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ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Kanchrapara
Phone No: 03325858243

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,

Borrower- Mortgagor : **M/s Reliable Agro Products Pvt Ltd** Director : Sri Nilay Sarkar S/o Late Chittaranjan Sarkar Director : Sri Malay Sarkar S/o Late Chittaranjan Sarkar Director : Sri Amit Sarkar S/o Late Sunil Sarkar Regd office: 23 N.S Road, 4 commercial Building,1st floor P.S. Hare Street, Kolkata – 700001	**Borrower- Mortgagor :** **M/s Reliable Agro Products Pvt Ltd** Director : Sri Nilay Sarkar S/o Late Chittaranjan Sarkar Director : Sri Malay Sarkar S/o Late Chittaranjan Sarkar Director : Sri Amit Sarkar S/o Late Sunil Sarkar Vill & PO – Palashipara. PS- Tehatta. Dist – Nadia. Pin -741155
Borrower - Mortgagor : **M/s Reliable Agro Products Pvt Ltd** Director : Sri Nilay Sarkar S/o Late Chittaranjan Sarkar Director : Sri Malay Sarkar S/o Late Chittaranjan Sarkar Director : Sri Amit Sarkar S/o Late Sunil Sarkar Vill & PO Mollabelia PS- Haringhata Dist – Nadia. Pin -741249	**Guarantor - Director :** **Sri Nilay Sarkar** **S/o Late Chittaranjan Sarkar** Director :M/s Reliable Agro Products Pvt Ltd Vill & PO- Fatepur PS- Haringhata. Dist- Nadia Pin-741249
Guarantor - Director : **Sri Malay Sarkar** **S/o Late Chittaranjan Sarkar** Director : M/s Reliable Agro Products Pvt Ltd Vill & PO- Fatepur PS- Haringhata. Dist- Nadia Pin-741249	**Guarantor - Director :** **Sri Amit Sarkar** **S/o Late Sunil Sarkar** Director : M/s Reliable Agro Products Pvt Ltd Vill & PO- Fatepur PS- Haringhata. Dist- Nadia. Pin-741249

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Guarantor : **Sri Narayan Sarkar** **S/o Late Chittaranjan Sarkar** Vill & PO- Fatepur PS- Haringhata. Dist- Nadia. Pin-741249	**Guarantor :** **Sri Pralay Sarkar** **S/o Late Chittaranjan Sarkar** Vill & PO- Fatepur PS- Haringhata. Dist- Nadia. Pin-741249
Guarantor : **M/s Sun Hot Agro Farming Pvt Ltd** Director 1. Sri Rhiddhi Ranjan Sarkar S/o Ratan Sarkar Director 2. Sri Debashis Dutta Regd office: 3A,Nakuleshwar Bhattacharjee Lane, 1st floor Kolkata – 700026	**Director:** **Sri Rhiddhi Ranjan Sarkar** S/o Ratan Sarkar Director 1 of M/s Sun Hot Agro Farming Pvt Ltd Vill & PO- Mollabelia PS- Haringhata. Dist- Nadia. Pin-741249
Director : **Sri Debashis Dutta** Director 2 of M/s Sun Hot Agro Farming Pvt Ltd 42/6E 2nd Floor, NSC Bose Road Milanghar Girls School Tollygonge, Regent Park S. O. Regent Park Kolkata-700040	----------

Sub: Loan account – M/s Reliable Agro Products Pvt Ltd, Director - Sri Nilay Sarkar, S/o Late Chittaranjan Sarkar, **Director - Sri Malay Sarkar,** S/o Late Chittaranjan Sarkar & **Director - Sri Amit Sarkar,** S/o Late Sunil Sarkar **(A/c Nos. 50047723161 – Cash Credit, 58004765591 – Term Loan (WCTL) & 58004765284 – Term Loan (FITL)) with Indian Bank, Kanchrapara Branch.**

M/s Reliable Agro Products Pvt Ltd, Director - Sri Nilay Sarkar, S/o Late Chittaranjan Sarkar, **Director - Sri Malay Sarkar,** S/o Late Chittaranjan Sarkar & **Director - Sri Amit Sarkar,** S/o Late Sunil Sarkar availed **Cash Credit, Term Loan (WCTL) & Term Loan (FITL)** facility from Indian Bank, **Kanchrapara Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Reliable Agro Products Pvt Ltd, Director - Sri Nilay Sarkar,** S/o Late Chittaranjan Sarkar, **Director - Sri Malay Sarkar,** S/o Late Chittaranjan Sarkar **& Director - Sri Amit Sarkar,** S/o Late Sunil Sarkar failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **08.03.2022** 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 Borrower (s), Guarantor(s) **M/s Reliable Agro Products Pvt Ltd, Guarantor - Director : Sri Nilay Sarkar,** S/o Late Chittaranjan Sarkar, **Guarantor - Director : Sri Malay Sarkar,** S/o Late Chittaranjan Sarkar & **Guarantor - Director : Sri Amit Sarkar,** S/o Late Sunil Sarkar, **Guarantor : Sri Narayan Sarkar, Guarantor : Sri Pralay Sarkar, Guarantor : M/s Sun Hot Agro Farming Pvt Ltd (Director 1. Sri Rhiddhi Ranjan Sarkar & Director 2. Sri Debashis Dutta)** liable to the Bank to pay the amount due to the tune of **Rs. 4,28,22,347/- (Rupees Four Crore Twenty Eight Lacs Twenty Two Thousand Three Hundred Forty Seven Only)**

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for the account of 50047723161 and Rs. 99,02,220/- (Rupees Ninety Nine Lacs Two Thousand Two Hundred Twenty Only) for the account of 58004765591 and Rs. 55,07,839 /- (Rupees Fifty Five Lacs Seven Thousand Eight Hundred Thirty Nine Only) for the account of 58004765284 in Total of Rs. 5,82,32,406/- (Rupees Five Crore Eighty Two Lacs Thirty Two Thousand Four Hundred Six Only) as on **08.03.2022** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **08.03.2022.**

As **M/s Reliable Agro Products Pvt Ltd, Director - Sri Nilay Sarkar,** S/o Late Chittaranjan Sarkar, **Director - Sri Malay Sarkar,** S/o Late Chittaranjan Sarkar & **Director - Sri Amit Sarkar,** S/o Late Sunil Sarkar failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **01.06.2022** 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, **15** days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **08.03.2022** is **Rs. 4,28,22,347/- (Rupees Four Crore Twenty Eight Lacs Twenty Two Thousand Three Hundred Forty Seven Only) for the account of 50047723161 and Rs. 99,02,220/- (Rupees Ninety Nine Lacs Two Thousand Two Hundred Twenty Only) for the account of 58004765591 and Rs. 55,07,839 /- (Rupees Fifty Five Lacs Seven Thousand Eight Hundred Thirty Nine Only) for the account of 58004765284 in Total of Rs. 5,82,32,406/- (Rupees Five Crore Eighty Two Lacs Thirty Two Thousand Four Hundred Six Only)** with further interest, costs, other charges and expenses thereon from **09.03.2022**.

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 29.03.2025 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 **12/03/2025** to **28/03/2025** 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

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The Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://baanknet.com**) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

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 **29/03/2025** i.e before the e-Auction Date and time in the portal. The registration, eKYC 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**) (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
A/c No- **7088044504** A/c Name- **Authorized Officer Indian Bank Zonal Office Barasat.**	Branch- Barasat Main, IFSC- **IDIB000B647**

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.

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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 *(this portion may be retained if it is a non-suit filed account)*

****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. *(This portion may be retained if it is a suit filed account)*

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**	**EMD**	**Date, Time for e-auction and Property ID No.**	**Prior Encumbrance**
All That piece and parcel of land measuring only/about 101 decimal together with 1467 Sq. ft. old tin shaded structure of the Rice Mill standing thereon with all right to easement and all rights appertaining thereto under Mouza: Palashipara, Ps:Tehatta, Dist:Nadia, JL No:42, L.R. Khatian No: 1986/1,rectified L.R. Khatian No: 2474,land measuring 20 decimal under RS and LR Plot No: 327 classification "Rice Mill" and land measuring 12 decimal under RS Plot No: 328/3847, L.R. Plot No: 3847 classification "Rice Mill" and land measuring 15 decimal under RS and LR Plot No: 768 classification "Rice Mill" and Land measuring 54 decimal under R.S. and L.R. Plot No:769 classification	Rs. 1,29,95,000.00 (Rupees One Crore Twenty Nine Lakh Ninety Five Thousand Only)	Rs . 12,99,500.00 (Rupees Twelve Lakh Ninety Nine Thousand Five Hundred Only)	29.03.2025 11:00 AM to 04:00 PM **Property ID No. IDIB50047723161**	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

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"Rice Mill" of Palashipara Gram Panchayat,P.S.- Tehatta recorded in Book no.I, CD Volume no. - 25,pages from 2287 to 2302 ,being no. 08727 for the year 2010, registered at D.S.R Nadia , **Boundaries:** North By :- Vacant Land of Owner. South By:- About 10'ft wide Kaccha Daspara Lane(Palashipara). East By:- Land of Nentu and Shiben Das. West By :- Property of Baburam Das. The property stands in the name of **M/s Reliable Agro Products Pvt Ltd.,** Vill & PO – Palashipara,				

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: Kanchrapara
Date: 07/03/2025

AUTHORISED OFFICER
मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised officer
इंडियन बैंक / Indian Bank
अंचल कार्यालय, बारासात
Zonal Office, Barasat