इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

## NOTICE OF INTENDED SALE

Branch: Fancy Bazar

**Notice of intended 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 TBM Enterprises** (Proprietorship Firm cum Borrower),<br>Proprietor- Sh. Bihu Brahma,<br>(S/o Sh. Ram Charan Brahma),<br>Add1: Vill & Post Baganpara, PS-Barbari, Distt.Baksa, BTAD, Assam-781344<br>Add2: A.K.Dev Road, Fatashil Ambari, Opp. Idle Nursery School, Guwahati-781025 | 2. **Shri Bihu Brahma** (Proprietor of M/S TBM Enterprises cum Mortgagor),<br>(S/o Sh. Ram Charan Brahma),<br>Add1: Hill View Path No. 1, A.K Dev Road, Fatashil Ambari, Guwahati-781025<br>Add2: Tulapia, PO- Gerua Ashram, PS Borbori, Distt-Baksa, BTAD Assam-781344 |

**Sub: Loan account – M/S TBM Enterprises (A/c No 50433299313) with Indian Bank, Fancy Bazar Branch**

**M/S TBM Enterprises** (Proprietor- Sh. Bihu Brahma) availed Cash Credit facility from Indian Bank, Fancy Bazar Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/S TBM Enterprises (Proprietor- Sh. Bihu Brahma) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 24.09.2025 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) **1. M/S TBM Enterprises** (Proprietorship Firm cum Borrower) **2. Shri Bihu Brahma** (Proprietor of M/S TBM Enterprises cum Mortgagor) liable to the Bank to pay the amount due to the tune of **Rs.4099504.00 (Rupeess Forty Lakh Ninety Nine Thousand Five hundred Four only) as on 23.09.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 24.09.2025.

As M/S TBM Enterprises (Proprietor- Sh. Bihu Brahma) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 08.12.2025 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 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

कृते/ For,
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अधिकृत अधिकारी
AUTHORISED OFFICER

The amount due as on 23.09.2025 is **Rs.4099504.00 (Rupeess Forty Lakh Ninety Nine Thousand Five hundred Four only)** with further interest, costs, other charges and expenses thereon.

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 20.11.2026 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 **01.11.2026** to **19.11.2026** 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 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 **01.11.2026** to **19.11.2026.**

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 **19.11.2026** i.e 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 |
|---|---|
| 50223978268<br>Name of Account: Authorised Officer, Indian Bank | IDIB000G502<br>Indian Bank Bhangagarh Branch |

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.

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ALLAHABAD



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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

**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 |
|---|---|---|---|---|
| Equitable mortgage of landed/house property under Patta No. 239, covered by C.S.Dag No. 422 having an area of 1 Bigha 10 Lechas = 1.10 Bigha, Ingkhol Class situated at Village- Belguri Pathar, Santipur Near Masalpur Chowk, Mouza Dakshin Baksa, BTAD, Assam-781372 standing in name of Sh. Bihu Brahma, s/o Sh. Ram Charan Brahma through Sale Deed Deed No-731/1 Dt. 26.09.2011 Registered on 26.09.2011 at Book No-1 Volume No- 857 Pages- at SRO-Tihu Distt-Nalbari<br>**Butted and Bounded by as per Sale Deed:-**<br>North:- Seller<br>South:-DTO Office<br>East:- PWD Road<br>West:- Land of Mukunda Chaudhury | Rs 63,00,000/- (Rupees Sixty Three Lakh Only) | Rs 6,30,000/- (Rupees Six Lakh Thirty Thousand Only) | **20.11.2026**<br>**11.00 PM to 3:00 PM**<br>IDIB30254480357 | No Encumbrance known to Bank as on date |

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** 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 line number 8291220220

**Bidders are advised to use Property ID Number: IDIB 30254480357** while searching for the property in the website with (**https://baanknet.com**)

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AUTHORISED OFFICER
AUTHORISED OFFICER

Place: GUWAHATI
Date: 27.10.2026