

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

A J C Bose Road Branch
119, Park Street; Kolkata – 700 016
☎(033) 2229 0752

DEMAND NOTICE ANNEXURE I

Notice under Sec. 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Place: Kolkata
Date: 04.03.2026

To Sl No	Name of the Confirming Party & Address	Address	Designation
1	M/s Merchant Monger Agrotech Private Limited	12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001	Borrower
2	Rithvik Bhattacharya S/o late Satyranjan Bhattacharya	1182 Purbaloke, 3 rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099	Director/Guarantor
3	Archisman Bhattacharya S/o Rithvik Bhattacharya	12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001	Director/Guarantor/Mortgagor
4	Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya	Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001	Guarantor/ Mortgagor
5	Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta	D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001	Director/Guarantor/Mortgagor
6	Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta	D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001	Director/Guarantor/Mortgagor

Sir,

Sub: Your loan account/s RBD-OCC-TEA CASH CRED TCC-MCLR 7695285777 & RBD-TL-AGRO MORT-AGRO IND 7829314518 with Indian Bank, A J C Bose Road Branch, 119, Park Street, Kolkata-700 016

The first of you is a Private Limited Company and the rest of you at nos. 2, 3, 5, 6 in the table above are the directors/guarantors. The 3rd, 4th, 5th, 6th in the table above of you are also the mortgagor having offered your asset as security to the loans availed by the 1st of you. No. 4 of you is one of the Guarantors.

At the request of the first of you, in the course of banking business, the following facilities were sanctioned and were availed by first of you.

Nature of facility (Limit): RBD-OCC-TEA CASH CRED TCC-MCLR: Rs.8.00 cr & RBD-TL-AGRO MORT-AGRO IND: Rs.5.00 crores

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



The first of you have executed the following documents for each of the said facilities:

Nature of facility	Nature of document
1. MSME-MIC-SOD-GENERAL-REPO	Demand Promissory Note, Acknowledgement of sanction letter, Supplemental letter confirming deposit of title deed, personal guarantee agreement, Hypothecation Agreement & various other related documents.
2. RBD-TL-AGRO MORT-AGRO IND	

The repayment of the aforesaid loans is personally guaranteed by the 2nd till 6th of you in the table above by executing agreement of guarantee and 3rd till 6th of you in the table above mortgage agreements. The repayment of the said loans is secured by mortgage/hypothecation of property(ies) at Indian Bank, A J C Bose Road Branch at Kolkata.

Despite repeated requests calling upon you to pay the amounts together with interest; all of you and each of you who are jointly and severally liable have failed and committed default in repaying the amount due. The loan account has been classified as Non-Performing Asset since 27.02.2026 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 04.03.2026 amounts to Rs. 12,69,33,776.00 (Rupees Twelve crore sixty nine lakhs Thirty Three thousand Seven hundred Seventy Six only) and the said amount carries further interest at the agreed rate from this date till date of repayment.

Account No.	Limit	Book O/s as on 04.03.2026	MOI As on 04.03.2026	Total As on 04.03.2026
7695285777	8,00,00,000.00	8,00,00,000.00	26,38,957.00	8,26,38,957.00
7829314518	5,00,00,000.00	4,33,28,310.04	9,66,509.00	4,42,94,819.00
Total		12,33,28,310.04	36,05,466.00	12,69,33,776.00

The term borrower under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.

Therefore, all of you and each of you are hereby called upon to pay the amount due as on date (04.03.2026) viz- Rs. 12,69,33,776.00 (Rupees Twelve crore sixty nine lakhs Thirty Three thousand Seven hundred Seventy Six only) together with interest from this date till date of payment within 60 days from the date of this notice issued under Sec.13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec 13 (4) of the Act as against the secured assets given in the schedule hereunder.

On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank.

Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right 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.

Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities.

"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".

The Undersigned is a duly Authorized Officer of the Bank to issue this Notice and exercise powers under Section 13 aforesaid.

For INDIAN BANK
इलाहाबाद / ALLAHABAD
आधिकृत अधिकारी / Authorized Officer
ए.जे.सी. बोस रोड ब्रांच, कोलकाता / A.J.C. Bose Rd. Kolkata



DESCRIPTION OF THE IMMOVABLE PROPERTY

1. Equitable Mortgage of all that piece and parcel of entire second floor measuring 5500 Sq ft (approx.) (including the stairs and landing with 20% super built up area), 4500 Sq ft (carpet area) for the official purpose (the floor is made of cement) of a multi storied Pucca building along with undivided proportionate share of land measuring about 0.196 acre or 11.858 Kathas, appertaining to and forming a part of R. S. Plot / Dag No. 8286 corresponding to L R plot No. 4520 record in R S Khatian No. 2383, corresponding to L.R Khatian Nos.3397, 3398 & 3399, R.S. J. L. No. 110 (88) corresponding to LR JL No. 88 Touzi No. 3 (ja) holding No. 50/775/241/170 Ward No. X under Siliguri Municipal Corporation situated at Mahanandapara Hill cart Road Zone- Air View to Sevoke Road Post Office- Siliguri within R.S. Mouza – Siliguri correspondence to LR Mouza Siliguri Madya Pargana- Baikanthapur, police station sub division & sub registry office Siliguri Dist Darjeeling in the state of West Bengal.

Property is Butted and Bounded (as per Deeds):-

North: By Kartick Chandra Dey Road

South: By the land & house of Sri T.P Kundu

East:- By Kartick Chandra Dey Road

West: By 50 feet wide Hill Cart Road

Owner : Mrs Nitu Gupta @ Nitu Kumar Gupta wife of Tarkeswar Gupta and Mrs. Sunita Gupta @ Sunita Kumari wife of Mr. Rajendra Gupta

Deed No. I-489/2024 & I-490/2024

2. Equitable Mortgage of 45 decimals of bastu land with buildings thereon (one 2 storied building having total area of 1736 Sq ft comprising 868 Sq ft on each floor and another 2 storied building having total area of 679.68 Sq ft comprising 339.84 Sq ft in each floor) situated at Mouza- Gayerkata, LR Khatian No. 952, LR No. 1634, Dist-Jalpaiguri, West Bengal.

Property is Butted and Bounded (as per Deeds):-

North: By National Highway No. 31

South: By the land of Sukumar Bhaduri

East:- By Panchayet Road

West: By Land of Ganesh Ch Ray

Owner : Mrs. Nipa Bhattacharya (Ghosh), W/o Rithwik Bhattacharya

Deed No. I-1169 dated 29.04.2008

3. Flat on 3rd Floor, Flat No. T-2 (South East side), measuring 1000 Sq ft Super built up area consisting of 3 bedrooms, 1 living cum dining room. 1 kitchen, 1 toilet, 1 WC, 1 balcony together with covered Car Parking Space Northern side, on the Ground Floor. Measuring 120 Sq ft and 3 Covered Car Parking Space on the South East & South West side of the Ground Floor, each having area of 166.50 Sq ft all total an area of 500 Sq ft more or less along with undivided proportionate share of land and common share and common facilities situated at Mouza Kalikapur, Pargana Khaspur, JL No. 20, RS No.2, Touzi No. 3, 5, 12, RS Khatian No. 18, 153/1, Khanda Khatian No. 357, 358, RS Dag No. 356/406, Scheme Plot No. 10B, Municipal Premises No. 1182, Kalikapur, Ward No. 109, Kolkata Municipal Corportaion, PS- Now Purba Jadavpur (earlier Sadar Tollygunge thereafter Jadavpur after that Kasba), Kolkata 700 099, District- South 24 Parganas, in a G+3 storied Residential Building Housing Complex known as "Purbalok"

Property is Butted and Bounded (as per Deeds):-

North- 20 ft wide KMC Road

South : Land of Dag No. 356/406

East : Land of Dag No. 356/406

West : Premises No. 1179, Kalikapur

Owned by Archisman Bhattacharya vide Deed No. I-13148 of 2022.

Yours faithfully,
इलाहाबाद / ALLAHABAD

आधिकृत अधिकारी / Authorised Officer
ए.जे.बोस रोड ब्रांच, कोलकाता (A.J.C. Bose Rd, Kolkata)

Authorized Officer

Indian Bank, AJC Bose Road Branch