

NOTICE OF SALE

Branch: Dharamtolla Branch, KOLKATA

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 Custom Hiring Centre Address: Village Basantpur , Altara Chalkal PS Amta , P O Manikpura District Howrah -711 416	2.Mr. Kazi Sad Salim Flat No 3B, Premises No 1 Ramnath Mazumder Street , Kolkata-700 009 Also at Village Basantpur , Altara Chalkal PS Amta P O Manikpura District Howrah -711 416
3.Mrs. Nasrot Tania Khatun Address: Village Basantpur , Altara Chalkal PS Amta , P O Manikpura District Howrah -711 416	

Sub: Your LOAN ACCOUNT M/S Custom Hiring Centre (Proprietorship Firm), Mr.Kazi Sad Salim (Borrower/Guarantor/Mortgagor) Account no. 7747420404 CIF No. 30259450349 and KAZI SAD SALIM Account no 50425925794 CIF No. 30112888122 with Indian Bank Dharamtolla Branch – Reg.

M/S Custom Hiring Centre (Proprietorship Firm), Mr.Kazi Sad Salim **availed** credit Facility/ies from Indian Bank, Dharamtolla Branch, Kolkata, the repayment of which is secured by Mortgage /creation of security interest of schedule mentioned properties hereinafter referred to as "the Properties". M/S Custom Hiring Centre (Proprietorship Firm), Mr. Kazi Sad Salim failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 22.04.2026 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), **M/S Custom Hiring Centre (Proprietorship Firm), Mr. Kazi Sad Salim, Guarantor** being the borrower/ Guarantor **liable** to the Bank to pay the amount due to the tune to **Rs.72,70,109.00 (Rupees Seventy-Two Lakh Seventy Thousand One Hundred –Nine Only** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 22.04.2026

As **M/S Custom Hiring Centre (Proprietorship Firm), Mr.Kazi Sad Salim** being the Borrower / Guarantor/Mortgagor failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 10/07/2026 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:

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 29.07.2026 is **Rs. 74,70,001.00 (Rupees Seventy-Four Lakh Seventy Thousand and One only)** plus interest, cost & charges w.e.f 30.07.2026

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 09.09.2026 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 03/09/2026 to 08/09/2026 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> (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 08/09/2026 to 09/09/2026 from 10.00am to 7.00 pm.

Authorised Officer



The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) 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 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 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 (this portion may be retained if it is a non-suit filed account)

****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. (This portion may be retained if it is a suit filed account)

SCHEDULE

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

Mortgaged assets: - CERSAI ASSET ID: 200035073958 SECURITY INTEREST ID: 400035132866
All Part & Parcel of residential flat bearing No "3B" on the third floor , North –East Side having 720 sq ft super built up area approximately consists of two bed rooms, Kitchen, Dinning, and two Toilets together with undivided proportionate impartible share of land comprised in I Premises No-1 ,Ramnath Majumder Street ,PS Amher Street Holding No-83, Block Nom-VIII, ,Kolkata-700009 within Jurisdiction & Municipal Limit of Kolkata Municipal Corporation in Ward No-40 in the name of Mr. Kazi Sad Salim and the property is butted and bounded by :
On the North: By Partly Premises No 62 and Partly Premises No 62/1 Mahatma Gandhi Road,
On the South: By Premises No-1/2 Ramnath Majumder Street
On the East: By Ramnath Majumder Street and partly Premises No-60/1,, Mahtma Gandhi Road
On the West: By Premises No -2 Ramnath Majumder Street Premises No -2

Reserve Price	Rs. 48,00,000.00
EMD	Rs.4,80,000.00
Date & Time for e-auction	09/09/2026 from 11.00 am to 5.00 pm
Property ID	IDIB050425925794
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, email ID: - support.BAANKNET@psballiance.com and other help line numbers available in service providers help desk. 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>

Authorised Officer

Ajeet Kumar Verma

AUTHORISED OFFICER

Date: 29.07.2026

FOR INDIAN BANK