant Land
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West	Road & House of Pashupati Banerjee	RS & LR Plot No 647															
6	Reserve Price (Rupees) (Please note to mention separately for each property)	A. Property-1 Rs. 2,33,25,000.00 (Rs.Two Crores Thirty Three Lakhs Twenty Five Thousand only) B. Property-2 RS. 1,73,60,000.00 (Rs. One Crore Seventy Three Lakhs Sixty Thousand Only Only)															

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7	Earnest Money Deposit	A. Property-1 Rs. 23,32,500.00 (Rs. Twenty Three Lakhs Thirty Two Thousand Five Hundred Only) B. Property-2 RS. 17,36,000.00 (Rs. Seventeen Lakhs Thirty Six Thousand only)
8	The property can be inspected Date & Time	27.07.2026 to 07.08.2026 between 12:00 PM to 4:00 PM.

9. Other terms and conditions:

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any . (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected from 27.07.2026 to 07.08.2026 **between 12:00 PM to 4:00 PM.**

d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e -auction platform and further ensure having valid KYC documents like PAN Card & aadhaar and aadhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e -auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220 , Email: support.baanknet@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of A) **Rs. 23,32,500.00 (Rs. Twenty Three Lakhs Thirty Two Thousand Five Hundred Only)** & B) **RS. 17,36,000.00 (Rs. Seventeen Lakhs Thirty Six Thousand only)** being of 10% of the Reserve Price in E -Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 10.08.2026 at 5.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000.00 (Rs. One Lakhs only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H -1 bidder. The bidder who submits the highest bid on closure of e -Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs.1,00,000.00 (incremental price) and time shall be extended to 10.00(minutes) when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period

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stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

j. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Branch, IFSC Code- CNRB0002364 (Branch IFSC Code).

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e -Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site from 27.07.2026 to 07.08.2026 **between 12:00 PM to 4:00 PM.**

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact, Canara Bank, ARM Branch (Ph.No.-9051882364) e-mail id cb2364@canarabank.com Branch (Ph.No.-9051882364) e-mail id cb2364@canarabank.com during office hours on any working day. **The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/**

8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

Place: KOLKATA
Date: 30.06.2026

कृते केनरा बैंक / For CANARA BANK

Chauhan

प्राधिकृत अधिकारी / Authorised Officer
परिसम्पत्ति वसुली प्रबंधक शाखा

Asset Recovery Management Branch
कोलकाता / Kolkata-700 016
Canara Bank

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