

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. M/s Shibani Builders Prop. Mr. Sunanda Sadhukhan Vill- Sija, PO: Khamargachi PS: Balagarh, Dist. – Hooghly, West Bengal, Pin: 712515	2. Mr. Sunanda Sadhukhan S/o Mr. Gour Mohan Sadhukhan Vill- Sija, Po: Khamargachi Ps: Balagarh, Dist. – Hooghly, West Bengal, Pin: 712203	3. Mrs. Pinki Sadhukhan W/o- Mr. Sunanda Sadhukhan Vill- Sija, PO-Khamargachi PS-Balagarh, Dist. – Hooghly, West Bengal, Pin: 712203
---	---	--

**Sub: Your Loan account/s M/s Shibani Builders (A/C No.50429826529 & 7141573209)
 with Indian Bank (Erstwhile Allahabad Bank) Dumurdaha Branch – Reg.**

M/s Shibani Builders Prop Mr. Sunanda Sadhukhan, Mr. Sunanda Sadhukhan S/o Mr. Gour Mohan Sadhukhan & Mrs. Pinki Sadhukhan W/o Mr. Sunanda Sadhukhan availed Cash credit & Term Loan facility from Indian Bank (Erstwhile Allahabad Bank) Dumurdaha Branch, the repayment of which is secured by Mortgage of the schedule mentioned properties hereinafter referred to as "the Properties". M/s Shibani Builders Prop Mr. Sunanda Sadhukhan, Mr. Sunanda Sadhukhan S/o Mr. Gour Mohan Sadhukhan & Mrs. Pinki Sadhukhan W/o Mr. Sunanda Sadhukhan failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **05.08.2024** 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) M/s Shibani Builders Prop Mr. Sunanda Sadhukhan, Mr. Sunanda Sadhukhan S/o Mr. Gour Mohan Sadhukhan & Mrs. Pinki Sadhukhan W/o Mr. Sunanda Sadhukhan liable to the Bank to pay the amount due to the tune of **Rs. 3241580/- (Rupees Thirty-Two Lac Forty-One Thousand Five Hundred Eighty Only)** as on **05.08.2024** with further interest, costs, other charges and expenses thereon till the date of payment. All failed to make payment despite Demand Notice dated **05.08.2024**.

As M/s Shibani Builders Prop Mr. Sunanda Sadhukhan, Mr. Sunanda Sadhukhan S/o Mr. Gour Mohan Sadhukhan & Mrs. Pinki Sadhukhan W/o Mr. Sunanda Sadhukhan failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on **19.10.2024** 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 05.08.2024 is Rs. 3241580/- (Rupees Thirty-Two Lac Forty-One Thousand Five Hundred Eighty Only) with further interest, costs, other charges and expenses thereon till the date of payment.

कुते / For  **Indian Bank**
 इलाहाबाद ALLAHABAD

प्राधिकृत अधिकारी / Authorised Officer

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 09.12.2026 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 09.11.2026 to 08.12.2026 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 **09.12.2026, 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.

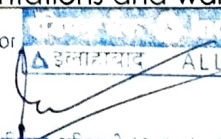
The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under:

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Indian Bank Account No.- 20670605561	PIPULPATI BRANCH
A/c Name: Authorized Officer	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.

कृते / For  

मार्फत अधिकारी / Authorised Officer

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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/Court and proceed with the execution of order/decreed obtained/to be obtained.

SCHEDULE

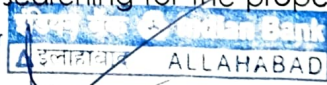
The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and property ID No.	Prior Encumbrance
<p>All that part and parcel of land measuring 5 satak more or less, and structure thereon, situated at J.L. No 118, L.R. Khatian No. 932, R.S & L.R. Dag No. 8 within the ambit of Sija Kamalpur Gram Panchyat, registered at ADSR Chinsurah vide Deed no. 3439 of 2012 dated 21.06.2012, registered in Book No. I, C.D. Volume No. 10, pages from 3784 to 3834 in the name of Pinki Sadhukhan</p> <p>The Property is bufted and bounded by: North: Property of Plot no. 6 South: Property of Alok Chakraborty, Plot No. 10 East: S.T.K.K. Road West: Property of Plot no. 9</p>	<p>Rs. 31,00,000 /-</p> <p>(Rupees Thirty One Lac Only)</p>	<p>Rs. 3,10,000/-</p> <p>(Rupees Three Lac Ten Thousand Only)</p> <p>to be deposited on or before 09.12.2026 within 4.00 PM.</p>	<p>Date: - 09.12.2026</p> <p>Time: - 10.00 AM to 4.00 PM</p> <p>Property ID No.- IDIB50429826529</p> <p>Incremental Bid Amount: Rs. 30,000/- (Rupees Thirty Thousand only)</p>	<p>To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property</p>

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  ALLAHABAD

Place: Dumurdaha
Date: 28.10.2026

प्राधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER
Name: Randhir Kumar

- All other sale notices issued by us previously under Rule 8(6) and/or Rule 9(1) of the Security Interest (Enforcement) Rules, 2002, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, in respect of the aforementioned accounts/property, are hereby withdrawn and shall stand cancelled.**