NOTICE OF SALE

Branch: A J Bose Road
Phone No: 03322659987

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 IMAX Infrastructure Private Limited (Borrower)** Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012	2. **Shri Vikash Murarka (Director cum Guarantor)** Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052
3. **Shri Amarjeet Singh (Additional Director Cum Guarantor)** Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222	4. **M/s New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor)** Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028
5. **Décor Plyam Pvt Ltd (Corporate Guarantee)** Address: 25, Black Burn Lane, Kolkata 700012	

Sub: Loan account – OCC A/c No. 7793467211 with Indian Bank, A J C Bose Road Branch, 119, White House, Gr Floor, Near Apeejay School, Park Street, Kolkata 700016.

M/s IMAX Infrastructure Private Limited (Borrower), Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, Shri Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052, Shri Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222, M/s New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 availed OCC facility from Indian Bank, A J C Bose Road Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s IMAX Infrastructure Private Limited (Borrower), Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, Shri Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052, Shri Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222, M/s New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 31.07.2025 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 IMAX Infrastructure Private Limited (Borrower), Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, Shri Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052, Shri Amarjeet Singh (Additional Director Cum Guarantor), Address:

For INDIAN BANK
इलाहाबाद / ALLAHABAD
प्राधिकृत अधिकारी / Authorised Officer
इं.बै.लि. बोस रोड ब्रां एज कि, कोलकाता / A.J.C. Bose Rd. Kolkata

Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222, M/s New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 liable to the Bank to pay the amount due to the tune of **Rs 10,91,42,856.47 (Rupees Ten Crores Ninety-One Lakh Forty-Two Thousand Eight Hundred Fifty-Six and Paise Forty-Seven only) as on 30.07.2025** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 31.07.2025.

As M/s IMAX Infrastructure Private Limited (Borrower), Address: 41, B.B Ganguly Street, 4th Floor, Kolkata 700012, Shri Vikash Murarka (Director cum Guarantor), Address: Natural heights, Phase 2, Block-2, Flat 1C, 137 VIP Road, Rajarhat Gopalpur North 24 Parganas, Kolkata 700052, Shri Amarjeet Singh (Additional Director Cum Guarantor), Address: Oodiaban bazar, Kranti Road, Odlabari, Jalpaiguri -735222, M/s New Shelter Promoters Private Limited (Corporate Guarantor cum Mortgagor), Address: 14/1 Narendra Nath Road, Police Station-Dum Dum , District 24 Parganas-North, Kolkata 700028 and Décor Plyam Pvt Ltd (Corporate Guarantee), Address: 25, Black Burn Lane, Kolkata 700012 failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 18.11.2025 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 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 30.07.2025 is **Rs 10,91,42,856.47 (Rupees Ten Crores Ninety-One Lakh Forty-Two Thousand Eight Hundred Fifty-Six and Paise Forty-Seven only)** with further interest, costs, other charges and expenses thereon from 31.07.2025.

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 09.12.2026 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 23.11.2026 to 08.12.2026 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 23.11.2026 to 09.12.2026 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.

For and on behalf of INDIAN BANK
इलाहाबाद / ALLAHABAD
प्राधिकृत अधिकारी / Authorised Officer
इं.बै.लि फोर्ट विलियम हाउस / A.J.C. Bose Rd. Kolkata

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

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.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

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/decree 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**

For INDIAN BANK / ALLAHABAD
Authorised Officer / A.J.C. Bose Rd. Kolkata

Bastu Land measuring 21 Cottahs situated and lying under Mouza: Dum Dum Cantonment, J.L No. 13, R.S No. 177, Touzi No. 3194, Pargana Kolkata, appertaining to Dag No. 2358, Khatian No. 2/1, being part of Municipal Holding No. 1/1 N.C Sen Avenue (Previously 27 & 28 Pollock Avenue), within ward no. 21of Dum Dum Municipality, P.S Dum Dum, Dist. North 24 Parganas (Deed of Conveyance, Being Deed No. 07542 for the year 2012) in the name of M/s New Shelters Promoters Private Limited. Principal Property Butted and Bounded By:- On the South: By Property of Sudson & Co. On the North: By Dum Dum Municipal Market Complex and Mrinalini Cinema Hall On the East: By Five Storied Others Building Dag No. 2356 and 2357 On the West: By 60 ft. wide Jessore Road (Mortgaged to Indian Bank Vide Deed Nos: Deed No-I-7032/2024 and Deed No-I-6890/2024)	11,40,00,000.00 (Rupees Eleven Crore Forty Lakh Only)	1,14,00,000.00 (Rupees One Crore Fourteen Lakh Only)	**Date of auction: 09.12.2026** **Time of auction: 11:00 to 17:00** **Prop Id: IDIB030637616659** **Bid Increment Amount: Rs. 1,00,000.00 (Rupees One Lakh Only)**	Not Known

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 / ALLAHABAD
Authorised Officer

Place: Kolkata
Date: 13.11.2026

AUTHORISED OFFICER