



इण्डियन ओवरसीज बैंक

ইন্ডিয়ান ওভারসীজ ব্যাংক

Indian Overseas Bank
Shyambazar Branch
70/1/2, Gouri Bari Lane
Kolkata – 700 004

Email- iob0082@iob.bank.in

Phone No: 89259 50082

Date: 01.07.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To,

Mr. Mohammad Kaushar Imam
Address: Flat No. B, 1st Floor Southeast Side "Annapurna Apartment"
Holding No.82, R. N. Avenue, Mouza- Sodepur, P.S- Khardah, Ward No. 16,
Dist. - North 24 Parganas, Kolkata- 700110.

Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **02.02.2024** issued to you regarding , taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **The Echo of India** (Daily) and **ARTHIK LIPI** (Daily) on **04.04.2024** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above-named borrowers / mortgagors / guarantors have failed to pay the dues in full save and except payments amounting to **Rs. 23,16,395.29 (Rupees Twenty-Three Lakh Sixteen Thousand Three Hundred Ninety-Five and Paise Twenty-Nine Only)** after the issuance of demand notice dated **06.11.2023**. Hence, it is proposed to sell the secured assets mentioned in the Schedule below on "**as is where is**" and "**as it is what is**" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan account as on **30.06.2026** is to **Rs.26,36,775.29 (Rupees Twenty-Six Lakh Thirty-Six Thousand Seven Hundred Seventy-Five and Twenty-Nine Paise Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **15** days that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026** between **1300 and 1500 Hours** with auto extension of **5** minutes through e-auction using <https://baanknet.com/> (web portal of e-auction service provider).



6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection. last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Business Standard** (Daily) and **AAJKAL** (Daily) shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

Description	Particular of Securities	Bounded by:
Equitable Mortgage	All that piece and parcel of residential Flat being Flat No. B Located on 1 st Floor at South East Side admeasuring 747 Sq. ft. Super Built up area in "Annapurna Apartment" lying with land admeasuring 3 Cottah 13 chittaks, forming part of R.S./L.R Dag No.12 and 13 R.S./L.R Khatian No. 305 & 1168 in Mouza-Sodepur, J.L. No.8, Re Sa No.45, Touzi No.178, Municipal holding No.82 (old) 90/2/A (New) at R. N. Avenue, Kolkata-700110 under Ward No.16 within the limit of Panihati Municipality under P.S Khardah, District Sub registration office Sodepur, Dist.- North 24 Parganas.	The said premises are butted and bounded by On The North: Common Passage and Plot No. A/3 On The South: Lot "B" On The East: Plot No. A/2 thereafter the 24 feet common passage On The West: Plot No. A/6 Property stands in the name of Md. Kaushar Imam son of Md. Hasan Imam

The right of redemption under section 13(8) of the SARFAESI Act can only be exercised before the public auction commences and not thereafter.

For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank, Secured Creditor's website i.e. <https://baanknet.com/> (web portal of e-auction of service provider)

Yours Faithfully,



 Authorised Officer

Encl.:

1. E-Auction Notice containing Terms and Conditions
2. Proposed Paper Publication of E-Auction Notice

PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES



INDIAN OVERSEAS BANK

Shyambazar Branch, 70/1/2, Gouri Bari Lane, Kolkata-700004
(Email- iob0082@iob.bank.in, Phone No: 8925950082)

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale, of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on '**AS IS WHERE IS BASIS**' and '**AS IS WHAT IS BASIS**' for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://baanknet.com/>) (web portal of e-auction of service provider)

Name & Address of the Borrower/Mortgagors/Guarantors:

Mr. Mohammad Kaushar Imam
Address: Flat No. B, 1st Floor Southeast Side "Annapurna Apartment"
Holding No.82, R. N. Avenue, Mouza- Sodepur, P.S- Khardah, Ward No. 16,
Dist.- North 24 Parganas, Kolkata- 700110

Date of NPA	29.10.2023
Date of Demand notice	06.11.2023
Dues Claimed in Demand Notice	Rs.23,84,542.29 as on 06.11.2023 with further interest & costs.
Date of Possession Notice	02.02.2024(symbolic)possession taken on 02.02.2024
Dues Claimed in Possession Notice	Rs.24,47,949.29 as on 31.01.2024 with further interest & costs.
Possession	Constructive
Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.)	Not Known. (Bidders are advised to ascertain the Statutory liabilities. Statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.)

"Bank's Dues have priority over the Statutory Dues"



DESCRIPTION OF THE IMMOVABLE PROPERTY

Description	Particular of Securities	Bounded by:
Equitable Mortgage	All that piece and parcel of residential Flat being Flat No. B Located on 1 st Floor at South East Side admeasuring 747 Sq. ft. Super Built up area in "Annapurna Apartment" lying with land admeasuring 3 Cottah 13 chittaks, forming part of R.S./L.R Dag No.12 and 13 R.S./L.R Khatian No. 305 & 1168 in Mouza-Sodepur, J.L. No.8, Re Sa No.45, Touzi No.178, Municipal holding No.82 (old) 90/2/A (New) at R. N. Avenue, Kolkata-700110 under Ward No.16 within the limit of Panihati Municipality under P.S Khardah, District Sub registration office Sodepur, Dist.- North 24 Parganas.	The said premises are butted and bounded by On The North: Common Passage and Plot No. A/3 On The South: Lot "B" On The East: Plot No. A/2 thereafter the 24 feet common passage On The West: Plot No. A/6 Property stands in the name of Md. Kaushar Imam son of Md. Hasan Imam

Date & Time of Auction: 23.07.2026 between 01.00 PM and 3.00 PM

Reserve Price: Rs.22,11,120/- Plus Applicable Taxes

Earnest Money Deposit (EMD): Rs.2,21,112/-

Bid Increase Amount: Rs.25,000/-

Auto Extension Time: 5 Minutes

Inspection Date & Time: 15.07.2026 Between 12.00 Noon to 4.00 PM

Bid Submission Start date: 07.07.2026 onwards

Last Date of Bid Submission: 22.07.2026 till 04.00 PM

Known Encumbrance, If any: No known Encumbrances.

For terms and conditions Please visit:

<https://www.lob.in/e-Auctions.aspx>

<https://www.publishtenders.gov.in>

<https://baanknet.com/> <https://baanknet.com/> (web portal of e-auction of service provider)



Authorised Officer
Indian Overseas Bank

Date: 01.07.2026

Place: Kolkata



INDIAN OVERSEAS BANK

Shyambazar Branch, 70/1/2, Gouri Bari Lane, Kolkata-700004
(Email- iob0082@iob.bank.in, Phone No: 8925950082)

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 **Mr. Mohammad Kaushar Imam** 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 **06.11.2023** calling upon the following borrowers/mortgagors/Guarantors:

Mr. Mohammad Kaushar Imam
Address: Flat No. B, 1st Floor Southeast Side "Annapurna Apartment"
Holding No.82, R. N. Avenue, Mouza- Sodepur, P.S- Khardah, Ward No. 16,
Dist.- North 24 Parganas, Kolkata- 700110

to pay the amount due to the Bank, being **Rs.23,84,542.29 as on 06.11.2023** 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 **06.11.2023** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what 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.23,84,542.29 as on 06.11.2023** 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 **30.06.2026** works out to **Rs.26,36,775.29 (Rupees Twenty-Six Lakh Thirty-Six Thousand Seven Hundred Seventy-Five and Twenty-Nine Paise Only)** after reckoning repayments, if any, amounting to **Rs. 23,84,542.29/-** 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description	Particular of Securifies	Bounded by:
Equitable Mortgage	All that piece and parcel of residential Flat being Flat No. B Located on 1 st Floor at South East Side admeasuring 747 Sq. ft. Super Built up area in "Annapurna Apartment" lying with land admeasuring 3 Cottah 13 chittaks, forming part of R.S./L.R Dag No.12 and 13 R.S./L.R Khatian No. 305 & 1168 in Mouza-Sodepur, J.L. No.8, Re Sa No.45, Touzi No.178, Municipal holding No.82 (old) 90/2/A (New) at R. N. Avenue, Kolkata-700110 under Ward No.16 within the limit of Panihati Municipality under P.S Khardah, District Sub registration office Sodepur, Dist.- North 24 Parganas.	The said premises are butted and bounded by On The North: Common Passage and Plot No. A/3 On The South: Lot "B" On The East: Plot No. A/2 thereafter the 24 feet common passage On The West: Plot No. A/6 Property stands in the name of Md. Kaushar Imam son of Md. Hasan Imam

Date and Time of e-auction	23.07.2026 between 1.00 PM to 3.00 PM (time) with auto extension of 5 minutes each till sale is completed.
Reserve Price	Rs. 22,11,120/- Plus Applicable Taxes
Earnest Money Deposit	Rs. 2,21,112/-
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "Indian Overseas Bank, Shyambazar Branch" to the credit of A/c. No. 00820113511001 Indian overseas Bank, Shyambazar Branch, 70/1/2, Gouri Bari Lane, Kolkata-70000 Branch Code:0082; IFSC Code- IOBA0000082
Bid Multiplier	Rs. 25,000/- (the amount in multiples of which the bid is to be increased)
Inspection of Property	15.07.2026 onwards
Submission of online application for bid with EMD	10.07.2026 onwards
Last date for submission of online application for BID with EMD	22.07.2026 up to 4.00 P.M
Known Encumbrance if any	No known Encumbrances.
*Outstanding dues Rs..... 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(ies) will be sold by e-auction through the Bank's approved service provider M/s. baanknet.com 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> website.
3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://baanknet.com> website along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before **16.00 hours on 22.07.2026**.
5. The EMD and other deposits shall be remitted through EFT/NEFT/RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no 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 **120 Minutes** with auto extension time of **5 Minutes** each till the sale is concluded.
8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. 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.



12. The property is being sold on 'as is where is' and 'as is what 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.

13. 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.

14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned through EFT/NEFT/RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.

16. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. **The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.**

17. 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 above, the transferee has to pay an amount equal to 1% of the and consideration as Income Tax.

For further details regarding inspection of property / e-auction, the intending bidders may contact the **Branch Manager, Indian Overseas Bank, Shyambazar Branch, 70/1/2, Gouri Bari Lane, Kolkata-700004, Mobile No. 8925950082** during office hours.



**Authorised Officer
Indian Overseas Bank**

Date: 01.07.2026

Place: Kolkata