

इंडियन बैंक**Indian Bank****इलाहाबाद****ALLAHABAD**

IB/SAML/KOL/SALE/2026-27/603

Date: 22.10.2026

NOTICE OF SALE

Branch: SAM LARGE BRANCH
Phone No: 033-22311471

Notice of sale under Rule 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,

Mr. Sudhanshu Suman S/o Shri Satish Nath Sahay "NIBHA VILLA", Dr. G K Mishra Road, Nawab Ganj, Hazaribagh Jharkhand - 825301 <u>Also at:</u> S S BARALAL STREET, UPPER BAZAR, RANCHI, JHARKHAND - 834001 <u>Also at:</u> FLAT NO-301 BALAJI BLISS, ABOVE PREMSONS MOTOR, BARIATU, RANCHI, JHARKHAND - 834009,	M/s Satwik Production Pvt. Ltd. Dr. G K Mishra Road, Nawab Ganj, Hazaribagh Jharkhand - 825301	RANCHI EXPRESS (functioning Office) C/o Satwik Production Pvt Ltd Ground Floor, Kushwaha Complex, Near Booty More, Bariyatu, Ranchi, Jharkhand- 834009
Smt. Nibha Ranjan Suman W/o Sudhanshu Suman NIBHA VILLA", Dr. G K Mishra Road, Nawab Ganj, Hazaribagh Jharkhand - 825301 <u>Also at:</u> 97, PART KH-NO-51, REDY HOUSE MOZ-NAWADA, CHAMPA, WARD-NO-14 MOZ-NO-139, AWABGUNJ, HAZARIBAGH, JHARKHAND - 825301	RANCHI EXPRESS (functioning Office) C/o Satwik Production Pvt Ltd 17/18/10 Sashibhushan Sarkar Lane, Near Sahu Samaj Shiv Mandir, HOWRAH - 711106	Mr. Sudhanshu Suman, Chairman, Ranchi Express Daily 5/14, INS Building, Rafi Marg, New Delhi - 1 <u>Also at:</u> DSIDC Complex, A-Block Nand Nagari, 17, Delhi - 11093 <u>Also at:</u> KH no.-7, A-Block, Pratap Nagar, 17, Delhi - 110093

Sub: A/c - M/s Satwik Production Pvt. Ltd. (A/c No- 7397640765, 7398454144 and 7397641226) with Indian Bank (erstwhile Allahabad Bank), Stressed Asset Management Large Branch, Kolkata

INDIAN BANK, STRESSED ASSETS MANAGEMENT LARGE BRANCH, 1st Floor, 14 INDIA EXCHANGE PLACE, KOLKATA-700001
PHONE NO:033-22311471, FAX -033-22312430, e-mail ID: samlkolkata@indianbank.co.in



M/s Satwik Production Pvt. Ltd. (Directors: Mr. Sudhanshu Suman & Smt. Nibha Ranjan Suman) availed credit facilities from Indian Bank, erstwhile Allahabad Bank, Salt Lake City Branch (Now the Account has been transferred to Stressed Asset Management Large Branch Kolkata), the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". /s Satwik Production Pvt. Ltd. failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 07.10.2023 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) M/s Satwik Production Pvt. Ltd., Mr. Sudhanshu Suman & Smt. Nibha Ranjan Suman liable to the Bank to pay the amount due to the tune of Rs. 6,23,73,109/-/- (Rupees Six crores twenty-three lakhs seventy-three thousands one hundred and nine only) as on 07.10.2023 with further interest, costs, other charges and expenses from thereon. M/s Satwik Production Pvt. Ltd failed to make payment pursuant to Demand Notice dated 07.10.2023.

As M/s Satwik Production Pvt. Ltd. failed to make payment despite Demand Notice, the Authorized Officer took constructive possession of the schedule mentioned properties under the Act on 24.01.2024 and further Physical Possession on 15.07.2026 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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, being subsequent sale, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The total due amount is Rs.9,34,87,122.00/- (Rupees Nine Crores Thirty-four Lakhs Eighty-Seven Thousands One-hundred and Twenty-two Only) as on 21.10.2026 with further interest, costs, other charges and expenses from thereon.

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 16-11-2026 which would be by e-auction mode.

Inspection of the scheduled properties by the intending purchasers/bidders may be done at their expense from 02.11.2026 to 13.11.2026 between 11.00 am to 4.00 pm. Further, related documents etc. can be verified at Indian Bank, SAM Large Branch, 14 India Exchange Place, Kolkata (WB) – 700001 from 02.11.2026 to 13.11.2026

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 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 Bidder(s)/ Purchaser(s) have to transfer the EMD amount in his/her/their Global EMD Wallet 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 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 follows:

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Ac No- 50146027457 A/c Name- Authorized Officer Indian Bank	SME Finance Branch, Indian Bank IFSC- IDIB000S769

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 basis"**, **"As is what is basis"** and **"Whatever there 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.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Detailed description of the	All that Piece and Parcel of 02 storied residential building namely "Nibha Villa" constructed on a residential land measuring 14 decimal situated at Mouza – Nawada, New Khata No. 51/169(old Khata No – 51), plot Nos – 92,95 & 97, Ward No. 14, Dr. G.K Mishra Road, Mohalla – Nawabganj, Anchal, P.O & P.S – Hazaribag Sadar,
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Property	Dist – Hazaribag within the ambit of Hazaribag Municipal in the name of Sudhansu Suman recorded in Being No. 10144 for the year 2010 registered at Zila Sub-Registry Office, Hazaribag. The property is butted and bounded by: North: Ashok Bhandari & Others South: Remaining part of Plot no.97 area 02 decimal of vendor towards south thereafter main road East: Jaibir Prasad Advocate & Ganesh Ganjhu West: Road left by Vendee of his purchased land & Park & High Boundary with Iron Grills thereafter Manoj Bhandari.	
Reserve Price	Rs.5,50,00,000.00 (Rupees Five Crores Fifty Lakhs Only)*	
EMD Amount	Rs.55,00,000.00 (Rupees Fifty Five Lakhs Only)	
Bid incremental amount	Rs. 1,00,000/- (Rupees One Lakh only)	
Date and time of e-auction at the	Date: - 16-11-2026 Time: - 11.00 AM to 4.00 PM	
Platform of e-auction Service Provider	(https://baanknet.com)	
Encumbrance	Not Known	
Property ID No.	IDIB30522933463	

***Sale price should be above Reserve Price**

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, email ID: - support.BAANKNET@psballiance.com and other help line numbers available in service provider's helpdesk. For Registration status with PSB Alliance Pvt. Ltd. and 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 Helpdesk No.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: 22-11-2026

कृते इंडियन बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD

प्राधिकृत अधिकारी / Authorized Officer
दबावग्रस्त आसिस्ट प्रबंधन बृहत शाखा
Stress Asset Management Large Branch
कोलकाता / Kolkata
AUTHORIZED OFFICER