INDIAN BANK CHAKRABERIA BRANCH, 41/2B
SARAT BOSE ROAD, KOLKATA-700020

Branch: CHAKRABERIA

**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 Master Trade India Ltd (Proprietorship Concern) Prop : Pralay Sinha Roy<br><br>Address: 71/2, Sriram Dhang Road, Howrah-711106<br>Also at: Shop No. 2 & 5<br>201/2/1/1 G.T Road (North)<br>Salkia, Malipanchghara<br>Howrah -711106 | 2. Sh Pralay Sinha Roy<br>(Proprietor/ Mortgagor)<br><br>Address: 71/2, Sriram Dhang Road, Howrah-711106<br>Also at: Shop No. 2 & 5<br>201/2/1/1 G.T Road (North)<br>Salkia, Malipanchghara<br>Howrah -711106 |
| 3. Sri Milan Maity (Guarantor)<br>Address: Uttar Shanpur, Dasnagar, Ramrajatola<br>Howrah-711104<br><br>Also at: Address: 71/2, Sriram Dhang Road,<br>Howrah-711106 | |

**Sub: Loan account – M/s Master Trade India Ltd (Proprietorship Concern) Prop : Pralay Sinha Roy (A/c No : 50021248549) with Indian Bank, Chakraberia Branch**

M/s Master Trade India Ltd (Proprietorship Concern) Prop : Pralay Sinha Roy (Proprietor/Mortgagor) availed credit facilities from Indian Bank(erstwhile Allahabad Bank) Chakraberia Branch, the repayment of which is secured by Mortgage of schedule mentioned property/ies hereinafter referred to as "the Property/ies". M/s Master Trade India Ltd (Proprietorship Concern) Prop : Pralay Sinha Roy (Propreitor/Mortgagor) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 07.12.2011 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), Mortgagor(s) for payment. M/s Master Trade India Ltd and its Proprietor were liable to the Bank to pay the amount due to the tune of Rs 78,68,035.00 (Rupees Seventy Eight Lacs Sixty Eight Thousand Thirty Five only) as on 30.11.2011 with further interest, costs, other charges and expenses thereon. All of the above persons failed to make payment despite Demand Notice dated 07.12.2011 was issued.

As M/s Master Trade India Ltd (Proprietorship Concern) Prop : Pralay Sinha Roy (Proprietor/Mortgagor)failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned property/ies under the Act on 25.07.2012 after complying with all legal formalities. The Proprietor and Mortgagor has been served with Possession Notice.

As per Sec.13 (4) of the Act, Secured Creditor, 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:


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**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 **28.10.2025** is **Rs. 3,78,19,843.00** plus interest w.e.f 29.10.2025.

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 19.11.2025 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 04.11.2025 to 18.11.2025 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

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 from 04.11.2025 to 19.11.2025 from 10.00 am to 5.00 pm.

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, 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 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://www.mstcecommerce.com/auctionhome/ibapi) 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.

***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 | |
|---|---|
| Equitable mortgage of Shop No 02, measuring 182 sq ft super build up area together with undivided proportionate share in land underneath the building together with other facilities attached thereto at Holding no 201/2/1/1, G.T Road (North), Salkia within ward no 03 of Howrah Municipal Corporation, mouza Malipanchghara, JL No 01, C.S Dag No 17/57, P.S- Malipanchghara, Howrah-711106, West Bengal and as described in register title deed dtd 30.01.2010, registered at A.R.A-I Kolkata on 01.02.2010 recorded in Book No I, C.D Volume No 02, Pages 9456 to 9476 being no 00777 for the year 2010 | |
| Butted and bounded by :- | |
| On the North- Property of Brojonath De | On the South- Property of Baidyanath De |
| On the East- Land of Jiban Krishna Das | On the West- Municipal Drain after that G.T Road |
| Reserve Price | Rs 17,36,100.00 |
| EMD | Rs 1,73,610.00 |
| Date & Time for e-auction | **19.11.2025 from 11.00 am to 5.00 pm** |
| Property ID No | IDIB50021248549 |
| Prior Encumbrance | **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, 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: 28.10.2025

AUTHORISED OFFICER