

**APPENDIX- IV-A [See proviso to rule 8 (6)]
Sale Notice for sale of immovable property**

E-Auction Sale Notice for Sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 **CENTRAL BANK OF INDIA, AGARTALA BRANCH**, the physical possession of which has been taken by the Authorized Officer of CENTRAL BANK OF INDIA, Agartala Branch (Secured Creditor), will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **14-08-2026, (Between 4 pm to 5 pm)** for recovery of **Rs. 461,500/- (Rupees Four lakhs sixty one thousand five hundred only)** due to the CENTRAL BANK OF INDIA, Agartala Branch (Secured Creditor) as on **30-07-2026** and further interest and cost thereon minus recovery from **Mr Sanjit Lal Roy (Principal Borrower), Mr. Ajit Lal Roy (Guarantor) and Mr. Gouranga Ch Saha (Guarantor)**

The Reserve Price will be **Rs.4,61,500/- (Rupees Four lakhs sixty one thousand five hundred only)** and the earnest money deposit will be **Rs. 46,150/- (Forty six thousands one hundred fifty rupees only) @10% of Reserve Price.**

The borrower may redeem the security assets by settling the outstanding dues of the bank.

Last date for submission of bid with EMD: 14-08-2026 before 4:30 P.M.

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY:-

Equitable Mortgage of landed property having area of 1728 sq. ft. covered by Dag no 15891 bearing Khatian Number 4352, Sale deed / gift deed no. I-7853 dated 03.07.2006 located at Bankumari, Saha Para (End), Jogendranagar, Agartala, West Tripura in the name of Mr. Gouranga Ch Saha

Boundaries: (As per Actual)

**North: Gopal Saha
South: Kutcha Road
East: Bijoy Acharjee & Road
West: Ashok Saha & Others**

Terms and Conditions of E-Auction Sale

The Sale shall be subject to rules/conditions/prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

1. **E-Auction is being held on “As is where is”, “As is what is” and “Whatever there is” basis.**
2. **The Authorized Officer/Bank reserves the right to postpone /cancel or vary any of terms and conditions of the auction without assigning any reason thereof.**
3. **Sale is subject to confirmation by the Bank/ Authorized Officer.**
4. **The Sale shall be subject to rules/conditions/prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**
5. **The inspection of property put on auction will be permitted to interested bidders at sites between 10:00 AM to 5:00 PM on working days.**
6. **For detailed terms and conditions of the sale, please refer to the link provided in CENTRAL BANK OF INDIA (Secured Creditor's) website i.e. www.centralbankofindia.co.in.**

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers/Guarantors/ Mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

**Date: 30-07-2026
Place: Agartala**

**Authorized Officer
Central Bank of India
Mobile no: 9957921411**