इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch: Indira Gandhi More Katwa

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

To,

1. Mr Ataul Rahaman Seikh (Borrower & Mortgagor)
   S/O Ahammed Hosen Seikh
   Keshiya Garpara,PO/PS-Katwa
   Dist-Purba Barddhaman, West Bengal
   Pin- 713130

1. Mrs Amina Bibi Sekh (Co-Borrower)
   W/O Ataul Rahaman Seikh
   Keshiya Garpara,PO/PS-Katwa
   Dist-Purba Barddhaman, West Bengal
   Pin- 713130

Subject: : Your Term Loan(Home Loan) A/c no.- 6701402098 and Term Loan (HL Plus) Account no.6844057476 with Indian Bank Indira Gandhi More Katwa Branch

Mr Ataul Rahaman Seikh & Mrs Amina Bibi Sekh availed Term Loan (Home Loan & HL Plus) facility from Indian Bank, Indira Gandhi More Katwa Branch the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr Ataul Rahaman Seikh & Mrs Amina Bibi Sekh failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 15.11.2025 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), Guarantor(s)liable to the Bank to pay the amount due to the tune of **Rs 7,25,946/-** (**Rupees Seven Lakh Twenty Five Thousand Nine Hundred Forty Six Only**) as on 15.11.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 15.11.2025.

Mr Ataul Rahaman Seikh & Mrs Amina Bibi Sekh failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 02.02.2026 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 8(6) of the Security Interest (Enforcement) Rules 2002, framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 21.07.2025 is **Rs 7,25,946/-** (**Rupees Seven Lakh Twenty-Five Thousand Nine Hundred Forty-Six Only**) with further interest, costs, other charges and expenses thereon from 15.11.2025

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 30th March 2026 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 **04-03-2026** to **27-03-2026** 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 of e-auction is available in the (**https://baanknet.com)**

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com)** (PSB Alliance Pvt. Ltd.**)** using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 29-03-2026 i.e before the e-Auction Date and time in the portal. The registration and eKYC 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://baanknet.com)** (PSB Alliance Pvt. Ltd.**) for depositing in bidders 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 therefor.

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 confirmation of sale 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
Account No. **50143638743** **A/c Name- e-auction EMD Account**	**Asansol Main Branch- IDIB000A659**

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 and as is what 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:

Details/ Description of Mortgaged Assets	**Reserve Price**	**EMD**	**Date, Time for e-auction and Property ID No.**	**Prior Encumbrance**
All that piece and parcel of land and building bearing deed no-00111 of 10-01-2014, being J L No 20,R.S & L.R Plot No 209,L.R Khatian No 2180, Mouza- Keshia, Class-Bastu measuring 0.75 decimal in the name of Ataul Rahaman Seikh under Katwa Municipality, Ward No-19, PO/PS-Katwa,Dist-PurbaBardhaman,West Bengal,Pin-713130 **Boundary of the property:** North : House of Latikan Bibi South : House of Firdousi Bibi Easst : Landed Property of Ataul Rahaman Seikh & then 6ft Wide Road West : House of Lau Sk	1739000.00	173900.00	30.03.2026, 10.00 am to 6.00 p.m **IDIB6701402098** **(Incremental Amount Rs 10,000/-)**	Not Known to bank

Bidders are advised to visit the website (**https://baanknet.com**) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit:(**https://baanknet.com)** and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com)**

Place: Katwa

AUTHORISED OFFICER

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised Officer
इंडियन बैंक / INDIAN BANK
बर्धमान / Burdwan
नुतनगंज शाखा / Nutunganj Br.

Date:25.02.2026

Indian Bank