



Asset Recovery Management Branch (ARMB): Malda
PNB STATION ROAD BRANCH, NOOR MANSION, STATON ROAD, RATHBARI, DIST-MALDA. 732101
E-mail: cs8275@pnb.bank.in

Date: 16.10.2026

Borrower: M/s Parsa Enterprise (Prop-Md. Shahnwaj S/o Saifuddin) Address: Village+P.O-Chaspara, P.S Kaliachak, District-Malda, WB-732206, M-
Proprietor & Mortgagor: Md. Shahnwaj S/o Saifuddin Address: Village+P.O-Chaspara, P.S Kaliachak, District-Malda, WB-732206
Guarantor/Mortgagor: Mrs. Israt Jahan Begum W/o-Md. Shahnwaj Address: Village+P.O-Chaspara, P.S Kaliachak, District-Malda, WB-732206 M-9734986162, 8436348438
Guarantor/Mortgagor & legal heirs of deceased guarantor/mortgagor Mr. Hedayetullah S/o Majru Sekh : Mst. Ruksana Begum W/o Mr. Hedayetullah Address: Village+P.O-Chhoto Sujapur, P.S Kaliachak, District-Malda, WB-732206
Guarantor/Mortgagor: Mr. Nuhul Islam S/o Late Saifuddin Address: Village+P.O-Chaspara, P.S Kaliachak, District-Malda, WB-732206
Legal heirs of deceased guarantor/mortgagor Mr. Hedayetullah S/o Majru Sekh: Suhana Sabnam D/o Mr. Hedayetullah Address: Village+P.O- Chhoto Sujapur, P.S Kaliachak, District-Malda, WB-732206
Legal heirs of deceased guarantor/mortgagor Mr. Hedayetullah S/o Majru Sekh: Mr. Hemayetulla S/o Mr. Hedayetullah Address: Village+P.O- Chhoto Sujapur, P.S Kaliachak, District-Malda, WB-732206

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitizations and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Proviso to Rule 8(6) read with 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 constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Name of the Branch	Kaliachak (029320)
Name of the Account	M/s PARSA ENTERPRISE 0293250304740 & 0293300018841
Name & addresses of the Borrower/ Guarantors Account	Borrower: M/S PARSA ENTERPRISE Proprietor & Mortgagor: Md. Shahnwaj S/o Saifuddin Guarantor & Mortgagor: 1. Mrs. Israt Jahan Begum W/o-Md. Shahnwaj 2. Mr. Nuhul Islam S/o Late Saifuddin Address for Proprietor & Guarantor: Village+P.O-Chhoto Sujapur, P.S Kaliachak, District-Malda, WB-732206 Guarantor/Mortgagor & legal heirs of deceased guarantor/mortgagor Mr. Hedayetullah S/o Majru Sekh : 1.Mst. Ruksana Begum W/o Mr. Hedayetullah 2. Suhana Sabnam D/o Mr. Hedayetullah (legal heir) 3. Mr. Hemayetulla S/o Mr. Hedayetullah (Legal heir)

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	Address: Village+P.O- Chhoto Sujapur, P.S Kaliachak, District-Malda, WB-732206	
Dt. Of Demand Notice u/s 13 (2) of SARFESI ACT 2002	20.03.2025 & Published in newspaper dated 21.04.2025	
Outstanding Amount	Rs.11,78,59,564.62 (Rupees eleven crores seventy eight lakh fifty nine thousand five hundred sixty four and paise sixty two only), with further interest, less recovery, if any w.e.f. 01.03.2025 for CCOTH & 28.09.2024 for term loan + Other charges	
Possession Date u/s 13(4) of SARFESI ACT 2002	19.07.2025	
Nature of Possession Symbolic/ Physical/ Constructive	Symbolic	
Description of the Immovable Properties	Reserve Price	EMD in Rs.
Mortgaged/ Owner's Name (mortgagers of property(ies))		
Property-1		
1.All that part and parcel of property situated at J L No. 122, L.R Khatain No. 2177, 2256 & 2259, R.S Dag No. 315 & 316 Mouza-Chaspara, , P.S-Kaliachak, District-Malda, measuring 2.083 decimal under plot no. 315, Classification-Godown (as per ROR) & 0.625 decimal under plot no. 316, Classification-Bastu , Total land area measuring 2.708 decimal, in the name of Israt jahan begum W/o Shahnwaj, mortgaged through registered sale deed bearing deed no. 6775/2011 dated 24.05.2011 ,Boundary as per deed: East-Sadek Ali ,West-Pond,North-Shanjawaj,South-Sajed Ali & Nurul	Rs.1,22,31,000.00 (Rupees. One crore twenty two lakh thirty one thousand only)	Rs.12,23,100.00 (Rupees twelve lakh twenty three thousand and one hundred only)
2. All that part and parcel of property situated at J L No. 122, L.R Khatain No. 2555, Dag No. 315 Mouza-Chaspara, classification-Godown (As per ROR), P.S-Kaliachak, District-Malda, measuring total land area 01(83/250) decimal i.e 1.332 decimal, in the name of Israt jahan begum W/o Md. Shahnawaj, mortgaged through registered gift deed bearing deed no. 6672/2007 dated 26.07.2007,Boundary as per deed:East-Sadek Ali & Sekhu,West-Nurul islam and other,North-Shanjawaj,South-Israt Jahan Begum		
3. All that part and parcel of property, situated at J L No. 122, R.S Khatain No. 396, L.R Khatain No. 2567, Dag No. 315 Mouza-Chaspara, classification-Bastu, P.S-Kaliachak, District-Malda, measuring total land area 1(2/3) decimal i.e 1.67 decimal, in the name of Israt jahan begum W/o Shahnwaj, mortgaged through registered sale deed bearing deed no. 14138/2009 dated 25.11.2009 Boundary as per deed :East-Babu biswas,West-Johar ali Biswal,North-Road,South-Nurul Biswas and Sajed ali,		
4. All that part and parcel of property situated at J L No. 122, R.S Khatain No. 396, L.R Dag No. 315 Mouza-Chaspara, classification-Bhita, P.S-Kaliachak, District-Malda, measuring total land area of 1 (2/3) decimal, i.e 1.67 decimal, in the name of name of Israt jahan begum W/o Shahnwaj, mortgaged through registered sale deed bearing deed no. 8323/2006 dated 05.10.2006 ,Boundary as per deed: East-Sadek ali and seku,West-Nurul islam and other,North-Sahanjweaj,South-Sahanjweaj & Nurul islam & others		
5. All that part and parcel of property along with Small House measuring 425 sqft, situated at J L No. 122, R.S Khatain No. 396, L.R Khatain No. 596 & 2173,		

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Dag No. 315, Mouza-Chaspara, Classification-Bansh, P.S-Kaliachak, District-Malda, measuring total area 3.02 decimal (land measuring 2045 sqlink & Small house measuring 425 sqft) in the name of Shahnawaj S/o late saiyfuddin mohammad, Md. Shahnawaj S/o late saiyfuddin mohammad, mortgaged through registered gift deed bearing deed no. 1154/2005 dated 03/02/2005 Boundary as per deed: Boundary of Land (Area 2045 Sqlink): East-Shanjawaj, West-Johar ali biswas, North-Shanjawaj, South-Alenur Khatoon & Shanjawaj & small house with baranda measuring 425 sqft, Boundary of Small House (Area 425 sqft): East-Shanjawaj, West-Johar ali biswas, North-Road, South-Shanjawaj & Alenur Khatoon Note-1: Total mortgage area as per deed stand 10.40 decimal, however enforceable area stands 9.44 decimal for that sale is scheduled.			
Property-2 1. All that part and parcel of property situated at J L No. 128, R.S & L.R Dag No. 560 L.R Khatain No. 229, Mouza-Purba Hosenabad, Classification-Bansh, P.S-Kaliachak, District-Malda, measuring 10.5 decimal, in the name of Most. Ruksana Begum W/o Md. Hedayetullah, mortgaged through registered sale deed bearing deed no. 1256/2012 dated 15.03.2012, Boundary as per deed: East-Property of Hedayetullah, West-Road, North-Property of Nuhul islam, South-Property of Khabiruddin sekh & others 2. All that part and parcel of property situated at J L No. 128, R.S & L.R Dag No. 599 & 560 L.R Khatain No. 229, Mouza- Purba Hosenabad, classification-Bansh (as per ROR), P.S-Kaliachak, District-Malda, measuring 10.5 decimal, (599-3.5 decimal, 560-7) in the name of Md. Hedayetullah S/o Late Majru sekh, mortgaged through registered SALE deed bearing deed no. 1255/2012 dated 15.03.2012, Boundary as per deed : East-Road, West-Ruksan begum, North-Nuhul islam, South-Bimla bibi, Daulat sekh & other		Rs.24,10,000.00 (Rupees twenty four lakh and ten thousand only)	Rs.2,41,000.00 (Rupees two lakh and forty one thousand only)
Last date of deposit of EMD in Rs.	03.12.2026		
Bid Increase Amount	Rs. 100000.00 for property-1 and Rs.20000/- for property-2		
Date & Time of E-Auction	03.12.2026, From 10.00 AM to 4:00 PM		
Details of the encumbrances known to the secured creditors	Nil		

TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal <https://baanknet.com>
- The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

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3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 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> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - (1) <https://baanknet.com>
 - (2) <https://pnb.bank.in>
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.com>).
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 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 **10 minutes** to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the **baanknet** portal.
11. 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).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than 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 issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. 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.
14. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor.
15. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
16. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
17. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

18. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".
19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
20. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
22. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
23. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
24. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnb.bank.in.

कृते ओर तरफ से / For & on behalf of
पंजाब नेशनल बैंक / Punjab National Bank
अधिकृत अधिकारी / Authorised Officer
ए०आर०एम०बी०,मालदा / ARMB, MALDA

Authorized Officer
Chief Manager
Punjab National Bank
Secured Creditor