

ANNEXURE- B
APPENDIX- IV-A" [See proviso to rule 9(1)]

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 proviso to Rule 9(1) 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 property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.07.2024 for recovery of Rs. 538438.52 (Rupees Five Lacs Thirty Eight Thousand Four Hundred Thirty Eight and Fifty Two Paises Only) as on 31.05.2024 due to the Indian Bank, B T Road branch, Secured Creditor, A/c M/s S N Enterprise Borrower Prop. Nilanjan Aich, 84/1/11 Baruipara Lane P.O Baranagar Kolkata 700035, Mr. Nilanjan Aich Proprietor / Mortgagor S/o Narayan Chandra Aich, 58/7/A, B T Road, Block D, Flat no. 3 P & T staff quarters complex, Kolkata 700002, Mrs. Sharmistha Chakraborty Guarantor W/o Mr Nilanjan Aich, 84/1/11 Baruipara Lane P.O Baranagar, Kolkata 700035.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	All that piece or parcel of flat measuring super built area of 550 sq ft more or less situated on the 1st floor and on the Western side, containing 2 bed room, 1 toilet cum bathroom, 1 kitchen cum dining space and open balcony alongwith the proportionate share of land under the building together with stairs, passage, roof, fences, septic tank, filter water tank, pump, meter's space advantage of access in common with other occupiers of the said building at all time and for all purpose connected with the use and enjoyment of the path, ways, staircase leading to the respective flats situated in 3 storied building in Mouza- Bonhooghly, Police Station- Baranagar, District-North 24 Parganas, Sub Registry Office – Cossipore Dumdum, JL No. 6, RS No. 5, Touzi no. 3027, appertaining to the Khatian no. 445/446 part of Dag no. 68,69 (part) within the jurisdiction of Baranagar Municipality , Premises no. 84/1, Baruipara Lane. Title deed no. : I 1861/2003. Boundaries : On the North: by bell's electric company ,On the South: by Bonhooghly cooperative housing society, On the East: by 4ft wide common passage, On the West: By flat of Samir Kr. Mokhopadhyay
Encumbrances on property	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property
Reserve Price	Rs. 1310000 (Rupees Thirteen Lacs Ten Thousand Only)
EMD Amount	Rs. 131000 (Rupees One Lacs Thirty One Thousand Only)
Bid incremental amount	Rs. 10,000.00 (Rupees Ten Thousand Only)
Date and time of e-auction at the platform of e-auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi	Date:- 11.07.2024 & Time:- 11.00 AM to 4.00 PM https://www.mstcecommerce.com/auctionhome/ibapi
Property ID No.	IDIB485737462

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 by 10.07.2024. 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.

TERMS AND CONDITIONS

1. 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.

2. 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 - 50125920219 A/c Name - INDIAN BANK ZONAL OFFICE KOLKATA 2	Indian Bank Ultadanga Branch IFSC- IDIB00K778

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.

3. 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 borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. 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.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-Auction will be provided by our e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>**. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) <https://www.ibapi.in> (3) <https://www.mstcecommerce.com/auctionhome/ibapi>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from e-B -IBAPI portal (<https://www.ibapi.in>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibapi>. Details of which are available on the e-Auction portal.
16. 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).
17. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, B T Road Branch, 28, Barrackpore Trunk Road, Kolkata 700002.
18. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Kolkata
Date: 11.06.2024

Authorised Officer
Indian Bank