



Saradapally Branch
Saradapally
जिला-हुगली/Dist- Hooghly
पश्चिमबंगाल/ West Bengal - 712124

NOTICE OF SALE

Notice of sale under Rule 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. Shri Satyabrata Roy (Borrower), s/o Shri Ramkrishna Roy,
178/1/1 N S Road (North), Chanditala, PO- M G Colony, PS- Bhadreswar, Hooghly, 712139, WB (address)

Madam/ Dear Sir

Sub: Your loan account/s Satyabrata Roy (A/C No.50399567472) with Indian Bank (Erstwhile Allahabad Bank) Saradapally Branch – Reg.

Sri Satyabrata Roy s/o Shri Ramkrishna Roy availed Loan facility from Indian Bank, Indian Bank (Erstwhile Allahabad Bank) Saradapally Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Shri Satyabrata Roy, s/o Shri Ramkrishna Roy failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 26.02.2026 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), Shri Satyabrata Roy, s/o Shri Ramkrishna Roy liable to the Bank to pay the amount due to the tune of Rs.2052617.95 (Rupees Twenty Lac Fifty-Two Thousand Six Hundred Seventeen and Paise Ninety-Five Only) as on 25.02.2026 with further interest, costs, other charges and expenses thereon till the date of payment. You failed to make payment despite Demand Notice dated 26.02.2026

As Shri Satyabrata Roy failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 15.05.2026 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 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 25.02.2026 viz- Rs.2052617.95/- (Rupees Twenty Lac Fifty-Two Thousand Six Hundred Seventeen and Paise Ninety-Five Only) with further interest, costs, other charges and expenses thereon till the date of payment

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under this Act by the undersigned/Authorized Officer any time after 30 days.

कृते / For  Indian Bank
इलाहाबाद ALLAHABAD

Sale notice: Mr. Satyabrata Roy dated 14.10.2026

प्राधिकृत अधिकारी / Authorised Officer

Page 1 of 3

The date of sale is fixed as 18.11.2026 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 15.10.2026 to 17.11.2026 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 terms and conditions of e-auction is available in the website (<https://baanknet.com>).

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, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 18.11.2026, within 04.00 PM i.e. the e-Auction Date and before the e-auction end time in the portal. The registration and eKYC 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> (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 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 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
Indian Bank Account No.- 20670605561 A/c Name: Authorized Officer	PIPULPATI BRANCH IFSC: IDIB000P656

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

कृते / For  Indian Bank
इलाहाबाद, ALLAHABAD

Sale notice: Mr. Satyabrata Roy dated 14.10.2026

प्राधिकृत अधिकारी / Authorised Officer

Page 2 of 3

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 or DRT/DRA/T Court and proceed with the execution of order/decreed obtained/to be obtained

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 part & parcel of land measuring 1 kattha 04 Chatak more or less and constructed building thereon situated at district Hooghly, ADSR Chandannagar, P.S. & Municipality Bhadreswar, ward no. 3 (New). Holding no. 178/1, Mohalla-N.S. Road Chanditala, JE No. 12, Mouza- Bhadreswar, RS Khata No. 2101, RS Dag No. 515 corresponding to LR Dag No.508, registered vide Deed No. 2020 of 2011 dated 03.08.2011, Book No. 1, Volume No. 7, Pages from 3582 to 3599 in the name of Satyabrata Roy <u>The properties are butted and bounded by (as per deed):-</u> North: By property of Choton Lal Roy South: By 10 ft. Municipal Road East: By Property of Lakshmi Rani Roy West: By 6 ft. Municipal Road	Rs. 14,55,000/- (Rupees Fourteen Lac Fifty Five Thousand Only)	Rs. 1,45,500/- (Rupees One Lac Forty Five Thousand Five Hundred only) Incremental Bid Amount : Rs 20,000/- (Rupees Twenty Thousand only)	Date:- 18.11.2026 Time:- 11.00 AM to 4.00 P.M Property ID No.- IDIB50399567472	To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property.

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>.

कृते / For  इलाहाबाद ALLAHABAD

प्रधिकृत अधिकारी / Authorised Officer

Place: Sardapally
Date: 14.10.2026