पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

Stressed Asset Management (SAM) Branch, Kolkata
United Tower, 3rd Floor, 11 Hemanta Basu Sarani, Kolkata-700 001
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) 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 properties mortgaged/charged to the Secured Creditor, the 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" basis 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.

Sl. No.	**Name of the Branch** **Name of the Account** **Name & addresses of the Borrower/Guarantors Account**	**Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))**	**A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002** **B) Outstanding Amount** **C) Possession Date u/s 13(4) of SARFESI ACT 2002** **D) Nature of Possession Symbolic/ Physical/Constructive**	**A) Reserve Price (in Rs.)** **B) EMD** **C) Bid Increase Amount**	**Date/ Time of E-Auction**	**Details of the encumbrances known to the secured creditors**
1	SAMB, Kolkata Zigma Chemicals **Lipi Acherjee (Proprietor of Zigma Chemicals)** **Unit Address**:Chittaranjan Road, Neamatpur, P.O. Village – Sitarampur, Amdiha, Dist.: Paschim Bardhaman, WB-713360 **Regd. Office**: Registered Address: Room No. 10, 7th Floor,	Registered Mortgage deed no I 4073/2024 dated 22.05.2024 of Land & Building in the name of Lipi Acherjee D/o Samir Kumar Ghosal situated at Vill – Bhaskajuri, PO & PS – Baraboni, Under Baraboni Gram Panchayat, Dist- Paschim Bardhaman, West Bengal- 713315, JL No- 42, Upon RS & LR Plot No- 20,21,22, LR Khatian no 530 measuring area 130 decimal of land by virtue of registered sale deed no- I-0205-07777/2019 dated 13.09.2019 Area- 130 decimal, Owner- Mrs. Lipi Acherjee Boundaries for property mentioned above: North: - By the lands of Plot No 19/827	A) 20.08.2025 B) **Rs.29,35,00,165.71 (Rupees Twenty-Nine Crores Thirty-Five Lakhs One Hundred Sixty-Five Rupees and Seventy-One Paise) as on 19.08.2025** with further Interest, other charges and legal expenses	A) **Rs.27,05,00,000.00 (Rupees Twenty Seven Crore Five Lakh only)** B) **Rs.2,70,50,000.00 (Rupees Two Crore Seventy Lakh Fifty Thousand only)** **C) Rs.5.00 Lakh**	26.11.2026 between 11.00 am to 03.00 pm	Not known to bank

	Gate No.2, Poddar Court, 61 Rabindra Sarani, Kolkata-700001	South: - By the 20 Ft wide Road East: - By the lands of Plot No 20(P), 21(P), 22(P) West: - By the lands of Plot No 20(P), 21(P), 22(P)	w.e.f. **20.08.2025** until payment in full. C)01.11.2025 D) Under Symbolic Possession			
2	**Lipi Acherjee (Proprietor & Guarantor)** **Sanjay Acherjee (Guarantor)** **Ananya Dey (Guarantor)** Acherjee Mansion, Lithuria Road, P.O. – Sundarchak, Neamatpur, Paschim Bardhaman, WB-713360 Chittaranjan Road, Neamatpur, P.O. Village – Sitarampur, Amdiha, Dist.: West Burdwan, West Bengal-713360 **Ananya Dey (Guarantor)** Flat No.–7B, Genex Exotica, Tower No.-1 Kumarpur, Opp. Evelyn Lodge	Registered Mortgage deed no I 4073/2024 dated 22.05.2024 of factory land under deed no. I-7776/2019 in the name of Smt. Ananya Dey D/o Sh. Anup Bhowmik at J.L. No. 42, LR Khatian No. 532, RS/LR Plot No. 20,21,22, Mouza-Bhaskauri, P.S.- Barabani, under Barabani gram Panchayat, Paschim Bardhaman measuring area 126 decimal of land by virtue of registered sale deed no- I-0205-07776/2019 dated 13.09.2019 Area- 126 decimal, Owner- Smt. Ananya Dey Boundaries for property mentioned above: North: - By the lands of Plot No 19/827 South: - By the 20 Ft wide Road East: - By the lands of Plot No 20(P), 21(P), 22(P) West: - By the lands of Plot No 20(P), 21(P), 22(P) Along with hypothecated Plant & Machinery and other movable and fixed assets of the company installed there on.				
3	Asansol Municipal Corporation, Paschim Bardhaman, WB-713304	All the piece and parcel of the Equitable mortgage of a commercial space on the Ground Floor along with undivided proportionate share of interest in the land secured property measuring super built up area 9786 sq. ft. in the building known as “BALAJI PLAZA” standing within the local limit of ward no- 60, JL No- 52, RS Plot no-265,266, 267 corresponding to LR Plot no- 265, 266, 267 under LR Khatian No- 2770, 2771, 2772, 2773, 2783, 2784, 2785, 2786, 2799, 2800, under PS- Kulti, of Asansol Municipal Corporation situated at IISCO Bye Pass Road, Neamatpur, PO_ Sitarampur, PS-Kulti, Dist.- Paschim Barddhaman Title Deeds are I – 2720/2022, I – 2721/2022, I – 2722/2022, I – 2723/2022, I – 2724/2022 dated 21.06.2022 Deed of Declarations are I – 3008/2022, I – 3009/2022, I – 3010/2022, I – 3011/2022, I – 3012/2022 dated 06.07.2022 Area- 9786 sq. ft. , Owner- Mrs. Lipi Acherjee		A) **Rs.6,00,00,000.00 (Rupees Six Crore Only)** B) **Rs.60,00,000.00 (Rupees Sixty Lakh Only)** C) **Rs.5.00 Lakh**	26.11.2026 between 11.00 am to 03.00 pm	Not known to bank

		Boundaries for property mentioned above: North: - Land of Mr. Chakraborty South: - Land of Mr. Ghoshal East: - Land of Mr. Pathak West: - IISCO Road				

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.

1. The auction sale will be "online through e-auction" portal **https://baanknet.com**
2. **The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on 26.11.2026 between 11.00 am to 03.00 pm.**
3. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e KYC is to be done through Digi locker. 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.
4. 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.
5. 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.
6. 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) www.pnbindia.in
7. 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**).
8. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
9. 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.
10. 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.
11. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the **https://baanknet.com** portal.

12. 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).

13. The secured asset will be sold only above the reserve price.

14. 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 favour of "**"The Authorized Officer, Punjab National Bank, A/c 835000317118A (A/c name-SUNDRY-NPA/SARFAESI/AUCTION RELATED, A/c, IFSC-PUNB0835000)" Payable at Kolkata.** 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.

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 Authorised 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 provided.

21. **All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser and GST amount is also payable by the purchaser on Plant and Machinery.**

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.

25. For detailed term and conditions of the sale, please refer **https://baanknet.com**, / **www.pnbindia.in**.

Sd/-
Authorized Officer
Punjab National Bank
Secured Creditor

Date: 02.11.2026
Place: Kolkata

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002