



(HO BANGALURU)

Canara Bank
(Govt. of India Undertaking)
Branch Office: Agartala II

Regd. Post

COVERING LETTER TO SALE NOTICE

Date: 05.06.2026

To,

1. HGB Road FI Shop No2 Prop. Rajib Ghosh Hgb Road Opposite City Centre Agartala, Tripura – 799001	2. Rajib Ghosh (Borrower) S/O Swapan Chandra Ghosh 185 Ward No 30 Surendra Palli P.O. Purba Pratapgarh Agartala, Tripura – 799004	3. Swapan Chandra Ghosh (Mortgagor) So Lt Kshetra Mohan Ghosh 185 W No 30 Near Surendra Pally Po East Pratapgarh Sub Div Sadar Agartala, Tripura – 799004
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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, Agartala II Branch, 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 Agartala II Branch.

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

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,

कृते केनरा बैंक
For Canara Bank

Authorized Officer
Canara Bank

Encl: Sale Notice.



Internal

(HO: BANGALURU)

Canara Bank
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Branch Office: Agartala II

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO 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/physical possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is and "Whatever there is" basis on **14.07.2026** for recovery of dues to Canara Bank from **Rajib Ghosh S/O Swapn Chandra Ghosh(Borrower) & Swapn Chandra Ghosh (Mortgagor) So Lt Kshetra Mohan Ghosh** provided hereinafter.

The reserve price will be Rs.30.87 Lakhs and the Earnest Money Deposit will be Rs.3.09 Lakhs

Details of branch, borrower/guarantor, liability, description of the property and EMD, reserve price:

1	Name and Address of the Secured Creditor	Canara Bank Agartala II Branch, 1st Floor, Above RMS Office, Durgabari Road, Agartala 799001	
2	Name and Address of the Borrower & Guarantor	Rajib Ghosh (Borrower) S/O Swapn Chandra Ghosh 185 Ward No 30 Surendra Palli P.O. Purba Pratapgarh Agartala, Tripura – 799004	Swapn Chandra Ghosh (Mortgagor) S/O Lt Kshetra Mohan Ghosh 185 W No 30 Near Surendra Pally Po East Pratapgarh Sub Div Sadar Agartala, Tripura – 799004
3	Total liabilities as on 05.06.2026	Rs. 99.39 Lakhs	
4	a) Mode of Auction	E-Auction	
	b) Details of Auction service provider	M/s PSB Alliance Pvt. Ltd (BAANKNET)	
	c) Date & Time of Auction	14.07.2026 between 11:00 AM TO 04:00 PM	
	d) Place of Auction	NA	
5	Details of Property/ies	A plot of Land measuring 0.310 Acres bearing Khatian no. 3070 pertaining to old C.S plot no.2647,2649,2648, PB-1004,PB-1005/2696 & CS Plot No.01426,01429. Regd Deed of partition vide No. 1 -2272 standing in the name of Mr. Swapn Chandra Ghosh Boundaries: North: Lt. Moti Lal Bhowmik South: Amulya Chandra Ghosh East: Sankar Ghosh West: Road	
6	Reserve Price (Rupees____) (Please note to mention separately for each property)	Rs. 30.87 Lakhs	
7	Earnest Money Deposit	Rs.3.09 Lakhs INCREMENT AMOUNT : Rs. 1,00,000/-	
8	The property can be inspected Date & Time	between 11.00 am to 04.00 pm from 06.06.2026 to 13.07.2026	

9 Other terms and conditions :

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected between 11.00 am to 04.00 pm from 06.06.2026 to 13.07.2026.

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(HD) BANGALURU

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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 & addhaar and addhaar 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 8291229220, Email support.baanknet@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 3.00 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 13.07.2025 till 5.00 pm.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000/- (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.1,00,000 (Rupees One Lakh only) (incremental price) and time shall be extended to 5.00 (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.

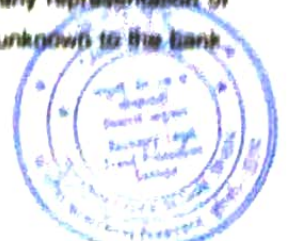
j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No 209272434 of Canara Bank, AGARTHALA, IFSC Code: CNRB0017990 (Branch IFSC Code).

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction 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 of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims /

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(BY RANGALIRU)

Canara Bank
(Govt. of India Undertaking)
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rights / dues

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on between 11.00 am to 04.00 pm from 06.06.2026 to 13.07.2026.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details Branch Manager, AGARTHALA Branch (Ph. No. Mobile_7099074072) may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

Place: Silchar

Date: 05.06.2026

कृते केनरा बैंक
For Canara Bank

Authorized Officer

Authorised Officer

Canara Bank



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