



INDIAN OVERSEAS BANK
2nd Floor, Kohinoor Complex, Subhash Park
Khowai, Tripur-799201, Phone No: 8925953428 & Email id:iob3428@iob.in

e-AUCTION SALE NOTICE

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

Whereas **M/s Radha Shyam Bastralaya, Prop- Mrs. Saswati Shil Paul** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 27.05.2025 calling upon the borrowers **M/s Radha Shyam Bastralaya, Prop- Mrs. Saswati Shil Paul of TRTC Stand Khowai, P.O and P.S- Khowai, Dist- Khowai, Tripura- 799201 and Mrs. Saswati Shil Paul – W/o Alak Chandra Shil, Vill Sonatala, P.O – Sonatala, P.S and Dist- Khowai , Tripura-799207** to pay the amount due to the Bank, being **Rs. 20,72,232.68/-** (Rupees Twenty lakh seventy two thousand two hundred and thirty two and paise sixty eight only) as on 30.04.2025 payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **05.08.2025** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is and whatever there is " basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues.

The dues to the bank as on the date of taking possession was intimated as **Rs. 21,26,647/-** (Twenty one lakh twenty six thousand and six hundred forty seven only) as on **05.08.2025** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on as on **30.04.2026** is **Rs. 22,90,668 /-** (Rupees Twenty two Lakhs ninety thousand six hundred and sixty eight only after reckoning repayments, if any, amounting to Rs NIL Subsequent to the bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.



SCHEDULE OF PROPERTY

DESCRIPTION OF THE IMMOVABLE PROPERTY FOR SALE

All that piece and parcel of Residential(Bastu) Plot of land admeasuring 0.06 Acre covered under RS Plot No.3090/7590 of khatian No. 1989 situated at sonatala under Khowai Tahashil, Sub-Division: Khowai , Dist- Khowai, Tripura in the name of Mrs. Saswati Shil Paul. Bounded by : North :Charra, South: Alak Chandra Paul, East : Charra, West: Khowai Teliamura Road.

Date and time of e-auction	26 th May 2026, between 12 noon to 1.00 PM with auto extension of 5 minutes each till sale is completed.
Reserve Price	Rs. 16,75,000/-
Earnest Money Deposit	Rs. 1,67,500/-
EMD Remittance	https://baanknet.com/eauction-psb/ EMD wallet
Bid Multiplier	Rs. 50,000/-
Inspection of property	19.05.2026
Submission of online application for bid with EMD	12.05.2026
Last date for submission of online application for BID with EMD	24.05.2026
Known Encumbrance if any	Not Known
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not Known

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider M/s 4closure under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://baanknet.com/eauction-psb/>
3. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com/eauction-psb/bidder-registration> using their mobile number and email-id. They will be provided with user Id and password by the service provider which should be used in the e auction proceeding. 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 must transfer the EMD amount using online mode in his Global EMD **Wallet account by 25.05.2026 or, as per the guidelines of the Portal.** Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider. Please contact the service provider at the below mentioned address/phone no/email.
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://baanknet.com/eauction-psb/>. along with the EMD & scanned copy of KYC documents including photo, PAN card, address proof to the service provider.
5. The Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from <https://baanknet.com/eauction-psb/bidder-registration>) in bidders Global EMD Wallet account. Bidders, not deposited EMD, shall not be allowed to participate in

the e-auction. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

6. Bids without EMD shall be rejected summarily.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction/bidding will initially be for a period of 60 minutes with auto extension of 10 minutes each till the sale is concluded.

The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "SARFAESI Sale Parking Account", to the credit of A/C No. 34280113035001, Indian Overseas Bank, Khowai Branch, 2nd Floor, Kohinoor Complex, Subhash Park Khowai, Tripur-799201, Phone No: 8925953428 IFSC code- IOBA0003428. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

8. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

9. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

10. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

11. The property is being sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

12. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

13. Sale is subject to confirmation by the secured creditor Bank.

14. EMD of unsuccessful bidders will be returned to the bank account details provided by them in the bid form and intimated via their email ID.

15. The e auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any Third-party claims/rights/dues.

16. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

In case of any sale/ transfer of immovable property of rupees Fifty Lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as income tax.

17. For further details regarding inspection of property/ e auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Khowai Branch, 2nd Floor, Kohinoor Complex, Subhash Park Khowai, Tripur-799201, Phone No: 8925953428. Further details could be obtained from Platform <https://baanknet.com/> for e-auction will be provided by service provider M/S PSB Alliance Pvt. Limited having Registered office at unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037, operation time of Help desk: 8:00 am to 8:00 pm).. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://baanknet.com/eauction-psb/bidder-registration>.



Authorized Officer

DATE : 07.05.2026

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