ANNEXURE VIII

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

Branch: Asansol Main

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1.M/S Aditya Enterprise (Borrower)
Partner Mr.Nilanjan Maji & Mrs Mandira Maji
Village- Kanpur,Post-Chandipur
Pin-713125, Dist-Burdwan, west Bengal

2.Mr. Nilanjan Maji (Partner/Borrower/Mortgagor)
Village-Kanpur, Post-Chandipur
Pin-713125, Dis-Burdwan, West Bengal

3.Mrs. Mandira Maji (Partner/Borrower)
Village-Kanpur, Post-Chandipur
Pin-713125, Dis-Burdwan, West

Subject: : Your Cash Credit account No. 50260119085 & TL 58000784812, 7153073337 with Indian Bank, Asansol Main Branch, Asansol.

M/S Aditya Enterprise **(Partner:Mr. Nilanjan Maji & Mrs. Mandira Maji)** availed Cash Credit & Term Loan facilities from Indian Bank, Asansol Main Branch, Asansol, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Aditya Enterprise (Partner:Mr. Nilanjan Maji & Mrs. Mandira Maji) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 08.07.2025 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)liable to the Bank to pay the amount due to the tune of Rs.**2,08,86,638.00 (Rupees Two Crore Eight Lakh Eighty Six Thousand Six Hundred Thirty Eight only)** as on 08.07.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 08.07.2025.

M/S Aditya Enterprise (Partner:Mr. Nilanjan Maji & Mrs. Mandira Maji)) failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 09.10.2025 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the

कृते इंडियन बैंक
For Indian Bank
प्राधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, आसनसोल / Zonal Office, Asansol

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 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.

The amount due as on 08.07.2025 is Rs.**2,08,86,638.00 (Rupees Two Crore Eight Lakh Eighty Six Thousand Six Hundred Thirty Eight only)** with further interest, costs, other charges and expenses thereon from 09.07.2025

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 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 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 **26.07.2026** 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.

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प्राधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, आसनसोल / Zonal Office, Asansol

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
Account No. **50143638743** **A/c Name- e-auctionEMD Account**	**Asansol Main Branch- 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.

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
Gift deed no 00349/2007 R S Plot no 2007, 2008 and 2009 , R S Khaitan no 92 of Mauza Chandipur ,J L no 41 , Plot no 2007- 18 decimal , Plot no 2008- 11 decimal , Plot no 2009- 62 decimal , total amounting to 91 decimal having boundaries as under out of which mortgage area is 76 decimal . **Butted& Bounded by:-** North – Bhatat-Bonpas Road South – Property of others East - Property of others West - Property of others	56,00,000.00	5,60,000.00	27.07.2026,10.00 am to 6.00 p.m IDIB50260119085	Not Known to bank

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

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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: Asansol

AUTHORISED OFFICER

For Indian Bank

Indian Bank

Authorised Officer

Zonal Office, Asansol

Date:09.07.2026

Zonal Office: Udrej Bhawan, Lower Chelidanga Asansol District: Purba Bardhaman West Bengal-713301