

NOTICE OF SALE

Branch: Kasba
Phone No: 9835481578

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 Pharma Traders (Borrower) Proprietor: Santanu Roy Address: 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078	2. Shri Santanu Roy (Proprietor cum Guarantor / Mortgagor) S/o Amal Kumar Roy Address: 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078
3. Shri Amal Kumar Roy (Guarantor / Mortgagor) S/o Banipada Roy Address: 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078	4. Smt. Sefali Roy (Guarantor / Mortgagor) W/o Amal Kumar Roy Address:18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078
5. Smt. Papiya Roy (Guarantor / Mortgagor) W/o Santanu Roy Address:18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078	

Sub: Loan account – OCC A/c 50121086116, LAP A/c 7563239049, GECLS A/c 7141069438 with Indian Bank, Kasba Branch Kolkata, 10, Garfa Main Road, Haltu, Kolkata 700078.

M/s Pharma Traders (Borrower), Proprietor: Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Santanu Roy (Proprietor cum Guarantor / Mortgagor), S/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Amal Kumar Roy (Guarantor / Mortgagor), S/o Banipada Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Sefali Roy (Guarantor / Mortgagor), W/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Papiya Roy (Guarantor / Mortgagor), W/o Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078 availed OCC, LAP & GECLS facility from Indian Bank, Kasba Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. M/s Pharma Traders (Borrower), Proprietor: Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Santanu Roy (Proprietor cum Guarantor / Mortgagor), S/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Amal Kumar Roy (Guarantor / Mortgagor), S/o Banipada Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Sefali Roy (Guarantor / Mortgagor), W/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Papiya Roy (Guarantor / Mortgagor), W/o Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078 failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 23.12.2025 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), Guarantor(s), M/s Pharma Traders (Borrower), Proprietor: Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Santanu Roy (Proprietor cum Guarantor / Mortgagor), S/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Amal Kumar Roy (Guarantor /

Mortgagor), S/o Banipada Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Sefali Roy (Guarantor / Mortgagor), W/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Papiya Roy (Guarantor / Mortgagor), W/o Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078 liable to the Bank to pay the amount due to the tune of **Rs. 6,72,86,090.00/- (Rupees Six Crores Seventy-Two Lakh Eighty-Six Thousand Ninety Only)** as on 22.12.2025 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 23.12.2025.

As M/s Pharma Traders (Borrower), Proprietor: Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Santanu Roy (Proprietor cum Guarantor / Mortgagor), S/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Shri Amal Kumar Roy (Guarantor / Mortgagor), S/o Banipada Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Sefali Roy (Guarantor / Mortgagor), W/o Amal Kumar Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078, Smt. Papiya Roy (Guarantor / Mortgagor), W/o Santanu Roy, 18A, Purbachal Bidhan Lane, PO Garfa, PS Haltu, Kolkata 700078 failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 26.02.2026 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 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 22.12.2025 is **Rs. 6,72,86,090.00/- (Rupees Six Crores Seventy-Two Lakh Eighty-Six Thousand Ninety Only)** with further interest, costs, other charges and expenses thereon from 23.12.2025.

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 25.09.2026 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 01.09.2026 to 24.09.2026 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://baanknet.com>) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 01.09.2026 to 25.09.2026 From 10.00 am to 5.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 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://baanknet.com>) **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 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/decreed 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	Reserve Price (Rs.)	EMD (Rs.)	Date, Time for e-auction and Property ID No. Bid Increment Amount	Prior Encumbrance
Property 1: All that piece and parcel of vacant	20,45,000.00	2,04,500.00	Date of auction:	Not Known

bastu land "measuring more or less 2 Cottahs 01 Chittak and 23 sq ft marked as plot F out of 37.66 satak land together with 10 feet wide common passage and other easement rights lying and situated at Mouza-Kamrabad, JL No. 41, comprised in RS Khatian No. 1412, 2217, 2218, 2359, CS Khatian No. 1209, corresponding to LR Khatian No. 6787, RS Dag No. 3564 corresponding to LR Dag No. 3568, within the limit of Rajpur Sonarpur Municipality, Ward No. 4, Natun Diyara Road, Kolkata 700150, under PS Sonarpur, in the Dist of South 24 Paraganas, ADSR Garia, in the name of Papia Roy (Gift Deed being No. 160407760 for the year 2021 duly registered in the "Office of ADSR-IV, recorded in Book No.I, Volume No. 1604-2021, pages from 340743 to 340762) Boundary of the property: North -Plot E South - Land on LR Dag No. 3568 East -10ft wide common passage West- Land on LR Dag No. 3568	(Rupees Twenty Lakh Forty Five Thousand Only)	(Rupees Two Lakh Four Thousand Five Hundred Only)	25.09.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB50121086116A Bid Increment Amount: Rs. 10,000.00 (Rupees Ten Thousand Only)	
Property 2: All that piece and parcel of land measuring an area of 2 Cottahs together with structure thereon lying and situated under Mouza - Garfa Dak Purbachal, JL No. 19, RS No. 2, comprised in C.S. Khatian No. 472, CS Dag No. 1461 corresponding to RS Khatian No. 1132, RS Dag No. 1761/2431 within the local limits of Kolkata Municipal Corporation, under Ward No. 106, adjacent to 18 Bidhan Lane in Assessee No. 311061609196, Premises No. 919, Purbachal Main Road, Touzi No. 12, 13, 10, under Police station - Tollygunge now Kasba, Pargana Khaspur, in the District of South 24 Paraganas, Sub Registry Office Sealdah, owned by Sri Amal Kumar Roy (Sale Deed Being No. 2903 for the year 1993	1,33,49,000.00 (Rupees One Crore Thirty-Three Lakh Forty-Nine Thousand Only)	13,34,900.00 (Rupees Thirteen Lakh Thirty-Four Thousand Nine Hundred Only)	Date of auction: 25.09.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB50121086116B Bid Increment Amount: Rs. 25,000.00 (Rupees Twenty-Five Thousand Only)	Not Known

registered in the Office of DSR at Alipore).

Boundary of the property:

North - Land Dag No. 1763

South -land Dag No, 1761/ 2430 (house property)

East-land Dag No. 1761

West-10ft wide common passage and land Dag no. 1752 and 15 feet wide Purbachal Park Road

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 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd, please contact support.BAANKNET@psballiance.com and for 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 help desk number 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

AUTHORISED OFFICER

Date: 29.08.2026