

ANNEXURE- B

**APPENDIX- IV-A” [See proviso to rule 8 (6)]
Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 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 **constructive possession** of which has been taken by the Authorized Officer of Indian Bank, Stressed Asset Management Large Branch, Kolkata (Secured Creditor), will be sold on “As is where is basis”, “As is what is basis”, and “Whatever there is basis” on **31.07.2024**, for recovery of **Rs.2,10,89,040.00 (Rupees Two Crore Ten Lakh Eighty Nine Thousand Forty only) as on 17.09.2019** with further interest, costs, other charges and expenses thereon due to the Indian Bank, Stressed Asset Management Large Branch Kolkata (Secured Creditor) from **M/S. Uptech Machinery and Construction, At Vill-Saddipara PS Suri Dist Birbhum-731101. Guarantor(S) : Musharof Hossain S/O Abdul Ajim, Vill Saddipara P O+ P S Suri Dist Birbhum-731101, Nasibunnesa Khatun W/O Nasir Iqbal, Vill Saddipara P O+ P S Suri Dist Birbhum-731101, Natasa Sultana W/O Nasir Iqbal, Vill Saddipara P O+ P S Suri Dist Birbhum-731101, Ashila Khatun W/O Kajirul Islam Vill Saddipara P O+ P S Suri Dist Birbhum-731101, Md Kamaruzzaman S/O Md Moinuzzaman, Vill Saddipara P O+ P S Suri Dist Birbhum-731101, Nurunnesa Khatun W/O Badiul Islam, Vill Saddipara P O+ P S Suri Dist Birbhum-731101.**

SCHEDULE of IMMOVABLE PROPERTY

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

Detailed description of the Property-1	All that part and parcel of land area 7.26 decimal or 4 cottah 6 chittak 11 sq ft and a building construction lying thereon situated at Mouza- Kamalpur, J. L. No-04, Hal Khatian no-104, 169, now L. R. Khatian no -537, R.S. Plot No.-1434 under Tilapara Gram Panchayet, Dist-Birbhum P S –Chouki registered vide Deed no I-3636 for the year 2003 registered at A. D. S. R. –Suri. The property stands in the name of Nasibunnesa (Khatun) Begum W/o Musharof Hossain.
Reserve Price	Rs.31,60,000.00 (Rupees Thirty One Lac Sixty Thousand only)
EMD Amount	Rs.3,16,000.00 (Rupees Three Lac Sixteen Thousand only)
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Property ID No.	IDIB50170741010A
Date and time of e-auction at the Platform of e-auction Service Provider	Date:-31.07.2024 Time:- 11.00 AM to 5.00 PM https://www.mstcecommerce.com/auctionhome/ibapi
Encumbrances on above all property/ies if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

****Sale Price should be above Reserve Price**

Detailed description of the Property-2	All that piece and parcel of total land area 0.96 acre more or less and residential building lying thereon and situated at Mouza- Nurai, J. L. No-9, Hal Khatian No-468/2 and 605/1, now L. R. Khatian No-1772, Dag No-1327, Saddipara, P. S. – Chouki, Dist- Birbhum comprised in deed no. I-6302 of 2011 (land area 2225 sq ft or 3 cottah 1 chittak 20 sq ft) and deed no I-6303 of 2011 (land area 1957 sq ft or 2 cottah 11 chittak 22 sq ft) registered at A. D. S. R. O.- Suri. The property stands in the name of Nasibunnesa Khatun W/o Musharof Hossain.
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Reserve Price	Rs.32,50,000.00 (Rupees Thirty Two Lac Fifty Thousand only)
EMD Amount	Rs.3,25,000.00 (Rupees Three Lac Twenty Five Thousand only)
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Property ID No.	IDIB50170741010B
Date and time of e-auction at the	Date:-31.07.2024 Time:- 11.00 AM to 5.00 PM
Platform of e-auction Service Provider	https://www.mstcecommerce.com/auctionhome/ibapi
Encumbrances on above all property/ies if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

****Sale Price should be above Reserve Price**

Detailed description of the Property-3	All that piece and parcel of total land area 0.0487 acre more or less and residential building lying thereon and situated at Mouza- Nurai, J. L. No-9, Touzi No-06, L. R. Khatian No-522 and 1082 now Khatian No-1888, L. R. Dag No-1329 (land are 0.0012 acre), 1329/1748 (land area 0.0475 acre), Saddipara, P. S. – Chouki, Dist- Birbhum comprised in deed no. I-815 of 1994 registered at District Sub-Registry- Suri. The property stands in the name of Nasibunnesa Begum W/o Musharof Hossain.
Reserve Price	Rs.15,50,000.00 (Rupees Fifteen Lac Fifty Thousand only)
EMD Amount	Rs.1,55,000.00 (Rupees One Lac Fifty Five Thousand only)
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Property ID No.	IDIB50170741010C
Date and time of e-auction at the	Date:-31.07.2024 Time:- 11.00 AM to 5.00 PM
Platform of e-auction Service Provider	https://www.mstcecommerce.com/auctionhome/ibapi
Encumbrances on above all property/ies if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

****Sale Price should be above Reserve Price**

Detailed description of the Property-4	All that piece and parcel of land area 02 decimal more or less and residential building lying thereon and situated at Mouza- Nurai, J. L. No-9, Sabek Khatian no-690, Dag No-1315, Saddipara, P. S. –Chouki, Dist- Birbhum comprised in deed no. I-6270 of 2014 registered at D. S. R. - Birbhum. The property stands in the name of Nurunessa Khatun W/o Badiul Islam.
Reserve Price	Rs.4,50,000.00 (Rupees Four Lac Fifty Thousand only)
EMD Amount	Rs.45,000.00 (Rupees Forty Five Thousand only)
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Property ID No.	IDIB50170741010D
Date and time of e-auction at the	Date:-31.07.2024 Time:- 11.00 AM to 5.00 PM
Platform of e-auction Service Provider	https://www.mstcecommerce.com/auctionhome/ibapi
Encumbrances on above all property/ies if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

****Sale Price should be above Reserve Price**

Detailed description of the Property-5	All that piece and parcel of total land area 1440 decimal or 873 cottah more or less lying and situated at Mouza- Haridaspur, J. L. No- 109, Hal Khatian No-202, under Karidhya Gram Panchayet P. S. –Chouki, Dist- Birbhum, out of total land area 582 decimal appertains to L. R. Dag No-19,81,89,253/262,comprised in deed no I-1385 of 2014 registered at D. S. R.- Birbhumin the name of
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	Nasibunnesa Khatun W/o Musharof Hossain, out of total land area 276 decimal appertains to L. R. Dag No-24,88,86/252, 86/253 comprised in deed No I-1387 of 2014, in the name of Musharof Hossain S/o Abdul Ajim, out of total land area 582 decimal appertains to L. R. Dag No-19,81,89,253/262 comprised in deed No I-1388 of 2014 registered at D. S. R. - Birbhum. in the name of Nasibunnesa Khatun W/o Musharof Hossain, Natasa Sultana W/o Nasir Iqbal, Ashila Khatun W/o Kajirul Islam,
Reserve Price	Rs.40,50,000.00 (Rupees Forty Lac Fifty Thousand only)
EMD Amount	Rs.4,05,000.00 (Rupees Four Lac Five Thousand only)
Bid incremental amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Property ID No.	IDIB50170741010E
Date and time of e-auction at the Platform of e-auction Service Provider	Date:-31.07.2024 Time:- 11.00 AM to 5.00 PM https://www.mstcecommerce.com/auctionhome/ibapi
Encumbrances on above all property/ies if any	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

****Sale Price should be above Reserve Price**

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.

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
Ac No- 50146027457 A/c Name- Authorized Officer Indian Bank	SME Finance Branch, Kolkata IFSC- IDIB000S769 Branch- S. M. E. Finance Branch

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 deducted 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 therefore.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitization 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 (Help line number 033-23400020/23400021/23400022). 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-Bikray-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. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Stressed Assets Management Large Branch (Address: 1st Floor, 14, India Exchange Place, Kolkata-700001).

19. 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: 24.06.2024

(Authorized Officer)