

NOTICE OF INTENDED SALE

Branch: Agartala Shakuntala Road

Notice of intended 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. Dhruba Chakma (Borrower cum Mortgagor) (S/o Bancha Ram Chakma) Bash Bagan, Near BSNL Office, Kumarghat, Tripura Pin 799264	2. Mr. Jhimit Chakma (Gurrantor) (S/o Bancha Ram Chakma), Bash Bagan, Near BSNL Office, Kumarghat, Tripura Pin 799264
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Sub: Loan account – Dhruba Chakma (A/c No 7275916687) with Indian Bank Agartala Shakuntala Road Branch – Reg.

Mr Dhruba Chakma availed Housing Loan facility from Indian Bank, Agartala Shakuntala Road, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. Mr Dhruba Chakma failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **01.03.2025** 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), 1. Mr. Dhruba Chakma (Borrower cum Mortgagor) S/o Bancha Ram Chakma 2. Mr. Jhimit Chakma (Guarantor) S/o Bancha Ram Chakma liable to the Bank to pay the amount due to the tune of **Rs. 6982471.00 (Rupees Sixty Nine Lacs Eighty Two Thousand Four Hundred and Seventy One only) as on 28.02.2025** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **01.03.2025**.

As Mr Dhruba Chakma failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **16.07.2025** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect 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 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **06.02.2025** is **Rs. 6982471.00 (Rupees Sixty Nine Lakh Eighty Two Thousand Four Hundred and Seventy One only)** with further interest, costs, other charges and expenses thereon from **28.02.2025**.

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 25.03.2026 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 **15.03.2026 to 24.03.2026** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 15.03.2026 to 24.03.2026 from 10.00 am to 7.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) 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 by 24.03.2026 i.e 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://baanknet.com>) 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 under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
50223978268	IDIB000G502
Name of Account: Authorised Officer, Indian Bank	Indian Bank Bhangagarh 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.

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

कृते / For,

इंडियन बैंक	Indian Bank
इलाहाबाद	ALLAHABAD

अधिकृत अधिकारी
AUTHORISED OFFICER

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 the part and parcel of land and building measuring 0.04 acres covered by Khaitan No. 1418, C.S. Plot No. PB-131, 982/Part, R.S. Plot No 1597/4121 vide sale deed no. 2022/SDR/1/19500 dated 07/09/2022 situated at Revenue circle- Agartala East, Sub-Registry Office-Sadar, Tahasil- Abhoynagar, Mouja-Kunjaban, PS -East agartala, District- West Tripura owned by Mr. Dhruva Chakma S/O Bancha Ram Chakma Butted and Bounded by as per sale deed:- North : Amit Saha South: Nikhil Hrishidas East: Govt Road West: Laxmi Bala Deb Das and Manu Debnath	Rs 45,00,000/- (Rupees Forty Five Lakh Only)	Rs 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)	25.03.2026 11.00 AM to 3:00 PM IDIB3092584826	No Encumbrance known to Bank as on date

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** No. 8291220220 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd., please contact support.baanknet@psballiance.com and for 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 help line number 8291220220

Bidders are advised to use Property ID Number: IDIB3092584826 mentioned above while searching for the property in the website with (<https://baanknet.com>)

AUTHORISED OFFICER

कृते / For,



अधिकृत अधिकारी
AUTHORISED OFFICER

Place: AGARTALA

Date: 07.03.2026