Zonal Office : Kolkata South
Branch : Tentulberia

Ref No. ZO/KolSouth/REC/2026-27

Dated: 26.10.2026

NOTICE OF SALE

Notice of intended 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,

1. M/S. Welfare Medical Systems (Borrower) (Prop : Mr. Pinaki Saha Roy) 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District - South 24 Pgs, Pin - 700084.	2. Mr.Pinaki Saha Roy (Borrower) S/O —Late. Gunadhar Saha Roy 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District - South 24 Pgs, Pin - 700084.
3. Mr. Pinaki Saha Roy-Legal Heir of Late Gunadhar Saha Roy (Guarantor/Mortgagor) S/O — Mr. Jogendra Nath Saha Roy 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District - South 24 Pgs, Pin - 700084	4. Mrs. Mamata Saha Roy Guarantor/Mortgagor) W/o Late. Gunadhar Saha Roy 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District - South 24 Pgs, Pin - 700084
5. Mrs. Krishna Saha Roy (Guarantor) W/o Mr. Pinaki Saha Roy 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District - South 24 Pgs, Pin - 700084	6. Mrs. Mamata Saha Roy (Legal Heir of Late Gunadhar Saha Roy) W/o Late Gunadhar Saha Roy 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District — South 24 Pgs, Pin — 700084
7. Ms Dola Majumdar (Legal Heir of Late Mr.Gunadhar Saha Roy) D/o Late Mr. Gunadhar Saha Roy 94 Dr. B R Ambedkar Road Natunpara Garia , PS-Sonarpur District — South 24 Pgs, Pin — 700084	

Sir/Madams,

Sub: Loan Account - (M/S Welfare Medical Systems) (A/c No 50416857553/50520017250/7130424839) with Indian Bank, Tentulberia Branch

1 .M/s. Welfare Medical Systems (Borrower), 2.Mr. Pinaki Saha Roy S/o Late. Gunadhar Saha Roy(Borrower),3. Mr. Pinaki Saha Roy – Legal Heir Of Late Gunadhar Saha Roy S/o Late. Jogendra Nath Saha Roy (Guarantor/Mortgagor), 4. Mrs. Mamata Saha Roy, W/o Late Gunadhar Saha Roy (Guarantor/Mortgagor), 5. Mrs. Krishna Saha Roy(Guarantor), W/o Mr. Pinaki Saha Roy (Guarantor), and 6. Mrs. Mamata Saha Roy (Legal Heir of Late Gunadhar Saha Roy) W/o Late Gunadhar Saha Roy, all having Address at 94 Dr. B R Ambedkar Road, Natunpara Garia , PS-Sonarpur District — South 24 Pgs, Pin — 700084 availed Loan facility from Indian Bank, **Tentulberia** Branch , the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties" M/s. Welfare Medical Systems (Borrower), 2.Mr. Mr. Pinaki Saha Roy **S/o Late. Gunadhar Saha Roy(Borrower),3. Mr. Pinaki Saha Roy – Legal Heir Of Late Gunadhar Saha Roy S/o Late. Jogendra Nath Saha Roy (Guarantor/Mortgagor), 4. Mrs. Mamata Saha Roy, W/o Late Gunadhar Saha Roy (Guarantor/Mortgagor),** 5. Mrs. Krishna Saha Roy(Guarantor), **W/o Mr. Pinaki Saha Roy (Guarantor), and 6. Mrs. Mamata Saha Roy**

Authorised Officer
इंडियन बैंक / INDIAN BANK
आंचलिक कार्यालय, कोलकाता साउथ
Zonal Office, Kolkata South

(Legal Heir of Late Gunadhar Saha Roy) W/o Late Gunadhar Saha Roy, all having Address at 94 Dr. B R Ambedkar Road, Natunpara Garia , PS-Sonarpur District — South 24 Pgs, Pin — 700084 failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 04.12.2024 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)/Guarantors/Mortagors to pay the amount due to the tune of being **Rs. 56,38,897.91 (Rupees Fifty Six Lacs Thirty Eight Thousand Eight Hundred Ninety Seven and Paise Ninety One Only)** as on **03.12.2024** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated **04.12.2024**.

As the Borrower/Mortgagor(s)/Guarantor(s) failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on **13.02.2025** 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 6 (2), Rule 8(6) and 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, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due **Rs.56,38,897.91 (Rupees Fifty Six Lacs Thirty Eight Thousand Eight Hundred Ninety Seven and Paise Ninety One Only)** as on 03.12.2024 **and further interest and other expenses thereon** due to the **Indian Bank.**

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 20.11.2026 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 **01.11.2026 to 19.11.2026 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 Tender/bid Form with the Terms and conditions can be had on-line from the website **(https://ibapi.in and www.mstcecommerce.com)** and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 22.07.2026 to 06.08.2026 from10.00am to 7.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (https://www.mstcecommerce.com/auctionhome/ibapi) 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 by 19.11.2026** i.e. .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.

The Terms and conditions can be had on-line from the website (**https://baanknet.com**) and using the

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Zonal Office, Kolkata South

provision in the system/software. The intending Bidders/ Purchasers are requested to register with online portal (https://baanknet.com) using their mobile number and email id. Further, after completing their eKYC ,the intending Bidders/ Purchasers have to transfer the EMD amount in their eWallet 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) for depositing in bidders in eWallet.** 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 therefore.

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
A/c No- 50125920355 A/c Name- ZO Kolkata Metro	Indian Bank 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.

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
Prop 'A' ALL THAT piece and parcel of land measuring 02 (Two) Cottahs	**Rs.1,16,36,000(Rupees One Crore Sixteen Lakh Thirty Six**	**Rs. 11,63,600.00 (Rupees Eleven Lakh Sixty three Thousand Six**	Date:- **20.11.2026** Time:- 11.00 AM to 4.00 P.M	Best of knowledge and information

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11 (Eleven) Chhittaks 00 (Zero) Square Feet be the same little more or less at Mouza - Kandarpapur Boalia, JL. No. - 49, Touzi No. 380, R.S. Dag No. 81 (P), corresponding L.R. Dag No. 93(P), under R.S. Khatian No. 285 corresponding C.R. Khatian No. 2097 and within the local limits of The Rajpur Sonarpur Municipality, Ward No. - 6, being the holding No. 51 6, Police Station - Sonarpur, District Sub-Registrar - Alipur, South 24-Parganas and Additional. District SubRegistrar - Garia, District: SOUth 24-Parganas being Gift Deed no. 162903372 of 201 7 in the name of Gunadhar Saha Roy S/o Jognedra Nath Saha Roy Boundary: ON THE NORTH: 12-0" wide Road ON THE SOUTH: Plot of same RS Dag No. 81 (P) ON THE EAST : 12-0" wide Road ON THE WEST : Plot of same RS Dag No. 81 (P) **Prop 'B'** : ALL THAT piece and parcel of land measuring 2 Cotta 15 Chittak 39 Sqft with single storied building measuring 957 sq ft in the west side of the land (After having gifted to Mr. Gunadhar Saha Roy land measuring 2 Cottah I I Chhittaks out of 5 Cottah 10 Chittack 39 Sqft by way of Gift Deed no. 162903372 of 2017) at Mouza-Kandarpapar Boalia , J.L No 49, Touzi No .380, R.S Dag No 81 (P), L R DAG NO 93(P) R.s KHATIAN NO 285, IR KHATIAN NO 2097, UNDER	**Thousand only)** **(Prop A (53.06 lakh) + (Prop B 63.30 lakh)**	**Hundred Only)** to be deposited on or before the E-Auction date and time in the portal.	Property ID No.- IDIB5041685755 3 Incremental Bid Amount : Rs 10,000/- (Rs Ten Thousand only)	of the Authorised Officer, there is no encumbrance on the property

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JURISDICTION OF RAJPUR SONARPUR MUNICIPALITY , ps- SONARPUR A.D.S.R.O - ALIPUR, District :-South 24 Parganas being deed no. 1845 of 1975 in the name of Mamata Saha Roy W/o Gunadhar Saha Roy. Boundary : ON THE NORTH: 12-0" wide Road ON THE SOUTH: Property of Gunadhar Saha Roy ON THE EAST : 12-0" wide Road ON THE WEST : Plot of same RS Dag No. 81 (P)				

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, Unit 1, 3rd Floor VIOUS Commercial Tower Near Wadala Truck Terminal, Wadala East Mumbai-400037 (Contact Phone No. 8291220220, email ID:-support.ebkray@psballiance.com)

For property details and photograph of the property and auction terms and conditions please visit: 1) www.indianbank.in and 2) **https://baanknet.com** for clarifications related to this portal, please contact help line number „8291220220".

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com.**

The borrowers/Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenues.

Place: Kolkata
Date: 26.10.2026

Authorised Officer
Indian Bank

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