



**ANNEXURE-III
CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref No:134/Sale_notice/AN/2025-26/June

Date: 24.06.2026

To,

ASHOK NILAY, ULLON PO RAMLOCHANPUR, MANDIR BAZAR BLOCK, DIST: SOUTH 24 PARGANA, RAMLOCHANPUR, WEST BENGAL 743336	PRASANTA SARKHEL, SO SUSHIL KUMAR SARKHEL, RADHABALLAVTALA ROAD, JOYNAGAR, MOZILPUR, SOUTH 24 PARGANAS, JOYNAGAR, SOUTH 24 PARGANAS, WEST BENGAL 743337
SOUMALYA MANDAL, SO KAPILA NANDA MONDAL, GOPALPUR RAMLOCHANPUR, MANDIRBAZAR, SOUTH 24 PARGANAS, GOPALPUR, BISHNUPUR - II, SOUTH 24 PARGANAS, WEST BENGAL 743336	BANIBRATA MONDAL, S/O SHACHIDANANDA MONDAL, GAZIRMAHAL, CHITAMARI MANDIR BAZAR, SOUTH 24 PGS PS KULPI, GAZIRMAHAL CHITAMARI, BUDGE BUDGE - I, SOUTH 24 PARGANAS, WEST BENGAL 743374
KAPILANANDA MONDAL, S/O LATE BASU DEB MONDAL, GOPALPUR RAMLOCHANPUR, MANDIRBAZAR, SOUTH 24 PARGANAS, GOPALPUR, BISHNUPUR - II, SOUTH 24 PARGANAS, WEST BENGAL 743336	

Dear Sir,

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 **Bidhan Nagar Salt Lake Sector 3** 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 **Bidhan Nagar Salt Lake Sector 3** Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of 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.

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

कृत केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Yours faithfully, कोलकाता-II

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

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[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.]

CERSAI ID: 200064604866

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH 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 possession of which has been taken by the Authorised Officer of Canara Bank, Secured Creditor will be sold on **AS is where is", As is what is", and Whatever there is"** on **14.07.2026**, for recovery of **Rs. 3,44,59,790.49 (Rupees Three Crores Forty Four Lakhs Fifty Nine Thousand Seven Hundred Ninety And Paise Forty Nine Only)** as on **08.10.2025** plus interest and cost thereon due to the Secured Creditor from **09.10.2025**. The reserve price will be **Rs. 4,10,00,000/- (Rupees Four Crore Ten Lakhs Only)** and the earnest money deposit will be **Rs. 41,00,000/-**.

1	Name and Address of the Secured Creditor	Canara Bank
2	Name and Address of the Borrower & Guarantor	ASHOK NILAY, ULLON PO RAMLOCHANPUR, MANDIR BAZAR BLOCK, DIST: SOUTH 24 PARGANA, RAMLOCHANPUR, WEST BENGAL 743336 PRASANTA SARKHEL, SO SUSHIL KUMAR SARKHEL, RADHABALLAVTALA ROAD, JOYNAGAR, MOZILPUR, SOUTH 24 PARGANAS, JOYNAGAR, SOUTH 24 PARGANAS, WEST BENGAL 743337 SOUMALYA MANDAL, SO KAPILA NANDA MONDAL, GOPALPUR RAMLOCHANPUR, MANDIRBAZAR, SOUTH 24 PARGANAS, GOPALPUR, BISHNUPUR-- II, SOUTH 24 PARGANAS, WEST BENGAL 743336 BANIBRATA MONDAL, S/O SHACHIDANANDA MONDAL,

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Canara Bank



Real Estate Syndicate

		GAZIRMAHAL, CHITAMARI MANDIR BAZAR, SOUTH 24 PGS PS KULPI, GAZIRMAHAL CHITAMARI, BUDGE BUDGE - I, SOUTH 24 PARGANAS, WEST BENGAL 743374 KAPILANANDA MONDAL, S/O LATE BASU DEB MONDAL, GOPALPUR RAMLOCHANPUR, MANDIRBAZAR, SOUTH 24 PARGANAS, GOPALPUR, BISHNUPUR - II, SOUTH 24 PARGANAS, WEST BENGAL 743336
3	Total liabilities as on 08.10.2025	Rs. 3,44,59,790.49
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt. Ltd BAANKNET 14-07-2026
5	Details of Property/ies	All that piece and parcel of property in the name of Ashok Nilay Trust (Borrower & Mortgagor) All that piece and parcel of land measuring an area of 52 Decimal (26 Decimal in Dag No 395 & 26 Decimal in Dag No 396) be the same little more or less situated at J. L. No: 132, Hal 98, Mouza: Purba Shreenagar, Sabek 126/98, 337/218, 338/219, 147/1109, 116, Khatian No 114 under PS Mandir Bazar, Gabberia Gram Panchayat, District South 24 Parganas vide Deed No 4726 of 2006 & All that piece and parcel of land measuring an area of 19 Decimal be the same little more or less situated at J. L. No: 132, Hal 98, Mouza: Purba Shreenagar, Sabek 517, Khatian No 48, Dag No 397 under PS Mandir Bazar, Gabberia Gram Panchayat, District South 24 Parganas vide Deed No 4727 of 2006. & All that piece and parcel of land measuring an area of 16 Decimal be the same little more or less situated at J. L. No: 132, Hal 98, Mouza: Purba Shreenagar, Sabek 101, Dag No 399

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		under PS Mandir Bazar, Gabberia Gram Panchayat, District South 24 Parganas vide Deed No 828 of 2006. Along with buildings constructed thereon in the above said lands. The property is butted and bounded as follows: On the North: By others vacant land On the South: By others vacant land On the East: By others vacant land On the West: By 40 ft wide Dholahat Road,
6	Reserve Price (Rupees____) (Please note to mention separately for each property)	Rs. 4,10,00,000/-
7	Earnest Money Deposit	Rs 41,00,000/-
8	The property can be inspected Date & Time	06.07.2026 to 10.07.2026 between 12 PM to 4 PM

9 Other terms and conditions:

- a. 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).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **06.07.2026 to 10.07.2026** between 12:00 pm to 04:00 pm.
- 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 & Adhaar and Adhaar linked with latest Mobile number and also register with Digi locker 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 8291220220, support. baanknet @psballiance).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs 41,00,000/-** 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 **13.07.2026** at 05:00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** (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 H1 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. 10,000/-** (incremental price) and time shall be extended to 10 (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, Bidhan Nagar Salt Lake Sector 3 Branch, IFSC Code CNRB0002549 (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/ 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 **06.07.2026 to 10.07.2026 from 12:00 pm to 04:00 p.m.**
- 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 Sri Pawan Kumar Pandey (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile 8334991353) 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)

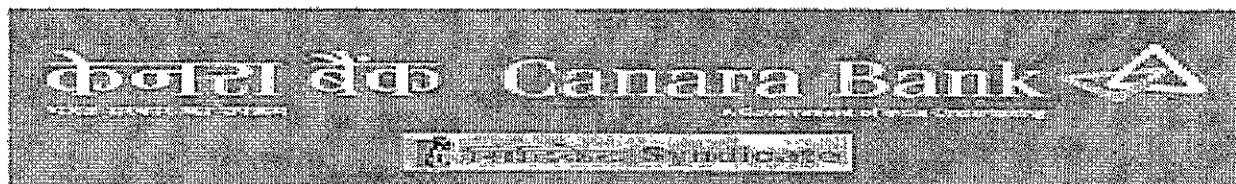
Place: Kolkata

Date: 24.06.2026

Note:

प्रधान अधिकारी
Authorised Officer
Canara Bank
Regional Office, Kolkata-II

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1. The contents of the Notice may be suitably altered on case-to-case basis.
2. The details of encumbrances, if any, known to the bank are to be mentioned in the Sale Notice.