

ANNEXURE-C

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor) NOTICE OF SALE

Branch: BURDWAN NUTANGANJ
Phone No: 03422550062

Notice of 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,

SL No	Name	Borrower / Guarantor	Address
1.	M/S Baidyanath Enterprise (Partnership Firm)	Borrower	8/3, Aftab Avenue , Hospital Road, Bardhman, 713102
2.	Partners Mr. Satyabrata Chakraborty	Borrower & Mortgagor	S/o Baidyanath Chakraborty, Subhashpally, Durgatala, Bardhman, 713101
3.	Partners Mrs. Keya Chakraborty	Borrower	W/o Satyabrata Chakraborty, Subhashpally, Durgatala, Bardhman, 713101
4.	Mr. Kalyan Brata Chakraborty (Deceased)	Guarantor & Mortgagor	S/o Baidyanath Chakraborty, Idilpur, Kanchan Nagar, Bardhman, 713102
5.	Mr. Sanjay Chakraborty	Legal heir of Guarantor & Mortgagor Kalyan Brata Chakraborty	S/o Late Kalyan Brata Chakraborty, Idilpur, Kanchan Nagar, Bardhman, 713102
6.	Mr. Molay Chakraborty	Legal heir of Guarantor & Mortgagor Kalyan Brata Chakraborty	S/o Late Kalyan Brata Chakraborty, Idilpur, Kanchan Nagar, Bardhman, 713102
7.	Mr. Proloy Chakraborty	Legal heir of Guarantor & Mortgagor Kalyan Brata Chakraborty	S/o Late Kalyan Brata Chakraborty, Idilpur, Kanchan Nagar, Bardhman, 713102
8.	Mrs. Tripti Chakraborty	Legal heir of Guarantor & Mortgagor Kalyan Brata Chakraborty	W/o Late Kalyan Brata Chakraborty, Idilpur, Kanchan Nagar, Bardhman, 713102



ANNEXURE-C

Sub: Loan account – M/S Baidyanath Enterprise (A/c No Open Cash Credit 50419341648, GECLS Term Loan 7151448472) with Indian Bank, Burdwan Nutanganj Branch

M/s Baidyanath Enterprise availed ...OCC facility from Indian Bank, Burdwan nutanganj Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s... Baidyanath Enterprise failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 05.09.2025 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)...**as mentioned above** from sl no 1 to 8 liable to the Bank to pay the amount due to the tune of **Rs.8251715/- (Rupees Eighty two lakhs fifty one thousand seven hundred and fifteen Only)** as on 05.09.2025. with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 05.09.2025 .

As M/s Baidyanath Enterprise.. failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 21.11.2025 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 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 05.09.2025 is **Rs.8251715/- (Rupees Eighty two lakhs fifty one thousand seven hundred and fifteen Only)** with further interest, costs, other charges and expenses thereon from 06.09.2025.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 29.05.2026 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 **04.05.2026** to **25.05.2026** between **10.00 am to 4.00 pm**.



ANNEXURE-C

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Terms and conditions of e-auction is available in the (<https://baanknet.com>)

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) 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 28.05.2026. i.e before the e-Auction Date and time in the portal. The registration and eKYC 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>) (PSB Alliance Pvt. Ltd.) **for depositing in bidders 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 therefor.

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 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
Account No. 50143638743 A/c Name- e-auctionEMD Account – Asansol	IDIB000A659

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.



ANNEXURE-C

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 (this portion may be retained if it is a non-suit filed account)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (This portion may be retained if it is a suit filed account)

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
<u>Mortgaged Assets:</u> Property 1 Land and Building in the name of Sri Satyabrata Chakraborty Mouza Bahirsarbamangala, JL no.42, R.S Kh. No. 304, L.R Kh. No. 11646, R. S Plot no. 1857 L. R plot no. 5611, Measuring 2.50 Decimal or 1.50 katha, Class Bastu Mohalla Subashpally, Durgatala, Under Bardhman Municipality, Ward no. 2, PO & PS Bardhman, 713102 via Deed no. I-4908 of 06.09.2005. Boundaries of the Property North- house of others South- House of Owner East- Open land of owner West- Road and house of others	2936700.00	293670.00	29.05.2026 10.00AM TO 5.00 PM IDIB50419341648	Not Known to bank
<u>Property 2</u> Land and Building in the name of Sri Kalyanbrata Chakraborty Mouza Edilpur, JL no.24, L R Kh. No. 354/1, RS and LR plot no. 239, class viti, measuring 1292 sq. ft. or 03.00 Decimal ward no.24, Holding no. 42/1, Idilpur, PO kanchannagar, P.S Bardhaman, Dist Purba Bardhman- Pin 713101 via Gift Deed no. I-7302 of 17.12.1999. Boundaries of the Property North- Open Land South- Municipal Road East- House of Ramapada Ghosh. West- Open Land of Others	2812500.00	281250.00	29.05.2026 10.00AM TO 5.00 PM IDIB50419341648	Not Known to bank



ANNEXURE-C

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 Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and 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 Helpdesk No.8291220220

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

Place: BURDWAN NUTANGANJ
Date: 21.04.2026

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised Officer
इंडियन बैंक / INDIAN BANK
बुर्धमान / Burdwan
नूतनगंज शाखा / Nutunganj Br.
AUTHORIZED OFFICER

