

ANNEXURE -II

[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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 Authorised Officer of ARM Branch Kolkata, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.03.2026, for recovery of Rs. 38,61,130.00 (Rs. Thirty Eight Lakhs Sixty One Thousand One Hundred Thirty Only) along with further applicable interest and charges from 01.02.2026 due to the Secured Creditor from-

- Ayesha Bibi (Borrower/Mortgagor), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.
- M/S A R S Enterprise (Borrower), Prop.- Ayesha Bibi, Choto Sujapur, Madrasa Para, PO Chotto Sujapur, PS Kaliachak, Malda, West Bengal-732206.
- MD Rafikul Islam (Co-obligent), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.

The reserve price will be **Rs. 47,29,000.00 (Rs. Forty Seven Lakhs twenty Nine Thousand only)** and the earnest money deposit will be **Rs. 4,72,900.00 (Rs. Four Lakhs Seventy-Two Thousand Nine Hundred Only)**.

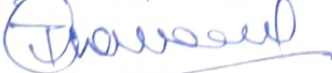
Details of Property/ies

All that piece & parcel of the property of Land and Residential House situated at Mouza- Chhoto Sujapur, J.L.No. 117, LR Khatian No. 11200, LR Plot No. 443, Area- 3 decimal, situated at PS- Kaliachak, Dist. Malda West Bengal in the name of Ayesha Bibi (Ayesha Khatoon). This property is butted and bounded by -
North- MD Rafikul Islam
South- MD Sariful Islam
East- 6 feet wide land than Takiul Islam
West- Sariful Islam

(Property under Symbolic Possession)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.canarabank.bank.in

कनरा बैंक / For CANARA BANK



प्रधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER

Date: 26.02.2026

Place: KOLKATA

**ANNEXURE -III
CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: SALE NOTICE/ AYESHA BIBI /MARCH/2025-26

Date: 26.02.2026

To,

- a) Ayesha Bibi (Borrower/Mortgagor), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.
- b) M/S A R S Enterprise (Borrower), Prop.- Ayesha Bibi, Choto Sujapur, Madrasa Para, PO Chotto Sujapur, PS Kaliachak, Malda, West Bengal-732206.
- c) MD Rafikul Islam (Co-obligent), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, ARM Branch KOLKATA, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our ARM Branch KOLKATA of Canara Bank.

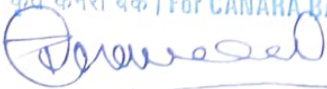
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

For CANARA BANK



Authorised Officer, Canara Bank

परिसम्पत्ति वसु धी प्रबन्धन शाखा
Asset Recovery Management Branch
कोलकाता / Kolkata-700 013

ENCLOSURE - SALE NOTICE

**CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) 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 Authorised Officer of ARM Branch Kolkata, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on 25.03.2026, for recovery of Rs. 38,61,130.00 (Rs. Thirty Eight Lakhs Sixty One Thousand One Hundred Thirty Only) along with further applicable interest and charges from 01.02.2026 due to the Secured Creditor from-

- a) Ayesha Bibi (Borrower/Mortgagor), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.
- b) M/S A R S Enterprise (Borrower), Prop.- Ayesha Bibi, Choto Sujapur, Madrasa Para, PO Chotto Sujapur, PS Kaliachak, Malda, West Bengal-732206.
- c) MD Rafikul Islam (Co-obligent), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.

The reserve price will be **Rs. 47,29,000.00 (Rs. Forty Seven Lakhs twenty Nine Thousand only)** and the earnest money deposit will be **Rs. 4,72,900.00 (Rs. Four Lakhs Seventy-Two Thousand Nine Hundred Only).**

1	Name and Address of the Secured Creditor	Canara Bank ARM Branch Kolkata, 21, Bell's House, 5th Floor, Camac street, Kolkata 700016
2	Name and Address of the Borrower & Guarantor	a) Ayesha Bibi (Borrower/Mortgagor), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206. b) M/S A R S Enterprise (Borrower), Prop.- Ayesha Bibi, Choto Sujapur, Madrasa Para, PO Chotto Sujapur, PS Kaliachak, Malda, West Bengal-732206. c) MD Rafikul Islam (Co-obligent), Choto Sujapur, Madrasa Para, Sujapur, Malda, West Bengal-732206.
3	Total liabilities as on 31.01.2026	Rs. 38,61,130.00 (Rs. Thirty Eight Lakhs Sixty One Thousand One Hundred Thirty Only)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) 25.03.2026 from 11.30 AM to 1:30 PM Online from anywhere
5	Details of Property/ies	All that piece & parcel of the property of Land and Residential House situated at Mouza- Chhoto Sujapur, J.L.No. 117, LR Khatian No. 11200, LR Plot No. 443, Area- 3 decimal, situated at PS- Kaliachak, Dist. Malda West Bengal in the name of Ayesha Bibi (Ayesha Khatoon). This property is butted and bounded by - North- MD Rafikul Islam South- MD Sariful Islam East- 6 feet wide land than Takiul Islam West- Sariful Islam

6	Reserve Price (Rupees) (Please note to mention separately for each property)	Rs. 47,29,000.00 (Rs. Forty Seven Lakhs twenty Nine Thousand only)
7	Earnest Money Deposit	Rs. 4,72,900.00 (Rs. Four Lakhs Seventy-Two Thousand Nine Hundred Only)
8	The property can be inspected Date & Time	09.03.2026 to 20.03.2026 between 12:00 PM to 4:00 PM.

9. Other terms and conditions:

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any . (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected from 09.03.2026 to 20.03.2026 **between 12:00 PM to 4:00 PM.**

d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e -auction platform and further ensure having valid KYC documents like PAN Card & aadhaar and aadhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e -auction from Baanknet.com portal (M/s **PSB Alliance Pvt. Ltd**), you may contact the helpdesk support of Baanknet (Contact details 8291220220 , Email: support.baanknet@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 4,72,900.00 (Rs. Four Lakhs Seventy-Two Thousand Nine Hundred Only)** being of 10% of the Reserve Price in E -Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before 24.03.2026 at 5.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000.00 (Rs. Fifty Thousand only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H -1 bidder. The bidder who submits the highest bid on closure of e -Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs.50,000.00 (incremental price) and time shall be extended to 10.00(minutes) when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

