इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

Ref: AJC/ADV/2025-26/960

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: 29.01.2026

To

Sl No	Name of the Borrower/ Guarantor & Address	Address	Designation
1	**M/s Merchant Monger Hospitality Private Limited**	**449/1/39412, Baghajatin Road, Post & Police Station Siliguri, Ward nos –17, Darjeeling, West Bengal-734001**	**Borrower**
2	**Rithvik Bhattacharya** **S/o Satyranjan Bhattacharya**	**1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099** **Also at 1182 (248/284A), Purbalok, Kalikapur, PO: Mukundapur, Kolkata 700099**	**Guarantor and Director of M/s Merchant Monger Agrotech Private Limited** **And** **Director of M/s Merchant Monger Hospitality Private Limited**
3	**Archisman Bhattacharya** **S/o Rithvik Bhattacharya**	**Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001** **Also at: 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099**	**Guarantor /Mortgagor** **And** **Director of M/s Merchant Monger Hospitality Private Limited**
4	**Nipa Ghose (Bhattacharya), W/o Rithvik Bhattacharya** **D/o Samarendra Narayan Ghose**	**Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001** **Also at: 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur,**	**Guarantor/Mortgagor**

INDIAN BANK ★ AJC Bose Road Branch Code 5154 ★ ALLAHABAD

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प्राधिकृत अधिकारी / Authorised Officer
ए.जे.सि बोस रोड शि एफ बि, कोलकाता / A.J.C. Bose Rd. CFB, Kolkata

		South 24 Parganas, West Bengal 700099	
5	Bipul Dutta S/O Sukumar Dutta	Deep Villa , ASHUTOSH Mukherjee Road, Subhash Pally, Ward No 17, Siliguri, West Bengal 734001 Also at: Office of M/s Merchant Monger Hospitality Private Limited 449/1/39412, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17,Darjeeling, West Bengal-734001	Guarantor/Mortgagor And M/s Director of Merchant Monger Hospitality Private Limited
6	Jayanti Dutta D/o Khitish Chandra Saha	Deep Villa , ASHUTOSH Mukherjee Road, Subhash Pally, Ward No 17, Siliguri, West Bengal 734001 Also at: Office of M/s Merchant Monger Hospitality Private Limited 449/1/39412, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17,Darjeeling, West Bengal-734001	Guarantor/Mortgagor And M/s Director of Merchant Monger Hospitality Private Limited
7	M/s Merchant Monger Agrotech Private Limited	12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17,Darjeeling, West Bengal-734001	Corporate Guarantor

Sir,

Sub: Your loan account/s MSME-MIC-SOD-GENERAL-REPO 8002145027 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 primary borrower. The last of you is the Corporate Guarantor. The 2nd of you is one of the guarantors as well as the Director of M/s Merchant Monger Agrotech Private Limited which have extended corporate guarantee. The rest of you at 2, 3, 4, 5, 6 in the table above are the guarantors of the credit facility availed by no. 1 of you as well as mortgagors having offered your asset as security to the loans availed by the 1st of you. No. 2, 3, 5 & 6 are the Directors of the borrower company.

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): MSME-MIC-SOD-GENERAL-REPO: Rs 19.25 cr.

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That all of you have executed the following documents for each of the said facilities:

Nature of facility	Nature of document
MSME-MIC-SOD-GENERAL-REPO	Demand Promissory Note, Acknowledgement of sanction letter, Agreement for Open SOD, Supplemental letter confirming deposit of title deed, personal and corporate guarantee agreements & various other related documents.

The repayment of the aforesaid loans is personally guaranteed by the 2nd till 7th of you in the table above by executing agreement of guarantees. The repayment of the said loans are secured by mortgage/hypothecation of property(ies) at below schedule, charge of which are created in favor of 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 **26.01.2026** in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on **28.01.2026** amounts to **Rs. 19,64,79,492.00 (Rupees Nineteen Crore Sixty Four Lac Seventy Nine Thousand Four Hundred Ninety Two only)** and the said amount carries further interest at the agreed rate from **29.01.2026** till date of repayment.

Account No.	Book O/s as on 28.01.2026	MOI As on 28.01.2026	Total As on 28.01.2026 (Rounded Off)
8002145027	Rs. 19,24,96,506.86	Rs. 39,82,985.00	Rs. 19,64,79,492.00

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 (28.01.2026) viz- **Rs. 19,64,79,492.00 (Rupees Nineteen Crore Sixty Four Lac Seventy Nine Thousand Four Hundred Ninety Two 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.

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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/decree 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 Authorised Officer of the Bank to issue this Notice and exercise powers under Section 13 aforesaid.

DESCRIPTION OF THE IMMOVABLE PROPERTY

1. EM of Land of 9 cottah 11 chittak and over that a (G + 3) Four Storied Commercial Building Rcc Isolated Brick Wall Butted And Bounded With Boundary Wall And M.S. Gate. Situated At, Holding No.- 8/Old, H.C. Road, Rajchandra Nagar, Hil Cart Road, Ward No.- 01, P.O.- Siliguri, P.S.- Siliguri, Under Siliguri Municipal Corporation, West Bengal, Dist.- Darjeeling, Pin.- 734001. Mouza.- Siliguri Uttar Paschim, J.L. No.- 110(New 88), Touzi No.- 3 (Ja), Plot No.- 401, Khatian No. 414, corresponding to L.R Khatian No. 7788 and 7787, Pargana Baikunthapur, in the name of Bipul Dutta and Jayanti Dutta.

Deed Nos	Area	Owner	Boundaries as per Deed
1201/1999 dated 09.03.1999	5 Cottah	Jayanti Dutta	On the North: 12 ft wide private road On the South: Land of Sri Juddhabir Lama On the East: Municipal Road On the West:Land of Smt. Mamta Agarwal
1200/1999 dated 09.03.1999	4 Cottah	Bipul Dutta	On the North: 12 ft wide road On the South: Land and house of K.B Lama On the East: Land of Dipankar Sarkar & Radheshyam Sharma On the West:Land of Siliguri Lions Club
1203/1999 dated 22.03.1999	11 Chittack	Jayanti Dutta	On the North: Land of the Purchaser On the South: Land of the Vendor On the East: Land of Road On the West:Land of the Purchaser

2. Extension of 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.

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The said land is butted and bounded by:-
On the North: National Highway no. 31
On the East: Road of Panchayet
On the South: Land of Sri Kumar Bhaduri Gang
On the West: Land of Sri Ganesh Chandra Ray

Owner : Mrs. Nipa Ghose (Bhattachraya), W/o Rithwik Bhattacharya. Deed No. I-1169 of the year 2008.

3. Extension of Equitable Mortgage 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 , on the Ground Floor, measuring 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 and 358, RS Dag No. 356/406, Scheme Plot No. 10B, Municipal Premises No. 1182, Kalikapur, Ward No. 109, Kolkata Municipal Corportaion, PS-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" under ward no. 109 of the KMC.
The premises is butted and bounded by:-
On the North: 20 feet wide KMC Road
On the East: Land of Dag no 356/406
On the South: Land of Dag no 356/406
On the West: Premises No. 1179, Kalikapur

Owned by Archisman Bhattacharya., Deed No. 13148 of the year 2022.

Yours faithfully,

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