इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

APPENDIX- IV-A" [See provision 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 provison to Rule 6 (2), and 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 **Physical possession of property No.1** has been taken by the Authorised Officer of Indian Bank, SAM Large Kolkata branch, Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis on **20.11.2026**, for recovery of **Rs. 44,10,23,362.09 (Rupees Forty Four Crore Ten Lacs Twenty Three Thousand Three Hundred Sixty Two and Paise Nine only) as on 31.03.2026** with further interest, cost, other charges and expenses thereon from 31.03.2026 due to the Indian Bank, SAM Large branch, Secured Creditor, from **1. M/s Hitaishi KK Manufacturing Company Private Limited (Borrower) At Hitaishi House, 1, B.K. Paul Avenue (Jorabagan), Kolkata, West Bengal-700005**; **2. Sh. Om Prakash Prahladka (Being Director/Guarantor)**; **3. Sh. Chandra Prakash Prahladka (Being Director/Guarantor/ Mortgagor)**; **4. Sh. Ankur Prahladka (Being Director/Guarantor)**; 5. **Smt Urmila Prahladka (Being Guarantor/ Mortgagor); & 6. M/s GJK Shellex (India) Private Limited (Being Guarantor/ Mortgagor) all residing at Hitaishi House, 1, B.K. Paul Avenue (Jorabagan), Kolkata, West Bengal-700005.**

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property No.1

Detailed description of the Property	All that piece and parcel of land measuring more or less 9 Cottahs 6 Chittacks along with one storied structure thereon measuring 5000 Sq. Ft. lying and situated Premises No. 6, Gurudas Dutta Garden Lane also known as 6A, Gurudas Dutta Garden Lane, P.S. Ultadanga under Kolkata Municipal Corporation Ward No. 13, Mouza- Ultadanga, Dihi: Panchanangram, Holding No. 15, Sub Division 9, Division 2, District 24 Parganas (South), Kolkata 700067 in name of M/s Hitaishi KK Manufacturing Company Private Limited
Prior Encumbrances	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property
Reserve Price	Rs. 4,82,00,000.00 (Rupees Four Crore Eighty Two Lac only)*
EMD Amount	Rs. 48,20,000.00 (Rupees Forty Eight Lac Twenty Thousand only)
Bid incremental amount	Rs. 1,00,000/- (Rupees One Lakh only)
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- **20.11.2026** Time:- 11.00 AM to 3.00 PM **https://baanknet.com**
Property ID No.	IDIB**459977007**B1

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

The intending Bidders/ Purchasers are requested to register with online portal **https://baanknet.com** using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **20.11.2026** i.e the e-Auction date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. 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 e-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.

INDIAN BANK SAM Large Branch, Kolkata

2. 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 confirmation of sale 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
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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform (**https://baanknet.com**) for e-Auction will be provided by e Auction service provider, PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone **8291220220**, email ID:- **support.baanknet@psballiance.com**). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://baanknet.com.**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) **www.indianbank.in** and (2) **https://baanknet.com.**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, property details and photograph of the property, FAQ on e-Auction and User Manual on operational part of e-Auction related to this e-Auction from **https://baanknet.com (PSB Alliance Pvt. Ltd.)**

11. The intending Bidders / Purchasers are requested to register on portal **https://baanknet.com** using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-

इंडियन बैंक INDIAN BANK
स.प.प्र. वृहत शाखा, कोलकाता
SAM Large Branch, Kolkata

auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Large Branch Kolkata, 1st Floor, 14 India Exchange Place, Kolkata 700001.

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

कृते इंडियन बैंक
For INDIAN BANK

प्राधिकृत अधिकारी / Authorized Officer
(Authorised Officer)
SAM Large Branch, Kolkata

Place: 02.11.2026
Date: Kolkata