SBI

ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

Appendix IV-A

[See Provision to rule 8 (6)]

SUBSEQUENT 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 symbolic/ constructive possession of which has been taken by As is Where is", As is What is" and Whatever there is" on **23.11.2026** for recovery of **Rs. 40,15,78,724.00 (Rupees Forty Crore Fifteen Lakh Seventy Eight Thousand Seven Hundred and Twenty Four Only)** and interest from 01.07.2009 due to the secured creditor from the Borrower M/s. Chikitsabrati Udyog, having its Registered Office at Village : Kotalghata, P.O.: Kushberia (via Uluberia) Howrah — 711316 and Guarantors, namely:

(i) Dr. Subhasis Mitra, (ii) Dr. (Mrs.) Dalia Mitra, . (iii) Mr. Prafulla Kr. Chakraborty, (iv) Dr. Govind V.S. Narayan Murthi, (v) Dr. Siten Roy, (vi) Dr. (Mrs.) Suchanda Pande, (vii) Dr. Ashoke Kr. Dhali and (viii) Dr. Chiranjib Sarkar

(Short description of the immovable and moveable property with known encumbrances, if any) and Reserve Price will be as under: 2

(i) Equitable Mortgage of 341.05 decimal land situated withbuilding thereon, at Village Kotalghata, Mouza : Phuleswar, P.O. Khusbag, P.S. : Uluberia, Uluberia Municipality, Ward No.12, Pin Code: 711316, Dist Howrah, West Bengal vide Deed no.1437/2004, 30/2004, 1880/2004, 1728/2005, 3402/2004, 1423/2004, 3587/2004, 1293/2004, 31/2003,3121/2002, 1891/2004, 543/2004 and G+4 Hospital Building, known as Sanjiban Hospital built thereon under the provisions of SARFAESI Act 2002/RDBFI Act 1993 Bound by:

North: More than.15. ft. wide Municipal Road connected to National Highway .

South: Other's property .

East: Other's property

West: Other's property

(On "As is Where is", "As is What is . "Whatever there is" and " Without recourse" basis)

The reserve price will be Rs.31,45,00,000.00 (Rupees Thirty-One Crore and Forty-Five Lakh only) and the earnest money deposit will be Rs 3,14,50,000.00 (Rupees Three Crore Fourteen Lakh and Fifty Thousand only) to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by ebkray/ PSB Alliance Pvt. Ltd. on its e-auction site.)

(ii) Machinery and Medical Equipment either affixed to or located in Sanjiban Hospital situated at Village Kotalghata, Mouza : Phuleswar, P.O. Khusbag, P.S. : Uluberia, Uluberia Municipality, Ward No.12, Pin Code: 711316, Dist Howrah, West Bengal (On "As is Where is", "As is What is ", "Without recourse" and "Whatever there is" basis)

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প্রতিবন্ধ পরিসম্পৎ ব্যবস্থাপন শাখা-২
জীবনদীপ বিল্ডিং (১০ তল)
১, মিডিলটন স্ট্রীট
কোলকাতা-৭০০ ০৭১

तनावग्रस्त आस्ति प्रबंधन शाखा-II
जीवनदीप बिल्डिंग, (10 मंजिल)
1, मिडिलटन स्ट्रीट,
कोलकाता - 700071

Stressed Assets Management Branch-II
Jeevandeep Building, (10th Floor),
1, Middleton Street,
Kolkata - 700 071

The reserve price will be Rs.5,10,00,000.00 (Rupees Five Crore and Ten Lakh only) and the earnest money deposit will be Rs.51,00,000.00 (Rupees Fifty One Lakh only) to be transferred/ deposited by bidders in his/ her/ their own Wallet provided by ebkray/PSB Alliance Pvt. Ltd. on its e-auction site.

Date: 10-11-2026
Place: Kolkata

AUTHORISED OFFICER,
9674711822/9674721004



THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEB SITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower / Guarantor	**M/s. Chikitsabrati Udyog,** Registered Office: Village : Kotalghata, P.O.: Kushberia (via Uluberia) Howrah — 711316 **1. Dr. Subhasis Mitra, (Personal Guarantor)** i. 13, Sarat Chatterjee Avenue, 2" Floor PO. And'PS.:Lake , Kolkata – 700029 ii. 3, Mahamaya Lane, Kalighat, Kolkata, 700026. iii. 9, Craigenbay Crescent, — Lenzie, Glasgow, UK - G66JW. **2. Dr. (Mrs.) Dalia Mitra, (Personal Guarantor)** i. 13, Sarat Chatterjee Avenue, 2"° Floor PO. And PS.:Lake , Kolkata — 700029 ii. 3, Mahamaya Lane, Kalighat, Kolkata- 700026. iii. 9, Craigenbay Crescent, Lenzie, Glasgow, UK - G66JW. **3. Mr. Prafulla Kr. Chakraborty, (Persona Guarantor)** 9, Netaji Subhas Road, Uttarpara, Hooghly — 712258. **4. Dr. Govind V.S, Narayan Murthi, (Personal Guarantor)** i, HIG 25 Simhapori Layout Visakhapatnam, Pin: 530047, Andhra Pradesh. ii. 12, Brookside Drive, Oadby,Leicester, LE24PB, U.K. **5. Dr. Siten Roy, (Personal Guarantor)** i. Flat _ 4/705, HIG = Ambuj Housing Complex, Udita, Survey Park, Kolkata — 700075 ii) 5,Foldyard Close, Walmly Shutton Coldfield, West Midlands, UK — B761 **6. Dr (Mrs) Suchanda Pande (Murthi)- (Personal Guarantor)** 12, Brookside Drive, Oadby, Leicester, LE24, **U.K.** **7. Dr. Ashoke Kr. Dhali, (Personal Guarantor)** 8, Shil Thakurbari Road, Behala. **8. Dr. Chiranjib Sarkar (Personal Guarantor)** Sawarnadeep, Flat No.2/1, DA/4/22, Sastri Bagan, Baguiati, Kolkata - 700059
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch- II, Kolkata, 'Jeevandeep' Building (10th floor), 1, Middleton Street, Kolkata- 700071.

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3	Description of the moveable and immovable secured assets to be sold.	All that piece and parcel of 341.05 decimal land situated with building thereon, at Village Kotalghata, Mouza : Phuleswar, P.O. Khusbag P.S. : Uluberia, Uluberia Municipality, Ward No.12, Pin Code: 711316, Dist Howrah, West Bengal vide Deed no.1437/2004, 30/2004,1880/2004, 1728/2005, 3402/2004, 1423/2004, 3587/2004, 1293/2004, 31/2003, 3121/2002, 1891/2004, 543/2004 and G+4 Hospital Building built thereon Bound by: North: More than 15 ft. wide Municipal Road connected to National Highway South : Other's property East : Other's property West : Other's property **Moveable:** Machinery and Medical Equipment of M/s, Chikitsabrati Udyog, either affixed to or located. in the Hospital situated at Village Kotalghata, Mouza : Phuleswar, P.O. Khusbag PS, : Uluberia, Uluberia Municipality, Ward No.12, Pin Code: 711316, Dist Howrah, West Bengal
4.	Details of the encumbrances known to the secured creditor.	Property is under the Symbolic possession of the Bank. Encumbrances is not known to the Secured Creditor. However, purchaser is required to ascertain from his own sources as to any further encumbrance. OA/283/2015 is pending in DRT 1 Kolkata SA/88/2026 is pending in DRT 1 Kolkata It may be noted that M/s. Chikitsabrati is running a multispeciality hospital in the name of Sanjiban Hospital in the premises which is the mortgage property and is brought under e-auction. It is clarified that the successful auction purchase will hold good title in respect of the mortgaged property only sold by the bank. However, the physical possession of the property will be given once the bank obtains the same under the due procedure of law. The successful auction purchaser will not be liable to claim against the bank for delay in handing over the physical possession of the said property and during that time the said purchaser will not cause any hindrance to the hospital management or its patients for the treatment and care of the patient admitted in/ visiting the hospital without the due process of law.



		Physical possession will be handed over as per the procedure of law, which may take time.
5.	The secured debt for recovery of which the property is to be sold	**Rs. 40,15,78,724.00 (Rupees Forty Crore Fifteen Lakh Seventy-Eight Thousand Seven Hundred and Twenty Four Only)** and interest from 01.07.2009
6	Deposit of earnest money	**Rs.3,65,50,000.00 (Rupees Three Crore Sixty-Five Lakh and Fifty Thousand only)** being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last-minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	Reserve price of the immovable secured assets: **Bank account** in which EMD to be remitted. **Last Date and Time** within which EMD to be remitted: Rs	**Rs 36,55,00,000.00 (Rupees Thirty-Six Crore and Fifty-Five Lakh only)** **(In reference to Serial No 3 above)** Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. Time : by 3:00 P.M., Date : 23.11.2026
8	**Time and manner of payment**	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.

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		A/c. No: 34694413925 IFSC: SBIN0018192 Name of Branch: AUTHORISED OFFICER, SBI SAMB-II KOLKATA Bank: State Bank of India, IFSC : SBIN0018192.

9	Time and place of public auction or time after which sale by any other mode shall be completed.	**23.11.2026 between 11:00 AM to 4:00 PM**
10	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	**https://www.baanknet.com/eauction-psb/x-login**
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 200000 (ii) unlimited. (iii) Indian Rupees (INR)
12	**Date and Time** during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Date: **13.11.2026 & 14.11.2026,** Time: 11 A.M to 2.00 P.M. Name: 1. Shri N. K. Lakra (9674721004) 2. Chandan Bhattacharyya (9674711822)

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13	Other conditions	**Other conditions:** (1) Intending Bidders should get themselves registered on https://baanknet.com/eauctionpsb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). (2) Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com (3) Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) (4) During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e auction process/ proceed with conventional mode of tendering. (5) The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. (6) The bidders are required to submit acceptance of the terms & conditions and modalities of e auction adopted by the service provider before participating in the e-auction. (7) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (8) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (9) The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason. (10) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (11) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. (12) Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (13) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (14) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (15) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name.



		(16) The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (17) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. (18) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. 19) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser has to deduct the 1% TDS/applicable TDS as per prevailing law in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB/latest form prescribed by CBDT and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained. (20) The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. (21) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com , portal only (22) Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatso ever from the bidder thereon affecting the auction process. (23) Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property only if plant and machinery is sold out.

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14	Details of pending litigation, if any, in respect of property proposed to be sold	OA/283/2015 is pending in DRT 1 Kolkata SA/88/2026 is pending in DRT 1 Kolkata The payment of all statutory/ non-statutory dues, taxes, GST, rates, assessments, charges, fees, etc., owing to anybody shall be the sole responsibility of successful bidder only.

For further details regarding inspection of the property, e-auction, the intending bidder may contact the following persons.

Date: 10.11.2026.

Place: Kolkata.

AUTHORISED OFFICER
(Chandan Bhattacharyya)
SBI, SAMB-II, Kolkata.
9674721004/9674711822.
clo3.samb2kol@sbi.co.in