

NOTICE OF SALE

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

M/s Kalyan Educational Society availed credit facilities 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 Kalyan Educational Society** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **20.11.2013** 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 of Indian Bank (Erstwhile Allahabad Bank) and demand notice dated 25.11.2013 of Punjab National Bank calling upon Borrower(s) **M/s Kalyan Educational Society (Borrower)**, **32A C R Avenue, Trust House, 7th Floor, Kolkata 700074 & NH2, Budbud Bypass (North), Dist- East Bardhaman, PIN 713403, West Bengal and others**, liable to the Bank to pay the amount due to the tune of **Rs. 21,40,77,356.00 (Rupees Twenty One Crores Forty Lacs Seventy Seven Thousand Three Hundred Fifty Six Only) and 10,50,91,687.00 (Rupees Ten Crores Fifty lacs Ninety One thousand Six Hundred Eighty Seven only) respectively** with further interest, costs, other charges and expenses from thereon. **M/s Kalyan Educational Society** failed to make payment pursuant to Demand Notice dated **20.11.2013**.

As **M/s Kalyan Educational Society** failed to make payment despite Demand Notice, the Authorized Officer took constructive possession of the schedule mentioned properties under the Act on **06.02.2014** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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 6(2), Rule 8(6) 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 is **Rs. 21,40,77,356.00 (Rupees Twenty One Crores Forty Lacs Seventy Seven Thousand Three Hundred Fifty Six Only) as on 20.11.2013 of Indian Bank and 10,50,91,687.00 (Rupees Ten Crores Fifty lacs Ninety One thousand Six Hundred Eighty Seven only) as on 25.11.2013 of Punjab national Bank** with further interest, costs, other charges and expenses from 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 28.05.2024 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 **02.05.2024 to 24.05.2024** 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 Tender/bid Form with 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 follows:

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Ac No- 50146027457 A/c Name- Authorized Officer Indian Bank	SME Finance Branch, Indian Bank IFSC- IDIB000S769

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 basis"**, **"As is what is basis"** 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 and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ 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:

Detailed description of the Property	All that piece and parcel of land & college building belongs to Kalyan Educational Society total area 1719.30 decimal vide deed of sale being
	Deed no 205 dt 2007 Mouza Mankar JL No 34, Khatian No 493, Plot No 8606,8608 Area 22.00 decimal
	Deed No 210 Dt 2007 Mouza Sukdal JL No 37, Khatian No 956, 729,278,67,1021 Plot No 81,87,85,102,103/949,115/961 area 198.00 decimal
	Dedd no 257 dt 2007 Mouza Mankar JL No 34, Khatian no 1168, Plot no 8352 Area 515.90 Decimal

<p>Deed no 203 dt 2007 Mouza Sukdal JL No 37, Khatian No 4210, 1807 Plot No 114 Area 37.00 decimal</p> <p>Deed No 211 dt 2007 Mouza Sukdal JL No 37, Khatian No 956,729,278,67,1021 Plot No 81,87,85,102,103/949, 115/961 Area 198.00 decimal</p> <p>Deed no 204 dt 2007 Mouza Sukdal JL No 37, Khatian no 176, Plot No 106 area 35.59 decimal</p> <p>Deed no 208 dt 2007 Mouza Mankar JL No 34, Khatian no 1962, Plot No 8352 area 72.50 decimal</p> <p>Deed no 212 dt 2007 Mouza Sukdal JL No 37, Khatian no 956,729,278,67,1021, Plot No 74,103 area 213.00 decimal</p> <p>Deed no 206 dt 2007 Mouza Mankar JL No 34, Khatian no 493,537 Plot No 8619,8621,8620 area 72.00 decimal</p> <p>Deed no 209 dt 2007 Mouza Sukdal JL No 37, Khatian no 3735 Plot No 119 area 14.72 decimal</p> <p>Deed no 55 dt 2006 Mouza Sukdal JL No 37, Khatian no 511 Plot No 118,119 area 66.30 decimal</p> <p>Deed no 56 dt 2006 Mouza Sukdal JL No 37, Khatian no 497 Plot No 117 area 62.29 decimal</p> <p>Deed no 207 dt 2007 Mouza Mankar JL No 34, Khatian no 1962 Plot No 8352 area 72.50 decimal</p> <p>Deed no 47 dt 2006 Mouza Sukdal JL No 37, Khatian no 60,55,482,46 Plot No 116 area 101.50 decimal</p> <p>The property is butted and bounded by: North: By others vacant land South: BY NH 2 East: By others vacant land West: By others vacant land</p>

Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property
Reserve Price	Rs. 22,14,00,000.00 (Rupees Twenty Two Crore Fourteen Lac Only)*
EMD Amount	Rs. 2,21,40,000.00 (Rupees Two Crore Twenty One Lac Forty Thousand Only)
Bid incremental amount	Rs. 1,00,000/- (Rupees One Lac only)
Date and time of e-auction at the	Date:- 28.05.2024
Platform of e-auction Service Provider	Time:- 11.00 AM to 5.00 PM https://www.mstcecommerce.com/auctionhome/ibapi
Property ID No.	IDIB50032436492A

*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: 02.05.2024

AUTHORIZED OFFICER