

APPENDIX- IV-A" [See proviso to rule 9(1)]

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 proviso to Rule 9(1) 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 which has been taken by the Authorised Officer of Indian Bank, Khalore Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.10.2026** for recovery of Rs. 42,57,861.33 (Rupees Forty-Two Lakhs Fifty Seven Thousand Eight Hundred Sixty One and Thirty Three Paise Only as on 13.08.2019 due to the Indian Bank, Khalore Branch, Secured Creditor, from M/S PADASOBHA SHOE HOUSE, Village + P.O – Bantul, P.S Bagnan, Dist. – Howrah , PIN- 711312, Palash Adhikary, Proprietor M/S Padasobha Shoe House, Village + P.O – Bantul, P.S Bagnan, Dist. – Howrah , PIN- 711312 and Guarantor Hena Adhikary, W/O- Sri Sovan Lal Adhikary ,Village + P.O – Bantul, P.S Bagnan, Dist. – Howrah, PIN- 711312.

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

Detailed description of the Property	All that piece and parcel of Bastu Land measuring an area of 6 decimal (approx) with existing double storied building situated at Mouza- Bantul, J.L No 83 Sabek Khatian No - 753, 276, Hala Khatian No - 871, Sabek Dag No - 263, Hal Dag No - 257, L.R. Khatian No - 1763, 1629, Village+PO- Bantul, PS- Bagnan, Dist- Howrah Boundary: North: By House of Kanan Adhikary South: By House of Manoj Adhikary East: By House of Mohan Adhikary West: By 5 feet common passage
Encumbrances on property	Nil
Reserve Price	Rs. 23,00,000/- (Rupees Twenty three Lakhs Only)
EMD Amount	Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand Only)
Bid incremental amount	10000.00 (Rupees Ten Thousand Only)
Date and time of e-auction	28.10.2026 from 11:00 AM to 04:00 PM
Property ID No.	IDIB50036720196

Bidders are advised to visit the website (<https://www.baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.banknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>

Date : 06.10.2026

Place :. Kolkata

कृते / For

Authorised Officer
अधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, कानकला उत्तर / Zonal Office, Kolkata North



Branch: Khalore

NOTICE OF INTENDED SALE

Notice of intended 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 PADASOBHA SHOE HOUSE, Village + P.O – Bantul, P.S Bagnan, Dist. – Howrah , PIN- 711312	2.Palash Adhikary, S/O- Sri Sovan Lal Adhikary Proprietor M/S Padasobha Shoe House, Village + P.O – Bantul, P.S Bagnan, Dist. – Howrah , PIN- 711312
3.Hena Adhikary, W/O- Sri Sovan Lal Adhikary Village + P.O – Bantul, P.S Bagnan, Dist. – Howrah, PIN- 711312	-----

Sub: A/c – M/S PADASOBHA SHOE HOUSE (A/c No 50036720196) with Indian Bank, Khaloreh Branch

Borrower - M/s PADASOBHA SHOE HOUSE, **Add** -Village + P.O – Bantul, P.S Bagnan, Dist – Howrah 711312, **Borrower-Mortgagor** Mr. Palash Adhikary , Proprietor M/s Padasobha Shoe House, Village + P.O – Bantul, P.S Bagnan, Dist – Howrah 711312., availed credit facility from Indian Bank, Khalore Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. M/S PADASOBHA SHOE HOUSE and Mr Palash Adhikary failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 13.08.2019 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) mortgagor(s) M/s PADASOBHA SHOE HOUSE, Villiage + P.O – Bantul, P.S Bagnan, Dist – Howrah 711312 and Palash Adhikary , Proprietor M/s Padasobha House, Villiage + P.O – Bantul, P.S Bagnan, Dist – Howrah 711312., Hena Adhikary, Villiage + P.O – Bantul, P.S Bagnan, Dist – Howrah 711312 liable to the Bank to pay the amount due to the tune of **Rs. 4257861.33 (Rupees Forty Two Lakhs Fifty Seven Thousand Eight Hundred Sixty One and Thirty Three Paise Only)** as on 12.08.2019 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 13.08.2019.

As M/s PADASOBHA SHOE HOUSE, Mr. Palash Adhikary and Mrs Hena Adhikary failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 22.09.2019 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:

कृते/For



[Signature]

अधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, कोलकाता उत्तर / Zonal Office, Kolkata North

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 for the 2nd and subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 06.10.2026 is of Rs 1,12,05,941.00/- (Rupees One Crore Twelve lacs Five thousand Nine Hundred Forty-one Only) with further interest, costs, other charges and expenses thereon from 07.10.2026.

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 28.10.2026 Time 11:00 AM 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 12.10.2026 to 27.10.2026 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://www.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.**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their e KYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet 28.10.2026 i.e. before the e-Auction time in the portal. The registration, e KYC 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://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) **for depositing in bidders 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 under.

कृते/For



[Signature]

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No - 50125920219 A/c Name – INDIAN BANK KOLKATA NORTH RECOVERY	Indian Bank Ultadanga Branch IFSC- IDIB000K778

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 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:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that piece and parcel of Bastu Land measuring an area of 6 decimal (approx) with existing double storied building situated at Mouza- Bantul, J.L No 83 Sabek Khatian No - 753, 276, Hala Khatian No - 871, Sabek Dag No - 263, Hal Dag No - 257, L.R. Khatian No - 1763, 1629, Village+PO- Bantul, PS- Bagnan, Dist- Howrah Boundary: North: By House of Kanan Adhikary South: By House of Manoj Adhikary East: By House of Mohan Adhikary West: By 5 feet common passage	Rs. 23,00,000/- (Rupees Twenty three Lakhs Only)	Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand Only)	Date- 28.10.2026 Time - 11:00 AM to 4:00 PM Property ID No - IDIB50036720196	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property

कृते / For  Indian Bank
इलाहाबाद ALLAHABAD



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Date: 06.10.2026

Place: Kolkata

कृते / For
अधिकृत अधिकारी / Authorized Officer
अंचल कार्यालय, कोलकाता / Regional Office, Kolkata
Indian Bank