| इंडियन बैंक Indian Bank<br>इलाहाबाद ALLAHABAD<br>आपका अपना बैंक / YOUR OWN BANK | **Baidyabati Branch**<br>263/6, G T ROAD,<br>BAIDYABATI<br>जिला – हुगली / Dist- Hooghly<br>पश्चिम बंगाल / West Bengal - 712222 |
|---|---|

## NOTICE OF SALE

**Notice of 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,**

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|---|---|
| **Mrs. Sathi Das (Borrower & Mortgager)**<br>**W/o- Shankar Kumar Das**<br>**Holding No 83(76/1), Nemai Tirtha Road**<br>**Near Manik Ghosh's Bagan, Baidyabati,**<br>**Hooghly- 712222** | **Mr. Shankar Kumar Das (Co-Borrower)**<br>**Holding No 83(76/1),**<br>**Nemai Tirtha Road**<br>**Near Manik Ghosh's Bagan, Baidyabati,**<br>**Hooghly- 712222** |

**Sub: Your Home loan account Mrs. Sathi Das & Mr. Shankar Kumar Das (A/c No 50503213085) with Indian Bank (Erstwhile Allahabad Bank) Baidyabati Branch**

**The aforementioned borrowers Mrs. Sathi Das & Mr. Shankar Kumar Das** availed financial facility from Indian Bank (Erstwhile Allahabad Bank) Baidyabati Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mrs. Sathi Das and Mr. Shankar Kumar Das** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **09.12.2025** 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) **Mrs. Sathi Das and Mr. Shankar Kumar Das** liable to the Bank to pay the amount due to the tune of **Rs. 21,33,738/- (Rupees Twenty-One Lakhs Thirty-Three Thousand Seven Hundred and Thirty-eight only) as on 08.12.2025** and carries further interest at the agreed rate, charges and expenses thereon till the date of payment. Both failed to make payment despite Demand Notice dated **09.12.2025.**

As **Mrs. Sathi Das & Mr. Shankar Kumar Das** failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on **13.03.2026** 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.**

Sale notice 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 was issued by the Authorized Officer. However, the previous sale attempt/auction of the schedule-mentioned securities have failed for want of bidders.

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 subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **08.12.2025** is **Rs.21,33,738/- (Rupees Twenty-One Lakhs Thirty-Three Thousand Seven Hundred and Thirty-eight only)** with further interest, costs, other charges and expenses thereon till the date of payment.

कृते / For Indian Bank
इलाहाबाद ALLAHABAD

प्राधिकृत अधिकारी / Authorised Officer

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 **09.11.2026 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 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, 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 **20.11.2026 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** |
|---|---|
| Ac No- 20670605561;<br>A/c Name- Indian Bank Authorized Officer | Indian Bank, Pipulpati Branch<br>IFS Code: 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 Indian Bank ALLAHABAD

प्राधिकृत 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

**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 a piece and parcel of 01 Cottah land situated at Mouza-Baidyabati, JL No- 5, RS Khatian No- 1537, LR Khatian No- 5893, RS Dag No- 2145, LR Dag No- 2641, PO-Baidyabati, PS- Serampore, Ward No- 13 of Baidyabati Municipality, District Hooghly, Pin- 712222, and a two storied residential building (Area Ground floor & first floor: 1078 sqft total) constructed thereon having Holding No 83(76/1) (at Nemai Tirtha Road, Near Manik Ghosh's Bagan) registered vide Sale Deed No. I-4381 of 2019 recorded in Book No.1, Volume no- 0605-2019pages from 127965 to 127986 registered in the office of additional district sub registrar, office of the ADSR Serampore. | Rs. 24,25,000/- (Rupees Twenty Four Lakh Twenty Five Thousand Only) | Rs. 2,42,500/- (Rupees Two Lakh Forty Two Thousand Five Hundred Only) to be deposited on or before 20.11.2026 within 4.00 PM. | Date: - **20.11.2026**<br><br>Time: - 10.00 AM to 4.00 P.M<br><br>Property ID No.- **IDIB50503213085**<br><br>Incremental Bid Amount: Rs. 20,000/- (Rupees Twenty Thousand only) | 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.ebkray@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.ebkray@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**.

The borrower/s/Guarantor/s are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenues.

कृते / For Indian Bank
इलाहाबाद ALLAHABAD

प्राधिकृत अधिकारी / Authorised Officer
AUTHORISED OFFICER

Place: Baidyabati
Date: 02.11.2026