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)** 1182 Purbaloke, 3rd Floor, Flat No. T2, Kalikapur, Mukundapur, South 24 Parganas, West Bengal 700099 Also at, 1182 (248/284A), Purbaloke, Kalikapur, PO: 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)** 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)** 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** **(Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited)** Deep Villa, Ashutosh 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** **(Guarantor, Mortgagor and Director 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 (Corporate Guarantor)** 12, Baghajatin Road, Post & Police Station Siliguri, Ward nos – 17, Darjeeling, West Bengal-734001	

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

Sub: Loan account – Secured OD (A/c No 8002145027) of M/s Merchant Monger Hospitality 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 (Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (D Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor) 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 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 (Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (D Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor) 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 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 (Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (D Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor) liable to the Bank to pay the amount due to the tune of **Rs. 19,64,79,492.00 (Rupees Nineteen Crore Sixty-Four Lakh Seventy-Nine Thousand Four Hundred Ninety-Two 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.

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 (Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), Jayanti Dutta D/o Khitish Chandra Saha (D Guarantor, Mortgagor and Director of M/s Merchant Monger Hospitality Private Limited), M/s Merchant Monger Agrotech Private Limited (Corporate Guarantor) 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.

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

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 as on 28.01.2026 **Rs. 19,64,79,492.00 (Rupees Nineteen Crore Sixty-Four Lakh Seventy-Nine Thousand Four Hundred Ninety-Two Only)** with further interest, costs, other charges and expenses thereon from 29.01.2026.

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 15.12.2026 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 05.11.2026 to 14.12.2026 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 05.11.2026 to 15.12.2026 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

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

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/decree obtained/to be obtained.

SCHEDULE

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

<table>
<tr><td>Details/ Description of Mortgaged Assets</td><td>EM of Land of 9 cottah 11 chittak and over that a (G + 3) Four Storied Commercial Building Rcc Isolated Brick Wall Butted And Bounded With Boundary Wall And M.S. Gate. Situated At, Holding No.- 8/Old, H.C. Road, Rajchandra Nagar, Hil Cart Road, Ward No.- 01, P.O.- Siliguri, P.S.- Siliguri, Under Siliguri Municipal Corporation, West Bengal, Dist.- Darjeeling, Pin.- 734001. Mouza.- Siliguri Uttar Paschim, J.L. No.- 110(New 88), Touzi No.- 3 (Ja), Plot No.- 401, Khatian No. 414, corresponding to L.R Khatian No. 7788 and 7787, Pargana Baikunthapur, in the name of Bipul Dutta and Jayanti Dutta.
<table>
<tr><th>Deed Nos</th><th>Area</th><th>Owner</th><th>Boundaries as per Deed</th></tr>
<tr><td>1201/1999 dated 09.03.1999</td><td>5 Cottah</td><td>Jayanti Dutta</td><td>On the North: 12 ft wide private road
On the South: Land of Sri Juddhabir Lama
On the East: Municipal Road
On the West:Land of Smt. Mamta Agarwal</td></tr>
<tr><td>1200/1999 dated 09.03.1999</td><td>4 Cottah</td><td>Bipul Dutta</td><td>On the North: 12 ft wide road
On the South: Land and house of K.B Lama
On the East: Land of Dipankar Sarkar & Radheshyam Sharma
On the West:Land of Siliguri Lions Club</td></tr>
<tr><td>1203/1999 dated 22.03.1999</td><td>11 Chittack</td><td>Jayanti Dutta</td><td>On the North: Land of the Purchaser
On the South: Land of the Vendor
On the East: Land of Road
On the West:Land of the Purchaser</td></tr>
</table>
</td></tr>
<tr><td>Reserve Price (Rs.)</td><td>20,46,41,000.00 (Rupees Twenty Crore Forty-Six Lakh Forty-One Thousand only)</td></tr>
<tr><td>EMD (Rs.)</td><td>2,04,64,100.00 (Rupees Two Crore Four Lakh Sixty-Four Thousand One Hundred Only)</td></tr>
</table>

For INDIAN BANK
ALLAHABAD
Authorised Officer

Date, Time for eauction and Property ID No. Bid Increment Amount	Date of auction: 15.12.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB30695762872 Bid Increment Amount: Rs. 1,00,000.00 (Rupees One Lakh Only)
Prior Encumbrance	Not Known

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: 03.11.2026

AUTHORISED OFFICER

For INDIAN BANK / ALLAHABAD
Authorised Officer