

 इंडियन बैंक Indian Bank	 इंडियन बैंक Indian Bank	Stressed Asset Management Large Branch, Kolkata 1ST FLOOR, 14, INDIA EXCHANGE PLACE, KOLKATA – 700 001
Ph. No.033-2231 1471 E-Mail: samlkolkata@indianbank.co.in	 इलाहाबाद ALLAHABAD	

Ref No. IB/Saml Kol/2024-25/476

Dated: 11.06.2024.

NOTICE OF SALE

Branch: SAML Kolkata,
Phone No: 033-2231147.

Notice of sale under Rule 6(2) & 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,

M/s S & S Enterprise, 485/2, Bidhan Pally, PO: Garia, Kolkata-700084, West Bengal.	Mr Sourav Das S/o Mr Paritosh Das, (Partner & Mortgagor of S & S Enterprise), 485/2, Bidhan Pally, PO: Garia, Kolkata-700084, West Bengal.
Mr Surajit Das S/o Mr Mantu Das, (Partner & Mortgagor of S & S Enterprise), 187, Harisava Math, PO: Garia, PS: Bansdrone, Kolkata-700070, West Bengal.	Mrs Poonam Das W/o Mr Surajit Das, (Guarantor of S & S Enterprise), 187, Harisava Math, PO: Garia, PS: Bansdrone, Kolkata-700070, West Bengal.

Sub: Loan Account: M/s S & S Enterprise,
(A/c No: 50310634921; 50519930184; 58000373812; 7050763359 & 7047919292) with
Indian Bank, Stressed Asset Management Large Branch, Kolkata

M/s S & S Enterprise availed Credit facility from Indian Bank (erstwhile Allahabad Bank), the repayment of which is secured by mortgage of schedule mentioned properties, hereinafter referred to as “the Properties”. M/s S & S Enterprise failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 03.08.2022 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), Partner(s), Guarantor(s) of M/s S & S Enterprise, Office- 485/2, Bidhan Pally, Garia, Kolkata-700084, Partners & Mortgagors: 1) Mr Sourav Das S/o Mr Paritosh Das, of 485/2, Bidhan Pally, PO: Garia, Kolkata-700084, West Bengal, 2) Mr Surajit Das S/o Mr Mantu Das, of 187, Harisava Math, PO: Garia, PS: Bansdrone, Kolkata-700070, West Bengal and Guarantors: 1) Mrs Poonam Das W/o Mr Surajit Das, of 187, Harisava Math, PO: Garia, PS: Bansdrone, Kolkata-700070, West Bengal, liable to the Bank to pay the amount due to the tune of **Rs.1,15,99,293.00 (Rupees One Crore Fifteen Lac Ninety Nine Thousand Two Hundred Ninety Three only) as on 03.08.2022** with further interest & cost, other charges and expenses thereon. All failed to make payment despite **Demand Notice dated 03.08.2022**.

As M/s S & S Enterprise failed to make payment despite Demand Notice, **the Authorized**

Officer took constructive possession of the scheduled mentioned properties under the Act on 19.10.2022 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 constructive 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 6(2) and 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 intended sale is required to be given and hence we are issuing this notice.

The amount due as Rs.1,15,99,293.00 (Rupees One Crore Fifteen Lac Ninety Nine Thousand two Hundred Ninety Three only) as on 03.08.2022 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 11.07.2024 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 **12.06.2024 to 10.07.2024** 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 can be had on-line from the website (<https://ibapi.in> and www.mstcecommerce.com) and using the provision in the system/software.

The intending Bidders / Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) 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 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://www.mstcecommerce.com/auctionhome/ibapi>) **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 therefore.

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
A/c No. 50146027457; A/c Name: Authorized Officer Indian Bank	Indian Bank (erstwhile Allahabad Bank) IFSC- IDIB000S769 Branch: SME Finance 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.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on “As is where is, as is what is and whatever there 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:

Property No.1

Detailed description of the Property	All that piece and parcel of Residential Flat No. F-1 on 1st Floor (north facing side), having super built up area of 720 Sq Ft, consisting of 2 Bed Rooms, 1 Drawing cum Kitchen, 1 Toilet of one G+III storied building, constructed on land measuring 3 cottahs 4 chittacks, lying and situated at Mouza Roynagar under Collectorate’s Touzi No.6, JL No.47, RS No.20, being Plot No. 18, Scheme No. 9, of the Tollygunge land Loan Agency in portion of CS Dag No.489 & 128 under Khatian No. 380 & 370/1 being KMC Premises No. 187, Hari Seva Math, PS: Regent Park now Bansdroni, Kolkata-700070 within the limits of Ward No. 112, DT: South 24 parganas in the name of Sri Surajit Das S/o Sri Mantu Das. (Deed No.3858 of 2017 registered with ADSR Alipore). Butted and bounded by: On North- By part of CS Dag No.489 & 128 (16 ft wide Road); On South- By land of CS Dag No.295;
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	On East- By Plot No.10 of Scheme No.9; On West- By Plot No.17 of Scheme No.9.
Encumbrances on property, if any	There is no known encumbrance on the property described above to the best of knowledge & information of the Authorized Officer.
Reserve Price	Rs.15,00,000.00 (Rupees Fifteen Lac only)
EMD Amount	Rs.1,50,000.00 (Rupees One Lac Fifty Thousand only)
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Date and time of e-auction at the Platform of e-auction Service Provider	Date: 11.07.2024 Time:- 11.00 AM to 5.00 PM https://www.mstcecommerce.com/auctionhome/ibapi
Property ID No.	IDIB50310634921A

*Sale price should be above reserve price

Property No.2

Detailed description of the Property	All that piece & parcel of land measuring more or less and area of 3 Cottahs 15(1/2) Chittacks of part portion of Ground Floor Flat & 1 st Floor Flat, each having covered area more or less 525 Sq Ft, totaling 1050 sq ft, each consisting of 3 Bed Rooms, 1 Kitchen, 1 Toilet in the North Eastern side along with part portion of 1 st Floor Roof (with construction right) having an area more or less 525 sq ft in the North Eastern side and one Car Parking space having an area more or less 68 sq ft on the Ground Floor in the west side of the said partly 2 storied and partly straight 3 storied building comprised in CS Plot No.116(P), Mouza Kamdahari, JL No.49, EP No.165, SP No.118, KMC Premises No. 98, Bidhan Pally, PS: Regent Park now Bansdrone having its mailing address: 165 Bidhan Pally, PS- Regent Park now Bansdrone, Kolkata-700084 under Ward No.111, KMC Assessee No.31-111-03-0098-4, in the name of Sri Sourav Das S/o Sri Paritosh Das (Deed No. 4714 of 2021 registered with DSR-I, South 24 Parganas). Butted and bounded by: On North- By Land under EP No.164; On South- By Land under EP No.166; On East- By Land under EP No.162; On West- By 16 ft wide KMC Road.
Encumbrances on property if, any	There is no known encumbrance on the property described above to the best of knowledge & information of the Authorized Officer.
Reserve Price	Rs.42,00,000.00 (Rupees Forty Two Lac only)
EMD Amount	Rs.4,20,000.00 (Rupees Four Lac Twenty Thousand only)
Bid incremental amount	Rs.50,000/- (Rupees Fifty Thousand only)
Date and time of e-auction at the	Date: 11.07.2024 Time:- 11.00 AM to 5.00 PM

Platform of e-auction Service Provider	https://www.mstcecommerce.com/auctionhome/ibapi
Property ID No.	IDIB50310634921B

*Sale price should be above reserve price

Bidders are advised to visit the website (www.mstcecommerce.com) of our e-auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number '18001025026" and '011-41106131".

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com.

Place: Kolkata
Date: 11.06.2024

AUTHORIZED OFFICER