

ANNEXURE -III
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: SALE NOTICE/PARAGON ENTERPRIS /SEP./2026-27

Date: 31.08.2026

To,

- M/S PARAGON ENTERPRISE (Borrower), 1 Meher Ali Road (1st Floor), Kolkata- 700017
- Mr. Sheikh Kamaluddin (Partner), 7B Circus Row, Circus Avenue, Kolkata- 700017
- Mr. Zubair Alam (Partner), 1 Meher Ali Road (1st Floor), Kolkata- 700017

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, ARM Branch KOLKATA, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our ARM Branch KOLKATA of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते कनारा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
परिसंपत्ति वसुली प्रबंध शाखा
Authorised Officer, Canara Bank
कलकत्ता / Kolkata- 700 016
ENCLOSURE - SALE NOTICE

RECOVERY MANAGEMENT BRANCH

Internal

ANNEXURE -II

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of ARM Branch Kolkata, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 18.09.2026, for recovery of Rs. 2,44,88,760.50 (Rs. Two Crores Forty Four Lakhs Eighty Eight Thousand Seven Hundred Sixty and Paise Fifty Only) along with further applicable interest and charges from 01.08.2026 due to the Secured Creditor from-

- M/S PARAGON ENTERPRISE (Borrower), 1 Meher Ali Road (1st Floor), Kolkata- 700017
- Mr. Sheikh Kamaluddin (Partner), 7B Circus Row, Circus Avenue, Kolkata- 700017
- Mr. Zubair Alam (Partner), 1 Meher Ali Road (1st Floor), Kolkata- 700017

The reserve price will be **Rs. 2,22,30,000.00 (Rs. Two Crores Twenty Two lakhs Thirty Thousand only)** and the earnest money deposit will be **Rs. 22,23,000.00 (Rs. Twenty Two Lakhs Twenty Three Thousand Only)**.

Details of Property/ies

All that piece and parcel of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks together with a old and dilapidated two stored brick built 1000 Sq. Ft structure dwelling house standing thereon lying or situate at and being Premises No. 7B, Circus Row, (formerly 7, Circus Row), P.S. Beniapukur, Kolkata, A.D.S.R. office Sealdah, within the local limits of the Kolkata Municipal Corporation, Ward No. 64, bearing Assessee No. 11-064-08-0007-0, OR HOWSOEVER OTHERWISE the said land messuage hereditaments and premises and all fittings fixtures appendages and appurtenances and sewers sanitations and electricity connection thereto TOGETHER WITH all sorts of easement rights over the municipal road, common passage and pathways thereto and the Said land is revenue redeemed land and specifically shown in the annexed Plan delineated with 'RED' border line thereon as part and parcel of this Indenture and butted and bounded as follows:-
ON THE NORTH: Pre. 74. Theatre Road now Shakespeare Sarani;
ON THE SOUTH: Pre. 6, Circus Row (portion) & portion Common Passage;
ON THE EAST: Portion of Pre. 7&7C, Circus Row and 15.5 ft wide common Passage;

ON THE WEST: Pre. 5, Circus Row

(Property under symbolic Possession)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.canarabank.bank.in

Authorised Officer
Date: 31.08.2026
Place: KOLKATA
Kolkata Branch / Kolkata-700 016

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (S) that the below described immovable property mortgaged/ charged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of ARM Branch Kolkata, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 18.09.2026, for recovery of Rs. 2,44,88,760.50 (Rs. Two Crores Forty Four Lakhs Eighty Eight Thousand Seven Hundred Sixty and Paise Fifty Only) along with further applicable interest and charges from 01.08.2026 due to the Secured Creditor from-

- a. **M/S PARAGON ENTERPRISE (Borrower), 1 Meher Ali Road (1st Floor), Kolkata- 700017**
- b. **Mr. Sheikh Kamaluddin (Partner), 7B Circus Row, Circus Avenue, Kolkata- 700017**
- c. **Mr. Zubair Alam (Partner), 1 Meher Ali Road (1st Floor), Kolkata- 700017**

The reserve price will be **Rs. 2,22,30,000.00 (Rs. Two Crores Twenty Two lakhs Thirty Thousand only)** and the earnest money deposit will be **Rs. 22,23,000.00 (Rs. Twenty Two Lakhs Twenty Three Thousand Only).**

1	Name and Address of the Secured Creditor	Canara Bank ARM Branch Kolkata, 21, Bell's House, 5th Floor, Camac street, Kolkata 700016
2	Name and Address of the Borrower & Guarantor	a. M/S PARAGON ENTERPRISE (Borrower), 1 Meher Ali Road (1st Floor), Kolkata- 700017 b. Mr. Sheikh Kamaluddin (Partner), 7B Circus Row, Circus Avenue, Kolkata-700017 c. Mr. Zubair Alam (Partner), 1 Meher Ali Road (1st Floor), Kolkata- 700017
3	Total liabilities as on 31.07.2026	Rs. 2,44,88,760.50 (Rs. Two Crores Forty Four Lakhs Eighty Eight Thousand Seven Hundred Sixty and Paise Fifty Only)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) 18.09.2026 from 11.30 AM to 1:30 PM Online from anywhere
5	Details of Property/ies	All that piece and parcel of land measuring more or less 2 (Two) Cottahs 8 (Eight) Chittaks together with a old and dilapidated two stored brick built 1000 Sq. Ft structure dwelling house standing thereon lying or situate at and being Premises No. 7B, Circus Row, (formerly 7, Circus Row), P.S. Beniapukur, Kolkata, A.D.S.R. office Sealdah, within the local limits of the Kolkata Municipal Corporation, Ward No. 64, bearing Assessee No. 11-064-08-0007-0, OR HOWSOEVER OTHERWISE the said land messuage hereditaments and premises

ASSETS RECOVERY MANAGEMENT BRANCH
21, Bell's House, 5th Floor, Camac street, Kolkata 700016
Tel : 9051882364
email: cb2364@canarabank.com

	and all fittings fixtures appendages and appurtenances and sewers sanitations and electricity connection thereto TOGETHER WITH all sorts of easement rights over the municipal road, common passage and pathways thereto and the Said land is revenue redeemed land and specifically shown in the annexed Plan delineated with 'RED' border line thereon as part and parcel of this Indenture and butted and bounded as follows:- ON THE NORTH: Pre. 74, Theatre Road now Shakespeare Sarani; ON THE SOUTH: Pre. 6, Circus Row (portion) & portion Common Passage; ON THE EAST: Portion of Pre. 7&7C, Circus Row and 15.5 ft wide common Passage; ON THE WEST: Pre. 5, Circus Row	
6	Reserve Price (Rupees) (Please note to mention separately for each property)	Rs. 2,22,30,000.00 (Rs. Two Crores Twenty Two lakhs Thirty Thousand only)
7	Earnest Money Deposit	Rs. 22,23,000.00 (Rs. Twenty Two Lakhs Twenty Three Thousand Only)
8	The property can be inspected Date & Time	31.08.2026 to 11.09.2026 between 12:00 PM to 4:00 PM.

9. Other terms and conditions:

- The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any . (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected from 31.08.2026 to 11.09.2026 **between 12:00 PM to 4:00 PM.**
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e -auction platform and further ensure having valid KYC documents like PAN Card & aadhaar and aadhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e -auction from Baanknet.com portal (**M/s PSB Alliance Pvt. Ltd**), you may contact the helpdesk support of Baanknet (Contact details 8291220220 , Email: support.baanknet@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 22,23,000.00 (Rs. Twenty Two Lakhs Twenty Three Thousand Only)** being of 10% of the Reserve Price in E -Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 17.09.2026 at 5.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000.00 (Rs. One Lakhs only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H -1 bidder. The bidder who submits the highest bid on closure of e -Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

ASSETS RECOVERY MANAGEMENT BRANCH
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