

NOTICE OF SALE

Branch: R N Mukherjee Road Kolkata

Phone No: 03322307675

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. Pratik Food & Confectionery (Proprietorship) (Borrower) Reg. Office: RGM-AS/2/N/27/1, 2/1 Chinar Park, Baguihati, Kolkata 700157 Unit Address: 9/B Patuli Abdulpur Badu Road, Near Patuli Ajad Hind Club, ward no 3, Madhyamgram Dist – North 24, Kolkata - 700157	2. Smt. Sutapa Saha (Borrower / Proprietor of M/s Pratik Food and Confectionery / Mortgagor / Guarantor) W/o Prosenjit Saha Flat No. 7, 4th Floor "Liladhar Apartment", 33 Chinar park, Atghara, Kolkata 700059
3. Shri Prosenjit Saha (Guarantor) Flat No. 7, 4th Floor "Liladhar Apartment", 33 Chinar park, Atghara, Kolkata 700059	4. Shri Pratik Saha (Guarantor) Flat No. 7, 4th Floor "Liladhar Apartment", 33 Chinar park, Atghara, Kolkata 700059

Sub: Loan account – OCC A/c No. 7552589574 & Term Loan A/c No. 7593844914 with Indian Bank, R N Mukherjee Road Branch Kolkata, P B No 717, 3/1, R N Mukherjee Road, Shree Ram Chambers, R N Mukherjee Road, Kolkata 700001.

M/s Pratik Food & Confectionery Prop. Smt Sutapa Saha availed OCC & Term Loan facility from Indian Bank, R N Mukherjee Road Branch Kolkata, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Pratik Food & Confectionery Prop. Smt Sutapa Saha failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 01.11.2025 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 Pratik Food & Confectionery (Borrower), Smt. Sutapa Saha (Borrower / Proprietor of M/s Pratik Food and Confectionery / Mortgagor / Guarantor), Shri Prosenjit Saha (Guarantor) and Shri Pratik Saha (Guarantor) liable to the Bank to pay the amount due to the tune of Rs. 2,81,12,033.00 (Rupees Two Crores Eighty-One Lakh Twelve Thousand and Thirty-Three Only) as on 01.11.2025 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 01.11.2025.

As M/s Pratik Food & Confectionery (Borrower), Smt. Sutapa Saha (Borrower / Proprietor of M/s Pratik Food and Confectionery / Mortgagor / Guarantor), Shri Prosenjit Saha (Guarantor) and Shri Pratik Saha (Guarantor) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 23.02.2026 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:

For INDIAN BANK



Page 1 of 4

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.

The amount due as on 01.11.2025 is 2,81,12,033.00 (Rupees Two Crores Eighty-One Lakh Twelve Thousand and Thirty-Three Only) with further interest, costs, other charges and expenses thereon from 02.11.2025.

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 27.07.2026 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 13.07.2026 to 26.07.2026 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 from 08.07.2026 to 27.07.2026 From 10.00 am to 5.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 by 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

For INDIAN BANK

Authorized Officer
R. N. Mukherjee Road Branch



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.

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	Reserve Price (Rs.)	EMD (Rs.)	Date, Time for eauction and Property ID No. Bid Increment Amount	Prior Encumbrance
All Part & Parcel of residential flat No. 7, 4th floor, measuring 1300 sq. ft. Super built up area consists of 3 bedroom, one drawing cum dinning one kitchen , two toilets and three balconies and a common garage on the ground floor measuring 145 sq. ft. Building named "Liladhir Apartment" 33 Chinar Park, Atghara, Kolkata 700059 in all that piece and parcel of amalgamated plot of land measuring an area of 4 Cottahs at Mouza - Atghara, PS- Dumdum Airport, Touzi No. 172, J.L. No. 10, Paragana Kalikata, comprised in RS Dag No. 64, under R.S. Khatian No. 174, ADSRO Bidhan Nagar, Saltlake City, within the local limit of Rajarhat Gopalpur Municipality having Holding No.RGM-1030, ward no.6, Premises No.33, Chinar Park, Atghara, Kolkata - 700 059 owned by.	75,50,000.00 (Rupees Seventy-Five Lakh Fifty Thousand Only)	7,55,000.00 (Rupees Seven Lakh Fifty-Five Thousand Only)	Date of auction: 27.07.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB30575979621 Bid Increment Amount: Rs. 10,000.00 (Rupees Ten Thousand Only)	Not Known

For INDIAN BANK

[Signature]

Authorised Officer
R. N. Mukherjee Road Branch

Page 3 of 4



Butted and bounded by: North: 20 ft. Wide municipal road, South: Plot No. F/4, East: 20 ft. Municipal Road, West: Hotel Gupta & Ors				
---	--	--	--	--

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 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd, please contact support.BAANKNET@psballiance.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 desk number 8291220220.

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

For INDIAN BANK

Place: Kolkata

Date: 09.07.2026



AUTHORISED OFFICER

Authorised Officer

R. N. Mukherjee Road Branch: