

APPENDIX- IV-A" [See provision 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 provision to Rule 6 (2), and 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 Indian Bank, SAM Large Kolkata branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **21.05.2026**, for recovery of **Rs. 3,43,04,197.00- (Rupees Three Crore Forty Three Lakh Four Thousand One Hundred Ninty Seven only) as on 20.11.2024** with further interest, costs, other charges and expenses thereon due to the Indian Bank, SAM Large branch, Secured Creditor, from **1. M/s Maa Chandi Cashew Processing**, Add: Village Kapasda, Post- Tagaria, P.S- Contai, Dist- Purba Medinipur, West Bengal- 721433; **2. Asok Kumar Pradhan (Proprietor/ Guarantor)** S/o Gobinada Pradhan, Add: Village Kapasda, Post- Tagaria, P.S- Contai, Dist- Purba Medinipur, West Bengal- 721433; **3. Mrs. Bithi Pradhan (Guarantor/Mortgagor)** W/o Asok Kumar Pradhan, Add: Village Kapasda, Post- Tagaria, P.S- Contai, Dist- Purba Medinipur, West Bengal- 721433; **4. Mr. Soumya Pradhan (Mortgagor/ Guarantor)** S/o Asok Kumar Pradhan, Add: Village Kapasda, Post- Tagaria, P.S- Contai, Dist- Purba Medinipur, West Bengal- 721433.

The specific details of the asset, which are intended to be brought to sale are enumerated hereunder:

Detailed description of the Property	Property-I (Property ID: IDIB30258440332) Schedule-1 All that piece and parcel of residential 3 storied building measuring super build-up area of 1200 Sq.ft. on the Ground Floor, 1200 Sq.ft. on the First Floor & 1200 Sq.ft. on the Second Floor with Tin shaded (Total 3600 Sq.ft.), along with land measuring 5.5 decimal more or less lying and situated at Mouza- Kapasda, J.L. 223, Touzi No. 32, RS & L.R. Dag No. 366, R.S Khatian No.252, L.R Khatian No. 109, 117, corresponding L.R. Khatian No. 1598(in the name of Mr. Soumya Pradhan), in the local limits of Mahishagot Gram Panchayat, registered at ADSR- Contai-1, recorded in Book-I, Volume No. 1102-2018, Page No. 41406-41416, Being No. 1102-02803 for the year 2018. The building & Land is Butted & Bounded by North : Dag No. 366 South : Dag No. 340, 341 & 343 East : Dag No. 365 & Village Concrete Road West : Dag No. 368 Schedule-2 Land measuring 5.625 decimal more or less situated at Mouza- Kapasda, J.L. No. 223, Touri No. 32. R.S& L.R Dag No. 341,343,344, L.R. Khatian No. 1598 (in the name of Mr. Soumya Pradhan), in the local limits of Mahishagot Gram Panchayat, District- Purba Medinipur, Registered at ADSR- Contai, Recorded in Book-1, Volume No. 1102-2021, Page from 173441 to 173465 being No. 110209299 for the year 2021. Land Dag No.341, Butted & Bounded by: North: Dag No. 366 South: Dag No. 341 East: Dag No. 343 Goyal West: Dag No. 339 Bagan Land No.343 North: Dag No. 366 South: Dag No. 342 East: Dag No. 344 Goyal, 346 Bastu West: Dag No. 343
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Land No.344 North: Dag No. 365 South: Dag No. 346, 347 Bash Bagan East: Dag No. 345 Bastu West: Dag No. 343 Goyal	
Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property.
Reserve Price	Rs. 43,50,000/- (Rupees Forty Three Lakh Fifty Thousand only)
EMD Amount	Rs. 4,35,000/- (Rupees Four Lac Thirty Five Thousand only)
Bid incremental amount	Rs. 25,000/- (Rupees Twenty Five thousand only)
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- 21.05.2026 Time:- 11.00 AM to 4.00 PM https://baanknet.com (PSB Alliance Pvt. Ltd.)
Property ID No.	IDIB30258440332

Detailed description of the Property	Property-II (Property ID: IDIB30258440332C) Schedule-1 Land measuring 10 decimal Bastu Land & 38 decimal Cashew Factory Building in total 48 decimal more or less, situated at Mouza- Kapasda, J.L No. 223, Touzi No. 32, R.S & L.R Dag No. 1494, R.S Khatian No. 151, L.R. Khatian No. 109, corresponding L.R. Khatian No. 1598(in the name of Mr. Soumya Pradhan), in the local limits of Mahishagot Gram Panchayat, District- Purba Medinipur, Registered at ADSRO Contai-I, Recorded in Book-I, Volume No. 1102-2020, Pages from 95780 to 95796 being No. 110205051 for the year 2020. For 10 decimal bastu land the land is butted and bounded by: North: Dag No. 1494 South: Dag No. 1494 East: Land Measuring 38 decimal, Dag No. 1494 West: Dag No. 1494 For 38 decimal Cashew Factory building, the building is butted and bounded by: North: Dag No. 1494 South: Dag No. 1494 East: 7 Ft. Soil Dam West: Land Measuring 10 decimal, Dag No. 1494 Schedule-2 Land measuring 51.34 Decimal, 12.17 & 39.17 (12.17+27.00) decimal more or less situated at Mouza- Kapasda, J.L. No. 223, Touzi No. 2935. R.S & LR Dag No. 1494, R.5. Khatian No. 151, corresponding L. R. Khatian No. 1125(in the name of Mrs. Bithi Pradhan), in the local limita of Mahishagot Gram Panchayat, District Purba Medinipur. Registered at ADSRO - Contai, Recorded in Book-1, Volume No. 214, Page from 131 to 135 being No 7078 for the year 2000 & Book-I, Volume No. 227. Page from 150 to 154 being No. 7500 for the year 2000. This Land butted and bounded by (12.17 Decimal-Deed No. 7078/2000): North: Dag No. 1494 South: Dag No. 1494 East: Kacha Road West: Dag No. 1494 This Land butted and bounded by (12.17 Decimal-Deed No. 7500/2000); North: Veri South: Dag No. 1494 East: Dag No. 1494 West: Dag No. 1494
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This Land butted and bounded by (27 Decimal-Deed No. 7500/2000): South: Ding No. 1494 East: Veri West Dag No. 1494 North: Dag No. 1494	
Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property.
Reserve Price	Rs. 2,35,00,000/- (Rupees Two Crore Thirty Five Lakh only)
EMD Amount	Rs. 23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand only)
Bid incremental amount	Rs. 1,00,000/- (Rupees One Lakh only)
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- 21.05.2026 Time:- 11.00 AM to 4.00 PM https://baanknet.com (PSB Alliance Pvt. Ltd.)
Property ID No.	IDIB30258440332C

Detailed description of the Property	Property-III (Property ID: IDIB30258440332D) Schedule-1 Land measuring 42 decimal more or less situated at Mouza- Kapasda, J.L. No. 223, Touzi No. 2935, R.S & L.R Dag No. 1527/2031, L.R. Khatian No. 660/2, 660/3, 660/4, 660/5, corresponding L.R. Khatian No. 680, corresponding L. R. Khatian No. 1125(in the name of Mrs. Bithi Pradhan), in the local limits of Mahishagot Gram Panchayat, District- Purba Medinipur, Registered at ADSRO - Contai, Recorded in Book-I, Volume No. 226, Pages from 151 to 160, being No. 7469 for the year 2000. This Land is butted and bounded by (42 Decimal): North: Dag No. 1527 South: Dag No. 1522 East: Dag No. 1526 West: Kaccha Road	
	Schedule-2 Land measuring 16 decimal more or less, situated at Mouzas Kapasda, J.1. No. 223, Tousi No. 2935, R.S & LR Dag No. 1522 (on the West Sine), LR Khatian No. 374, 344, 634 corresponding L. R. Khatian No 1125 (in the name of Mrs. Bithi Pradhan), in the local limits of Mahishagot Gram Panchayat, District- Purba Medinipur, registered at ADSRO Contai, Recorded in Book-I, Volume No. 203, Pages from 65 to 70, being No. 6703 for the year 2000. This Land is butted and bounded by (16 Decimal): North: Dag No. 1527 South: Dag No. 1520 East: Dag No. 1522 West: Kaccha Road	
	Schedule-3 Land measuring 32 decimal more or less situated at Mouza- Kapasda, J.L. No. 223, Touzi No. 2935, R.S & L.R Dag No. 1522, L.R. Khatian No. 540/2, 540/3, corresponding L. R. Khatian No. 580, 5, 155 corresponding L. R. Khatian No. 1125(in the name of Mrs. Bithi Pradhan), in the local limits of Mahishagot Gram Panchayat, District- Purba Medinipur, Registered at ADSRO - Contai, Recorded in Book-I, Volume No. 85, Pages from 12 to 17 being No. 2786 for the year 2001 The Land is butted and bounded by (32 Decimal): North: Dag No. 1527 South: Dag No. 1520&1521 East: Dag No. 1523, 1526 West: Dag No. 1522	
	Encumbrances on property if any	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property.
	Reserve Price	Rs. 81,00,000/- (Rupees Eighty One Lac only)
	EMD Amount	Rs. 8,10,000/- (Rupees Eight Lac Ten Thousand only)



Bid incremental amount	Rs.1,00,000/- (Rupees One Lakh only)
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- 21.05.2026 Time:- 11.00 AM to 4.00 PM https://baanknet.com (PSB Alliance Pvt. Ltd.)
Property ID No.	IDIB30258440332D

*Sale price should be above Reserve Price

The intending Bidders/ Purchasers are requested to register with online portal <https://baanknet.com> 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 21.05.2026 i.e before the e-Auction time in the portal. The registration, eKYC 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://baanknet.com> for depositing in bidders e-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 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
Ac No- 50146027457 A/c Name- Authorized Officer Indian Bank	SME Finance Branch, Indian Bank IFSC- IDIB000S769

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 borne by the successful bidder 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 therefor.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. 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. (<https://baanknet.com> (PSB Alliance Pvt. Ltd.) and for clarifications related to this portal, please contact help line number No. 8291220220". For Registration status with PSB Alliance Pvt Ltd, please contact (<https://baanknet.com>), and for EMD status please contact support.BAANKNET@psballiance.com.



9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) <https://baanknet.com>.
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, property details and photograph of the property, FAQ on e-Auction and User Manual on operational part of e-Auction related to this e-Auction from <https://baanknet.com> (PSB Alliance Pvt. Ltd.)
11. The intending Bidders / Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's e-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. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User 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 PSB Alliance Pvt. Ltd. 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, SAM Large Branch Kolkata 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: 13.04.2026
Date: Kolkata

 **कृते इंडियन बैंक**
For INDIAN BANK
(Authorised Officer)
प्राधिकृत अधिकारी / Authorized Officer
एस. ए. एम. बृहत शाखा, कोलकाता
SAM Large Branch, Kolkata