



ANNEXURE VIII

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

Branch: Burdwan Vijay Chand Road (4047)
Zonal Office- Asansol

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

Date-03.07.2026

To,

1. Sekh Shahjahan (PAN-EFJPS4631P, AADHAR-5432-2508-7430) aka Dilip Sk, S/o-
Liyakat Sk
Address (i)- Dilip Lottery Agency, Rasulpur Bazar, Po-Rasulpur, PS- Patrasyer, Distt-
Bankura, Pin- 722205, Mob-9382816512
Address (ii)-Vill-Telur, Po- Biur, PS- Patrasyer, Distt- Bankura, Pin- 722205, Mob-9382816512
2. Jibannesa Khatun (PAN-GGYPK1503G, AADHAR-7243-2999-2818), W/o- Sekh
Shahjahan, Vill+ Po-Rasulpur, PS- Patrasyer, Distt- Bankura, Pin- 722205

**Sub: Loan account/s SEKH SHAHJAHAN with Indian Bank, Burdwan Vijay Chand Road
Branch**

Borrower:- SEKH SHAHJAHAN availed Credit facilities (Housing Loans & GMRA's) from Indian Bank, V C Road Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Sekh Shahjahan** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **07.02.2026** 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) Sekh Shahjahan, Guarantor- Jibannesa Khatun And Mortgagor- Sekh Shahjahan** liable to the Bank to pay the amount due to the tune of **Rs.37,79,593.00 (Rupees Thirty Seven Lakh Seventy Nine Thousand Five Hundred Ninety Three Only)** as on **07.02.2026** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 07.02.2026.

As **Borrower/s, guarantors and mortgagors** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **18.04.2026** 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.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

(*Retain whichever is applicable)

The amount due as on 07.02.2026 Rs.37,79,593.00 (Rupees Thirty Seven Lakh Seventy Nine Thousand Five Hundred Ninety Three Only) with further interest, costs, other charges and expenses thereon from 07.02.2026.

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 27th July, 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 **13.07.2026 to 24.07.2026** between **10.00 am to 4.00 pm**.

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

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 **26.07.2026 upto 04:00 PM** i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet 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://www.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
A/c No-50143638743 Name-Internal Office Account	Branch-Asansol IFSC- 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.

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 Rs.	EMD Rs.	Date, Time for e-auction Property ID	Prior Encumbrance
All the piece and parcel of property (Land & Building) situated at Vill- Rasulpur, Po-Biur, Ps- Parthasayar, Distt-Bankura, Pin-722205, forming part of Mouza-Rasulpur, JL No- 68, LR khatian No- 3288, LR Plot No- 2359, area of land-9 decimal, registered in the	40,12,000.00 (Rupees Forty Lakh Twelve Thousand Only)	4,01,200.00 (Rupees Four Lakh One Thousand Two Hundred Only)	27.07.2026 11:00 AM to 04:00 PM IDIB7524101378	Not known to us



name of Sekh Shahjahan vide Deed No-I-3187/2022 at the office of ADSR Indas Bankura.				
Boundary- North- Land of Sk Gaina South-Land of Aliur Rahman East-6 feet wide rasta West-Land of Sk Gaina				

Bidders are advised to visit the website (<https://www.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://www.baanknet.com>

Place: Burdwan
Date: 03.07.2026

भारतीय बैंक / For Indian Bank
Purnendu Kumar
Authorised Officer