



NOTICE OF SALE

Branch: B K Pal Avenue Branch

Phone No: 03325307911

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. Smt. Neeta Jaiswal W/O Late Ranjit Jaiswal 3B Guru Prasad Chaudhary lane, Thanthania Kali Bari, P.O- Bedonstreet, P.S-Armerest street, Kolkata-700006 Also at Flat Being No-3C ,3rd floor in BLOCK "ORCHID" in "GRIHANGAN APARTMENT, CHINAR PARK ROAD, Municipal Holding AS/ 375/Block-B/12-13, Atghara, Kolkata-700136	2. Ms. Astha Jaiswal D/O Late Ranjit Jaiswal 3B Guru Prasad Chaudhary lane, Thanthania Kali Bari, P.O- Armerest street, Kolkata-700006 Also at Flat Being No-3C ,3rd floor in BLOCK "ORCHID" in "GRIHANGAN APARTMENT, CHINAR PARK ROAD, Municipal Holding AS/ 375/Block-B/12-13, Atghara, Kolkata-700136
1. Ms. Muskan Jaiswal D/O Late Ranjit Jaiswal 3B Guru Prasad Chaudhary lane, Thanthania Kali Bari, P.O- Armerest street, Kolkata-700006 Also at Also at Flat Being No-3C ,3rd floor in BLOCK "ORCHID" in "GRIHANGAN APARTMENT, CHINAR PARK ROAD, Municipal Holding AS/ 375/Block-B/12-13, Atghara, Kolkata-700136	2. Mr. Pratham Jaiswal S/O Late Ranjit Jaiswal 3B Guru Prasad Chaudhary lane, Thanthania Kali Bari, P.O- Armerest street, Kolkata-700006 Also at Also at Flat Being No-3C ,3rd floor in BLOCK "ORCHID" in "GRIHANGAN APARTMENT, CHINAR PARK ROAD, Municipal Holding AS/ 375/Block-B/12-13, Atghara, Kolkata-700136

Sub: Loan account – Mr. Ranjit Jaiswal (since deceased) and Mrs. Neeta Jaiswal (A/C- 50411736407 /50426172260 with Indian Bank B K Pal Avenue Branch)

Mr. Ranjit Jaiswal (since deceased) and Smt. Neeta Jaiswal having address at 3B Guru Prasad Chaudhary lane, Thanthania Kali Bari, P.O- Bedonstreet, P.S-Armerest street, Kolkata-700006, Also At Flat being No-3C ,3rd floor in BLOCK "ORCHID" in "GRIHANGAN APARTMENT, CHINAR PARK ROAD, Municipal Holding AS/375/Block-B/12-13, Atghara, Kolkata-700136 availed Home Loan facility from Indian Bank, B K Pal Avenue Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr. Ranjit Jaiswal (since deceased) and Smt. Neeta Jaiswal failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 07.05.2024 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), Smt. Neeta Jaiswal and other legal heir(s) of Late Ranjit Jaiswal-Astha Jaiswal, Muskan Jaiswal and Pratham Jaiswal liable to the Bank to pay the amount due to the tune of **Rs.76,26,886.00 (Rupees Seventy-Six Lakh Twenty-Six Thousand Eight Hundred Eighty-Six Only)** as on 07.05.2024 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 07.05.2024.

कृत/For इलाहाबाद / ALLAHABAD

अधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, कोलकाता केंद्र / Zonal Office, Kolkata Central



As Smt. Neeta Jaiswal and other legal heir(s) of Late Ranjit Jaiswal - Astha Jaiswal, Muskan Jaiswal and Pratham Jaiswal failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 19.02.2026 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 9 (1) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 07.05.2024 is Rs.76,26,886.00 (Rupees Seventy-Six Lakh Twenty-Six Thousand Eight Hundred Eighty-Six Only) with further interest, costs, other charges and expenses thereon from 08.05.2024.

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 07.08.2026 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 25.07.2026 to 06.08.2026 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://baanknet.com>) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 24.07.2026 to 07.08.2026 From 10.00 am to 5.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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://baanknet.com>) **for depositing in bidders Global 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.

कृते / For  Indian Bank

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.

अधित अधिवासी / Authorized Officer
अंचल कार्यालय, कोलकाता मध्य / Zonal Office, Kolkata Central

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 auction 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
50125920355, INDIAN BANK	Branch: SALT LAKE BRANCH ,IFSC: IDIB000S147

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.

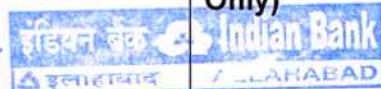
This Notice is without prejudice to any other remedy available to the Secured Creditor.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Mortgage Assets	Description of	Reserve Price (Rs.)	EMD (Rs.)	Date, Time for e auction and Property ID No. Bid Increment Amount	Prior Encum brance
	All that part and parcel of a self-contained flat marble flooring Residential Flat being No-3C having super built up area of 1560 sqft more or less on the North West side of the third floor in BLOCK "ORCHID" in "GRIHANGAN APARTMENT" and a medium size cemented floor car parking space on the ground floor of the new building at Chinar Park Road constructed over Municipal Holding AS/375/Block-B/12-13, Atghara, Kolkata-700136 JL No-10, RS No-133, Touzi No-172 comprised I of RS/LR Dag Nos-214&215 appertaining to Khatiyani No. 2251, 2253, 2258, 2259, 2262, 2279, 2261, 2263, 2264, 2281, 2290, 2271, 2267, 2255, 2256,	66,53,000.00 (Rupees Sixty-Six Lakh Fifty Three Thousand Only)	6,65,300.00 (Rupees One Six Lakh Sixty Five Thousand Three Hundred Only)	Date of auction: 07.08.2026 Time of auction: 11:00 to 17:00 Prop Id: IDIB50411736407A Bid Increment Amount: Rs. 10,000.00 (Rupees Ten Thousand Only)	Not Known

कृति / For



अधिकृत अधिकारी / Authorised Officer

अंचल कार्यालय, कलकत्ता मध्य / Zonal Office, Kolkata Central

[Signature]



2266, 2274, 2275, 2269, 2254, 2282, 2276, 2277, 2278, 2287, 2265, 2260, 2262, 2270, 2285, 2286, 2287, 2289, 2280, 2272, 2288, 2268, 2273, 2284 & 2283 under Police Station Rajarhat, ADSR Rajarhat within the Limit of Rajarhat Gopalpur Municipality in ward No-09 in the District of North 24 Parganas together with undivided proportionate share of land vide Registered Deed of conveyance No-I-190411960/2017 dated 01.12.2017 in the name of Ranjit Jaiswal & Mrs. Neeta Jaiswal. Boundary of the Building: On the North: By 15ft wide connected to New Township Road (Chinar Park), On the South: By RS Dag No-213, On the East: By 12ft wide Road, On the West: By RS Dag No-134/884.

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 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd, please contact support.BAANKNET@psballiance.com and for 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 help desk number 8291220220.

कृते / For



Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Kolkata
Date: 20.07.2026

अधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, कोलकाता प्रमुख / Regional Office, Kolkata Central
AUTHORISED OFFICER