



NOTICE OF SALE

Branch: A J C Bose Road

Phone No: 03322659987

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 Merchant Monger Agrotech Private Limited (Borrower) 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001	2. Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Director/Guarantor) 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099
3. Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Director/ Guarantor/ Mortgagor) 12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001	4. Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor/ Mortgagor) Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001
5. Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director/ Guarantor/ Mortgagor) D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001	6. Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director/ Guarantor/ Mortgagor) D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001

Sub: Loan account – OCC A/c No 7695285777 & Term Loan A/c No 7829314518 with Indian Bank, A J C Bose Road Branch, 119, Park Street, Kolkata 700016

M/s Merchant Monger Agrotech Private Limited (Borrower), 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001, Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Director/Guarantor), 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099, Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Director/ Guarantor/ Mortgagor) 12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor/ Mortgagor) Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001, Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director/ Guarantor/ Mortgagor); D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001 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), 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling,

भारतीय बैंक / For INDIAN BANK
इलाहाबाद / ALLAHABAD
आधिकारित अधिकारी / Authorised Officer
ए.जे.सी. बोस रोड, कोलकाता / A.J.C. Bose Rd, Kolkata



West Bengal-734001, Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Director/Guarantor), 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099, Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Director/ Guarantor/ Mortgagor) 12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor/ Mortgagor) Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001, Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001 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), 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001, Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Director/Guarantor), 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099, Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Director/ Guarantor/ Mortgagor) 12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor/ Mortgagor) Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001, Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001 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 Agrotech Private Limited (Borrower), 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001, Shri Rithvik Bhattacharya S/o late Satyranjan Bhattacharya (Director/Guarantor), 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099, Shri Archisman Bhattacharya S/o Rithvik Bhattacharya (Director/ Guarantor/ Mortgagor) 12, Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Nipa Ghose Bhattacharya D/o Samarendra Narayan Ghose W/o Rithvik Bhattacharya (Guarantor/ Mortgagor) Baghajatin Road (Park) Siliguri (M Corp), Darjeeling, West Bengal 734001, Smt. Sunita Gupta D/o Krishna Prasad Gupta W/o Rajendra Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Mahananda Para, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001, Smt. Nitu Kumari Gupta Alias Nitu Gupta D/o Ashok Kumar Gupta W/o Tarakeswar Gupta (Director/ Guarantor/ Mortgagor), D.N.P Building, 60 Hillcart Road, Opposite Vinayak Hotel, Ward No. 10, Siliguri (M Corp), Darjeeling, Siliguri, West Bengal 734001 failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 27.05.2026 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:

For INDIAN BANK
ALLAHABAD
Authorized Officer
J.C. Bose Rd. Kolkata

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 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 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 20.11.2026 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 01.11.2026 to 19.11.2026 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

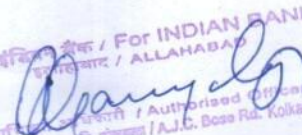
The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 01.11.2026 to 20.11.2026 From 10.00 am to 5.00 pm.**

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

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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 all that piece and parcel of entire second floor measuring 5500 Sq ft (approx.) (including the stairs and landing with 20% super built up area), 4500 Sq ft (carpet area) for the official purpose (the floor is made of cement) of a multi storied Pucca building along with undivided proportionate share of land measuring about 0.196 acre or 11.858 Kathas, appertaining to and forming a part of R. S. Plot / Dag No. 8286 corresponding to L R plot No. 4520 record in R S Khatian No. 2383, corresponding to L.R Khatian Nos.3397, 3398 & 3399, R.S. J. L. No. 110 (88)	9,67,00,000.00 (Rupees Nine Crore Sixty-Seven Lakh Only)	96,70,000.00 (Rupees Ninety-Six Lakh Seventy Thousand Only)	Date of auction: 20.11.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB30621012984B Bid Increment Amount: Rs. 1,00,000.00 (Rupees One Lakh Only)	Not Known

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

corresponding to LR JL No. 88 Touzi No. 3 (ja) holding No. 50/775/241/170 Ward No. X under Siliguri Municipal Corporation situated at Mahanandapara Hill cart Road Zone- Air View to Sevoke Road Post Office- Siliguri within R.S. Mouza – Siliguri correspondence to LR Mouza Siliguri Madya Pargana- Baikanthapur, police station sub division & sub registry office Siliguri Dist Darjeeling in the state of West Bengal.

Property is Butted and Bounded (as per Deeds):-

North: By Kartick Chandra Dey Road

South: By the land & house of Sri T.P Kundu

East:- By Kartick Chandra Dey Road

West: By 50 feet wide Hill Cart Road

Owner : Mrs Nitu Gupta @ Nitu Kumar Gupta wife of Tarkeswar Gupta and Mrs. Sunita Gupta @ Sunita Kumari wife of Mr. Rajendra Gupta

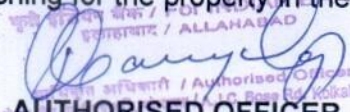
Bidders are advised to visit the website <https://baanknet.com> of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220 and other help line numbers available in service providers help desk. 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: 26.10.2026

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 AUTHORISED OFFICER