



NOTICE OF SALE

Branch: A J C Bose Road

Phone No: 03322659987

Notice of 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 Merchant Monger Hospitality Private Limited (Borrower) 449/1/39412, Baghajatin Road, Post & Police Station Siliguri, Ward nos -17, Darjeeling, West Bengal-734001	2. Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Guarantor and Director of M/s Merchant Monger Hospitality Private Limited And M/s Merchant Monger Agrotech Private Limited) 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099
3. Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director of M/s Merchant Monger Hospitality Private Limited And M/s Merchant Monger Agrotech Private Limited) 12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001 Also at, Also at, 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099	4. Smt. Nipa Ghosh Bhattacharya D/o Samarendra Narayan Ghosh W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Hospitality Private Limited And M/s Merchant Monger Agrotech Private Limited) 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
5. Shri Bipul Dutta S/o Sukumar Dutta (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited) Deep Villa, Ashutiosh 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	6. Smt. Jayanti Dutta D/o Khitish Chandra Saha (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited) Deep Villa, Ashutiosh 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
7. M/s Merchant Monger Agrotech Private Limited (Borrower and Corporate Guarantor of M/s Merchant Monger Hospitality Private Limited) 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos - 17, Darjeeling, West Bengal-734001	8. Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director and Guarantor of M/s Merchant Monger Agrotech Private Limited) D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001



	Also at, Office of M/s Merchant Monger Agrotech Private Limited, 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001
9. Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director and Guarantor M/s Merchant Monger Agrotech Private Limited) D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001 Also at, Office of M/s Merchant Monger Agrotech Private Limited, 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001	

Sub: Loan account – Secured OD (A/c No 8002145027) of M/s Merchant Monger Hospitality Private Limited & OCC (A/c no 7695285777) & Term Loan (A/c No 7829314518) of M/s Merchant Monger Agrotech Private Limited with Indian Bank, A J C Bose Road Branch, 119, Park Street, Kolkata 700016.

M/s Merchant Monger Hospitality Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya, (Guarantor and Director of M/s Merchant Monger Hospitality Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director of M/s Merchant Monger Hospitality Private Limited), Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Hospitality Private Limited), Shri Bipul Dutta S/o Sukumar Dutta (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor of M/s Merchant Monger Hospitality Private Limited) availed Secured OD facility from Indian Bank, A J C Bose Road Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Merchant Monger Hospitality Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya, (Guarantor and Director M/s Merchant Monger Hospitality Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director M/s Merchant Monger Hospitality Private Limited), Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Hospitality Private Limited), Shri Bipul Dutta S/o Sukumar Dutta (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor of M/s Merchant Monger Hospitality Private Limited) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 29.01.2026 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 Merchant Monger Hospitality Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya, (Guarantor and Director M/s Merchant Monger Hospitality Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director M/s Merchant Monger Hospitality Private Limited), Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan



Ghose W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Hospitality Private Limited), Shri Bipul Dutta S/o Sukumar Dutta (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor of M/s Merchant Monger Hospitality Private Limited) liable to the Bank to pay the amount due to the tune of **Rs. 19,64,79,492.00 (Rupees Twelve Crore Sixty-Nine Lakh Thirty-Three Thousand Seven Hundred Seventy-Six Only)** as on 28.01.2026 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 29.01.2026.

Also another account, M/s Merchant Monger Agrotech Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Guarantor and Director of M/s Merchant Monger Agrotech Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director of M/s Merchant Monger Agrotech Private Limited), Smt. Nipa Ghosh Bhattacharya D/o Samarendra Narayan Ghosh W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Agrotech Private Limited), Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director and Guarantor of M/s Merchant Monger Agrotech Private Limited), Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director and Guarantor M/s Merchant Monger Agrotech Private Limited) availed OCC and Term Loan facility from Indian Bank, A J C Bose Road Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Merchant Monger Agrotech Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Guarantor and Director of M/s Merchant Monger Agrotech Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director of M/s Merchant Monger Agrotech Private Limited), Smt. Nipa Ghosh Bhattacharya D/o Samarendra Narayan Ghosh W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Agrotech Private Limited), Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director and Guarantor of M/s Merchant Monger Agrotech Private Limited), Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director and Guarantor M/s Merchant Monger Agrotech Private Limited) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 04.03.2026 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 Merchant Monger Agrotech Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Guarantor and Director of M/s Merchant Monger Agrotech Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director of M/s Merchant Monger Agrotech Private Limited), Smt. Nipa Ghosh Bhattacharya D/o Samarendra Narayan Ghosh W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Agrotech Private Limited), Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director and Guarantor of M/s Merchant Monger Agrotech Private Limited), Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director and Guarantor M/s Merchant Monger Agrotech Private Limited) liable to the Bank to pay the amount due to the tune of **Rs. 12,69,33,776.00 (Rupees Twelve Crore Sixty-Nine Lakh Thirty-Three Thousand Seven Hundred Seventy-Six Only)** as on 04.03.2026 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 04.03.2026.

As M/s Merchant Monger Hospitality Private Limited (Borrower), Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya, (Guarantor and Director of M/s Merchant Monger Hospitality Private Limited and M/s Merchant Monger Agrotech Private Limited), Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Guarantor and Director of M/s Merchant Monger Hospitality Private Limited and M/s Merchant Monger Agrotech Private Limited), Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor and Mortgagor of M/s Merchant Monger Hospitality Private Limited and M/s Merchant Monger Agrotech Private Limited), Shri Bipul Dutta S/o Sukumar Dutta (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (Director and Guarantor of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private



Limited (Borrower and Corporate Guarantor of M/s Merchant Monger Hospitality Private Limited), Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director and Guarantor of M/s Merchant Monger Agrotech Private Limited), Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director and Guarantor M/s Merchant Monger Agrotech Private Limited) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 30.05.2026 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 6 (2) and 8(6) 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 in M/s Merchant Monger Hospitality Private Limited as on 28.01.2026 **Rs. 19,64,79,492.00 (Rupees Twelve Crore Sixty-Nine Lakh Thirty-Three Thousand Seven Hundred Seventy-Six Only)** with further interest, costs, other charges and expenses thereon from 29.01.2026 and amount due in M/s Merchant Monger Agrotech Private Limited as on 04.03.2026 is **Rs. 12,69,33,776.00 (Rupees Twelve Crore Sixty-Nine Lakh Thirty-Three Thousand Seven Hundred Seventy-Six Only)** with further interest, costs, other charges and expenses thereon from 05.03.2026.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 06.10.2026 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 06.09.2026 to 05.10.2026 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 06.09.2026 to 06.10.2026 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.

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
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	1,91,28,000.00 (Rupees One Crore Ninety-One Lakh Twenty-Eight Thousand Only)	19,12,800.00 (Rupees Nineteen Lakh Twelve Thousand Eight Hundred Only)	Date of auction: 06.10.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB30621012984C Bid Increment	Not Known



इलाहाबाद

ALLAHABAD

Bengal.			Amount: Rs. 25,000.00 (Rupees Twenty-Five Thousand Only)	
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 Bhattachraya (Ghosh), W/o Rithwik Bhattacharya Deed No. I-1169 dated 29.04.2008				

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

Date: 26.08.2026

AUTHORISED OFFICER

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