

 इंडियन बैंक Indian Bank Ph. No.033-2231 1471 E-Mail: samlkolkata@indianbank.bank.in	 इंडियन बैंक  Indian Bank  इलाहाबाद  ALLAHABAD	Stressed Asset Management Large Branch, Kolkata 1ST FLOOR, 14, INDIA EXCHANGE PLACE, KOLKATA – 700 001
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Ref No. IB/SAML/KOL/SALE/2026-27/587

Dated: 15.10.2026

NOTICE OF SALE

Branch: **SAML 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,

Sri Rajiv Chopra (Guarantor, in the loan account of M/s Prime Retail India Ltd.; Resolved under CIRP) S/o Sri jatan Chopra Girnar Apartment, 45, jatin Das Road, Kolkata-700029.	Smt. Soniya Chopra (Guarantor, in the loan account of M/s Prime Retail India Ltd.; Resolved under CIRP) Girnar Apartment, 45, jatin Das Road, Kolkata-700029.
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Sub: Loan account– M/s Prime Retail India Private Limited (A/c No- 50429560941) with Indian Bank, Stressed Asset Management Large Branch, Kolkata

M/s Prime Retail India Private Limited availed credit facilities from Indian Bank, Park Street branch the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Sri Rajiv Chopra (Guarantor, in the loan account of M/s Prime Retail India Ltd.; resolved under CIRP), S/o Sri Jatan Chopra, Girnar Apartment, 45, Jatin Das road, Kolkata – 700029 & Smt. Sonia Chopra (Guarantor, in the loan account of M/s Prime Retail India Ltd.; resolved under CIRP), W/o Sri Rajiv Chopra, 45, Jatin Das road, Kolkata – 700029** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **25.10.2022** 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 Guarantor(s) **(1) Sri Rajiv Chopra S/o Sri Jatan Chopra, Girnar Apartment, 45, Jatin Das road, Kolkata – 700029 & (2) Smt. Sonia Chopra, W/o Sri Rajiv Chopra, 45, Jatin Das road, Kolkata – 700029**, liable to the Bank to pay the amount due to the tune of **Rs.4,85,64,240.00 (Rupees Four Crores Eighty Five Lakhs Sixty Four Thousand Two Hundred Forty Only)** as on **25.10.2022** plus interest and cost incurred by Bank thereon . All failed to make payment despite Demand Notice dated **03.12.2022**.

As **Sri Rajiv Chopra, S/o Sri Jatan Chopra, Girnar Apartment, 45, Jatin Das road, Kolkata – 700029 & Smt. Sonia Chopra, W/o Sri Rajiv Chopra, 45, Jatin Das road, Kolkata – 700029** failed to make payment despite Demand Notice, the Authorized Officer took **Symbolic Possession** of the schedule mentioned properties under the Act on **19.09.2026** 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:



SALE NOTICE: A/C- M/S PRIME RETAIL INDIA PRIVATE LIMITED, DATED 15.10.2026

 इंडियन बैंक Indian Bank	  Indian Bank इलाहाबाद ALLAHABAD	Stressed Asset Management Large Branch, Kolkata 1ST FLOOR, 14, INDIA EXCHANGE PLACE, KOLKATA – 700 001
Ph. No.033-2231 1471 E-Mail: samlkolkata@indianbank.bank.in		

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, **30 days'** notice of intended sale is required to be given and hence we are issuing this notice.

The amount due is **Rs.4,85,64,240.00 (Rupees Four Crores Eighty-Five Lakhs Sixty Four Thousand Two Hundred Forty Only) as on 25.10.2022** plus interest and cost incurred by Bank thereon.

Please take note that this is notice of **30 days** and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 26.11.2026 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 **22.10.2026 to 25.11.2026** 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 terms and conditions of e-auction is available in the website (<https://baanknet.com/>).

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 **26.11.2026 i.e.** the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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	SME Finance Branch, Indian Bank
A/c Name- Authorised Officer Indian Bank	IFSC- IDIB0008769

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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", "As is what is" 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:

Details/description of the Immovable Property	All that piece and parcel of one Residential Flat in the building known as "Mahima's Panache", being Flat No. A-1105 on eleventh floor in Tower A measuring about 1117.29 square feet built up area with parking Type Stilt (one) together with right of use of the common area along with other buyers of the other units in the complex together with undivided proportionate share in all that piece or parcel of land underneath bearing Khasra No. 312, 313, 314, 315, 317, 319, 320, 321 situated at Village Chak Gatore, Tehsil Sanganer, district Jaipur aggregating to 17301.40 sq. yards which were converted under Section 90B of the Rajasthan Land Revenue Act 1956 and a single Patta bearing no 2444 dated 18/12/2007 was issued by Jaipur Development Authority (JDA) in the name of the said M/s Eros Vatika Jaipur Private Limited through its Director Mr. Rajendra Kumar Jain for a period of ninety nine (99) years and the said lease deed got registered in the office of Sub-Registrar, Jaipur (I) in Book 1, Zild no. 441, page no. 95, Serial no. 2007051008796 and additional Book no 1, Zild no 1759, page no 542 to 550. Subsequently, the total area of the said plot of land was increased from 17301.40 sq. yds to 17390.88 sq. yds vide registered amended Lease deed dated 17.01.2013 and same got registered in the office of Sub-Registrar Jaipur (I) in Book no 1, Zild no 715, page no 143, Serial no. 2013051001077 and Additional Book no. 1, Zild no. 2856, page no. 480 to 489. The Said plot of land corresponding to the parcels of land bearing Khasra no. 312, 313, 314, 315, 317, 319, 320, 321 village Chak Gatore, Tehsil Sanganer, District Jaipur aggregating to 17390.88 sq yards locaed at Village Chak Gatore Tehsil Sanganer Jaipur. Which is Butted and bounded by: On the North: Other land Khasra no. 316 On the South: Other land with 100ft road On the East: Road 160 ft.
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इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

Stressed Asset
Management Large
Branch, Kolkata
1ST FLOOR, 14, INDIA
EXCHANGE PLACE,
KOLKATA – 700 001

	On the West: Other Land
Encumbrances on above all property/ies if any	Not Known
Reserve Price	** Rs.50,30,000.00 (Rupees Fifty Lakh Thirty Thousand Only)
EMD Amount	Rs.5,03,000.00 (Rupees Five Lakh Three Thousand only)
Bid incremental amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Property ID No.	IDIB50429560941
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- 26.11.2026 Time:- 11.00 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 providers help desk. 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/>).

Place: Kolkata
Date: 15.10.2026

Authorised Officer
Indian Bank

