

Punjab National Bank
ARMB, siliguri

पंजाब नेशनल बैंक Punjab National Bank

आसि वसुली निगरानी शाखा, न्यू. ज. पु. (सिलीगुड़ी)

Asset Recovery Monitoring Branch, N.J.P (Siliguri)

द्वितीय तल, यूनाइटेड बैंक बिल्डिंग, हिल कार्ट रोड, सिलीगुड़ी-734001

2nd Floor, United Bank Building, Hill Cart Road, Siliguri-734001

ई-मेल/e-mail: cs8289@pnb.co.in, दूरभाष/Tel: 0353-2432664

Date: 23.02.2026

Ref No. AUCTION/ARMB/NJP/ 12025-26

TO, M/S CHOWDHURY ENTERPRISE BASUDEVPUR, CHACHANDA, P.S.-SAMSERGANJ, DISTT- MURSHIDABAD WEST BENGAL, PIN - 742224.	TO, SH SUNIL CHOWDHURY S/o JAGANNATH CHOWDHURY, (PARTNER of M/S CHOWDHURY ENTERPRISE) BASUDEVPUR, CHACHANDA, P.S.-SAMSERGANJ, DISTT- MURSHIDABAD WEST BENGAL, PIN - 742224.	TO, SMT SEEMA CHOWDHURY W/o SH SUNIL CHOWDHURY, (PARTNER of M/S CHOWDHURY ENTERPRISE) BASUDEVPUR, CHACHANDA, P.S.-SAMSERGANJ, DISTT- MURSHIDABAD WEST BENGAL, PIN - 742224.	TO, SH SASTI CHOWDHURY S/o SH GIRISH CHANDRA CHOWDHURY, (Guarantor in M/S CHOWDHURY ENTERPRISE) BASUDEVPUR, CHACHANDA, P.S.-SAMSERGANJ, DISTT- MURSHIDABAD WEST BENGAL, PIN - 742224.
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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 and Proviso to Rule 8(6) read with 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/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

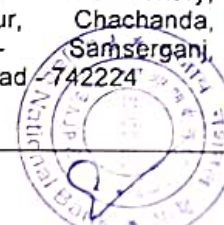
SCHEDULE OF THE SECURED ASSETS

Name of the Branch	BO: RAGHUNATHGANJ (046620)
Name of the Account	M/S CHOWDHURY ENTERPRISE A/C 15334015000941
Name & addresses of the Borrower/ Guarantors Account	Borrower: M/S CHOWDHURY ENTERPRISE. SH SUNIL CHOWDHURY S/o JAGANNATH CHOWDHURY, (PARTNER of M/S CHOWDHURY ENTERPRISE) Mortgagor: As mentioned below
Dt. Of Demand Notice u/s 13 (2) of SARFESI ACT 2002	19.03.2018



Punjab National Bank
ARMB, siliguri

Outstanding Amount	Rs. 3,40,02,023.10 (Rupees Three Crore Forty Lakh Two Thousand Three and Eighteen Paise Only) further interest at the contracted rate, less recovery if any plus other charges, as mentioned in Demand Notice	
Possession Date u/s 13(4) of SARFESI ACT 2002	03.06.2021	
Nature of Possession Symbolic/ Physical/ Constructive	Symbolic	
Description of the Immovable Properties		
Mortgaged/ Owner's Name (mortgagors of property(ies))		
SNo.	Details of Securities/Description of the property	Name & Address of Mortgagor/Owner Name
1.	EM of Land measuring 22.00 dec. situated at Vill and Mouza Basudebpur, J.L. No.81 on R.S.Plot No.385, L.R.Plot No.445, L.R.Khatian No. 1881 and 1520, P.S. - Samserganj, Under Chachanda Gram Panchayat, District - Murshidabad, Vide Sale Deed No. 10214 of 2012 date : 28.06.2012. Bounded by : ON THE NORTH : N.H. 34, ON THE EAST : Jarjis Hossain, ON THE SOUTH : Own Land, and ON THE WEST : Own Land.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. - Samserganj, Murshidabad - 742224
2.	EM of Land measuring 22.00 dec. situated at Vill and Mouza Basudebpur, J.L. No.81 on R.S.Plot No.386, L.R.Plot No.446, L.R.Khatian No. 1881 and 1520, P.S. - Samserganj, Under Chachanda Gram Panchayat, District - Murshidabad, Vide Sale Deed No. 10214 of 2012 date : 28.06.2012. Bounded by : ON THE NORTH : Own Land, ON THE EAST : Jarjis Hossain, ON THE SOUTH : Own Land, and ON THE WEST : Own Land.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. - Samserganj, Murshidabad - 742224
3.	EM of Land measuring 2.315 dec. situated at Vill and Mouza Basudebpur, J.L. No.81 on R.S.Plot No.199, L.R.Plot No.221, L.R.Khatian No. 1881 and 1520, P.S. - Samserganj, Under Chachanda Gram Panchayat, District - Murshidabad, Vide Sale Deed No. 727 of 2011 date : 14.01.2011. Bounded by : ON THE NORTH : N.H. 34, ON THE EAST : Indubala Dasi, ON THE SOUTH : Md. Samin Aktar, and ON THE WEST : Own Land.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. - Samserganj, Murshidabad - 742224
4.	EM of Land measuring 8.00 dec. situated at Vill and Mouza Basudebpur, J.L. No.81 on R.S.Plot No.194, L.R.Plot No.214, L.R.Khatian No. 1811 and 1520, P.S. - Samserganj, Under Chachanda Gram Panchayat, District - Murshidabad, Vide Sale Deed No. 7649 of 2009 date : 29.06.2009. Bounded by : ON THE NORTH : N.H. 34, ON THE EAST : Nazrul Islam, ON THE SOUTH : Paresh Sarkar and Radheshshyam, and ON THE WEST : Own Land.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. - Samserganj, Murshidabad - 742224
5.	EM of Land measuring 3.00 dec. situated at Vill and Mouza Basudebpur, J.L. No.81 on R.S.Plot No.198, L.R.Plot No.218, L.R.Khatian No. 1811 and 1520, P.S. - Samserganj, Under Chachanda Gram Panchayat, District - Murshidabad, Vide Sale Deed No. 7649 of 2009 date : 29.06.2009. Bounded by : ON THE NORTH : N.H. 34, ON THE EAST : Nazrul Islam, ON THE SOUTH : Paresh Sarkar and Radheshshyam, and ON THE WEST : Own Land.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. - Samserganj, Murshidabad - 742224
6.	EM of Land measuring 16.50 dec. situated at Vill and Mouza Basudebpur, J.L. No.81 on R.S.Plot No.255, L.R.Plot No.279, L.R.Khatian No. 1811 and 1520, P.S. - Samserganj, Under Chachanda Gram Panchayat, District - Murshidabad, Vide Sale Deed No. 9231 of 2010 date : 22.07.2010. Bounded by : ON THE NORTH : Tapan Kr. Sarkar, ON THE EAST : Anesur Rahaman, ON THE SOUTH : Sajjad Ali, and ON THE WEST : Munsur Hossain.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. - Samserganj, Murshidabad - 742224



**Punjab National Bank
ARMB, siliguri**

	EM of Land measuring 31.50 dec. situated at Vill and Mouza Basudebpur, J.L. No 81 on R S Plot No 204, L R Plot No 226, L R Khatian No 1811 and 1520, P.S. – Samserganj, Under Chachanda Gram Panchayat, District – Murshidabad, Vide Sale Deed No 11222 of 2012 date 17.07.2012. Bounded by : ON THE NORTH : Own Land, ON THE EAST : Jarjis Hossain, ON THE SOUTH : Tapan Kr. Sarkar, and ON THE WEST : Ramjiban Das	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224
8.	EM of Land measuring 6.25 dec. situated at Vill and Mouza Chachanda, J.L. No 82 on R S Plot No 583/1018, L R Plot No 646, L R Khatian No 1551, P.S. – Samserganj, Under Chachanda Gram Panchayat, District – Murshidabad, Vide Sale Deed No 3408 and 3412 of 1989 date 28.04.1989. Bounded by : ON THE NORTH : N.H. 34, ON THE EAST : Dahar, ON THE SOUTH : Road, Hat and ON THE WEST : Road, Hat	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224
9.	EM of Land and Building situated at Vill and Mouza Basudebpur, measuring total area of 22.00 dec. J.L. No 81 on R S Plot No 197, L.R. Plot No.219, L.R. Khatian No 1811, 1520, New L.R. Khatian No 2094, P.S. – Samserganj, within Chachanda Gram Panchayat, District – Murshidabad, Vide Gift Deed No. 8179 of 2012 date : 30.05.2012. Bounded by : ON THE NORTH : N.H. 34, ON THE EAST : Sunil Chowdhury, ON THE SOUTH : Sunil Chowdhury, and ON THE WEST : Mobarak Hossain.	Smt Seema Chowdhury W/o Sunil Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224
10.	EM of Land and Building situated at Vill and Mouza Basudebpur, measuring total area of 7.00 dec. J.L. No.81 on R.S.Plot No.380, L.R.Plot No.440, L.R.Khatian No. 1520, New L.R. Khatian No. 2094, P.S. – Samserganj, within Chachanda Gram Panchayat, District – Murshidabad, Vide Gift Deed No. 12550 of 2012 date : 24.08.2012. Bounded by : ON THE NORTH : Road, ON THE EAST : Road, ON THE SOUTH : Abdul Hakim, and ON THE WEST : Dinesh Choudhury.	Smt Seema Chowdhury W/o Sunil Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224
11.	EM of Land and Building situated at Vill and Mouza Basudebpur, measuring total area of 4.50 dec. J.L. No.81 on R.S.Plot No.381, L.R.Plot No.441, L.R.Khatian No. 1520, New L.R. Khatian No. 2094, P.S. – Samserganj, within Chachanda Gram Panchayat, District – Murshidabad, Vide Gift Deed No. 12550 of 2012 date : 24.08.2012. Bounded by : ON THE NORTH : Road, ON THE EAST : Road, ON THE SOUTH : Abdul Hakim, and ON THE WEST : Dinesh Choudhury	Smt Seema Chowdhury W/o Sunil Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224
12.	EM of Land and Building situated at Vill and Mouza Basudebpur, measuring total area of 24.00 dec. J.L. No.81 on R.S.Plot No.198, L.R.Plot No.220, L.R.Khatian No. 1881, 1520, New L.R. Khatian No. 2094, P.S. – Samserganj, within Chachanda Gram Panchayat, District – Murshidabad, Vide Gift Deed No. 10700 of 2012 date : 06.07.2012. Bounded by : ON THE NORTH : Own land, ON THE EAST : Samim Aktar, ON THE SOUTH : Ramjiban Das, and ON THE WEST : Mobarak.	Smt Seema Chowdhury W/o Sunil Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224
13.	EM of Land and Building measuring 7.00 dec. situated at Vill – Chouki Gram, Mouza – Chouki, J.L. No.41 on R.S.Plot No.206, L.R.Plot No.64/104, L.R.Khatian No. 707, P.S. – Farakka, within Bewa II Gram Panchayat, District – Murshidabad, Vide Gift Deed No. 550 of 2011 date : 12.01.2011 AND Deed No. 478 of 2011 date : 11.01.2011. Bounded by : ON THE NORTH : Sachin Das and Others, ON THE EAST : Sanjay Saha, ON THE SOUTH : Own Land, and ON THE WEST : Road.	Sri Sunil Chowdhury S/o Jagannath Chowdhury, Basudevpur, Chachanda, P.S. – Samserganj, Murshidabad - 742224

Reserve Price	Rs.5,70,00,000/- (Rupees Five Crore and seventy Lakh Only)
EMD in Rs.	Rs.57,00,000/- (Rupees Fifty Seven Lakh Only)
Last date of deposit of EMD in Rs.	27.03.2026 till 03:30PM
Bid Increase Amount	Rs. 50,000.00



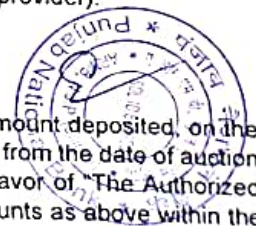
**Punjab National Bank
ARMB, siliguri**

Date & Time of E-Auction	27.03.2026, From 11.30 AM to 3.30 PM
Details of the encumbrances known to the secured creditors	NIL

14. Payment of sale consideration to be made by the bidder within 15 days of the date of auction. The amount of sale consideration shall be deposited in the account of the secured creditor and the property.

TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal <https://baanknet.in>
- The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.in>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://baanknet.in>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.in> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
(1) <https://baanknet.in>
(2) www.pnbindia.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.in>).
- Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet portal.
- 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).
- The secured asset will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than 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 issued by a Scheduled Commercial Bank drawn in favor of The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the



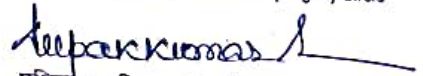
Punjab National Bank
ARMB ,siliguri

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.

14. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://baanknet.in> & www.pnbindia.in.

कृते पंजाब नेशनल बैंक
For PUNJAB NATIONAL BANK
न्यू.ज.गु. (सिलीगुड़ी) सर्कल/N.J.P. (Siliguri) Circle


प्रधिकृत अधिकारी/Authorised Officer
(Chief Manager)

Authorized Officer
Punjab National Bank
Secured Creditor