Ref. no.: AJC/IMAX/NPA/2025-26/718 **AJC Bose Road Branch**

DATE: 31.07.2025

DEMAND NOTICE

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

From:
The Chief Manager cum Authorised Officer
Indian Bank AJC Bose Road Branch
To

1.**IMAX INFRASTRUCTURE PRIVATE LIMITED** **Registered Address:** 41, B . B . GANGULLY STREET 4th Floor, Kolkata, West Bengal, India, 700012	**2.Vikash Murarka (Director Cum guarantor)** Natural heights, Phase – 2, Block – 2, Flat – 1C, 137, VIP road, , Rajarhat Gopalpur, , North 24 parganas - 700052
3.Amarjeet Singh (Additional Director Cum guarantor) Oodiaban bazar, Kranti Road,Odlabari, Jalpaiguri - 735222	**4.New Shelter Promoters Private limited (Corporate Guarantee and mortgagor)** 14/1, Narendra Nath Road, Police Station-Dum Dum,District 24 Parganas –North, Kolkata-700028
5.Decor Plylam Pvt Ltd (Corporate Guarantee) 25,Black Burn Lane, Kolkata-700012	

Sir,

Sub: Your loan accounts in the name of IMAX INFRASTRUCTURE PRIVATE LIMITED

with Indian Bank, AJC Bose Road Branch - **Reg. CIF No.-** 30637616659

The 1st , 2nd ,3rd ,4th ,and 5th of you are Borrower(s) and Guarantor(s) now or all material times. Fourth of you is also the mortgagor(s) having offered your assets as security to the loan accounts availed by you.

At the request of the you, in the course of banking business, the following facility was sanctioned and were availed by you

Nature Of Facility	Account Number	Sanctioned Amount.
OCC	7793467211	Rs. 10.50 Cr

कृते इंडियन बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD
प्राधिकृत अधिकारी / Authorised Officer
ए.जे.सि बोस रोड, कोलकाता / A.J.C. Bose Rd., Kolkata

The 1st and 2nd of you have executed the following documents for each of the said facilities:

Nature of facility	Nature of document
OCC- 7793467211	1.Acknowledgement of Sanction 2. Demand Promissory Note 3. Declaration by the Borrower ,Mortgagor on Affidavit. 4.Letter of Mortgagor confirming Deposit of Title Deeds 5. ADV 42 etc.

The repayment of the said loan is secured by mortgage of property all that the one Bastu Land measuring 21 Cottahs situated and lying under Monza: Dum Dum Cantonment, J.L. No. 13, R.S. No. 177. Touzi No. 3194, Pargana Kolkata, appertaining to Dag No. 2358, Khatian an no. 2/1, being part of Municipal Holding No. 1/1. N.C. Sen Avenue (previously 27 & 28 Pollock Avenue), within Ward No. 21 of Dum Dum Municipality, P.S. Dum Dum. Dist. North 24-Parganas (Deed of Conveyance, being Deed No. 07542 for the year 2012.) in the name of M/s New Shelters Promoters Private limited, as given in the schedule here in under belonging to 4st of you.

Despite repeated request calling upon you to pay the amounts together with interest, all of you and each of you who are jointly and severally have failed and committed default in repaying the amount due. The loan account has been classified as Non Performing Asset since 28.07.2025 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

..... The Outstanding dues payable by you as on- 30.**07.2025** is as under.

Facility	**Account Numbers**	**Book O/s As on 30.07.2025**	**MOI As on 30.07.2025**	**MLE/MOX As on 30.07.2025**	**Total in INR (Rounded Off) As on 30.07.2025**
OCC	**7793467211**	**104997875.18**	**4144981.29**	**--**	**109142856.47**

The term borrower under the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002 means any person who has been given 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 Bank.

Therefore all of you and each of you are hereby called upon to pay the amount due of **Rs 10,91,42,856.47 (Rupees Ten crore ninety one lacs forty two thousand eight hundred fifty six and paise forty seven only) as on 30.07.2025** together with interest from this date till date of payment within 60 days from the date of this notice issued under Sec13(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 Sec13(4) of the Act as against the secured assets given in the schedule hereunder.

कृते इंडियन बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD

Authorised Officer
ए.जे.सि बोस रोड, कलकत्ता / A.J.C. Bose Rd., Kolkata

INDIAN BANK ARABINDA SARANI BRANCH, ADDRESS : 217, ARABINDA SARANI, KHANNA MORE, KOLKATA 700004

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 proceeding 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 you 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.

SCHEDULE

The specific details of the assets in which Security interest created are enumerated hereunder:

Property: Bastu Land measuring 21 Cottahs situated and lying under Monza: Dum Dum Cantonment, J.L. No. 13, R.S. No. 177. Touzi No. 3194, Pargana Kolkata, appertaining to Dag No. 2358, Khatian an no. 2/1, being part of Municipal Holding No. 1/1. N.C. Sen Avenue (previously 27 & 28 Pollock Avenue), within Ward No. 21 of Dum Dum Municipality, P.S. Dum Dum. Dist. North 24-Parganas (Deed of Conveyance, being Deed No. 07542 for the year 2012.) in the name of M/s New Shelters Promoters Private limited.

Principal Property Butted and Bounded BY:-
On the South: By Property of Sudson & Co.
On the North: By Dum Dum Municipal Market Complex and Mrinalini Cinema Hall.
On the East: By Five Storied Others Building Dag no.- 2356 and 2357u
On the West: By 60 Ft. wide Jessore Road

** The earlier demand notice issued u/s 13 (2) of SARAFESI Act 2002 stands withdrawn.

कृते इंडियन बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD
प्राधिकृत अधिकारी / Authorised Officer
ए.सी. बोस रोड, कोलकाता / A.J.C. Bose Rd., Kolkata

Authorized Officer
Indian Bank
Date:31.07.2025