

Ref No. ZO/KolSouth/REC/2026-27/101

Zonal Office : Kolkata South
Branch : Kidderpore

Dated: 21.09.2026

NOTICE OF SALE

Notice of intended sale under Rule 8(6) 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. Sukaina Textile (Borrower) (Prop: Shadab Hussain) Shop No. B12, New Z Rahaman Market Domjur, Bankra, Howrah, Pin-711403	2. Mr. Shadab Hussain (Borrower/Mortgagor) Proprietor of M/s Sukaina Textile S/o- Sikandar Mirza Premises No. B-27, Iron Gate Road PO & PS- Garden Reach, Kolkata-700024
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Sub: Loan account – M/s. Sukaina Textile (A/C No – 6133260421 , A/C No – 6890829018) with Indian Bank Kidderpore branch

M/s. Sukaina Textile (Borrower) (Prop: Shadab Hussain) at Shop No. B12, New Z Rahaman Market Domjur, Bankra, Howrah, Pin-711403 **and Mr. Shadab Hussain (Borrower/Mortgagor)** Proprietor of M/s Sukaina Textile S/o- Sikandar Mirza Premises No. B-27, Iron Gate Road PO & PS- Garden Reach, Kolkata-700024 availed CC and TL facilities from **Indian Bank, Kidderpore Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties. **M/s. Sukaina Textile (Borrower)** (Prop: Shadab Hussain) at Shop No. B12, New Z Rahaman Market Domjur, Bankra, Howrah, Pin-711403 **and Mr. Shadab Hussain (Borrower/Mortgagor)** Proprietor of M/s Sukaina Textile S/o- Sikandar Mirza Premises No. B-27, Iron Gate Road PO & PS- Garden Reach, Kolkata-700024 failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **29.05.2025** 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), Mortgagor, Guarantor(s) of **CC and TL of M/s. Sukaina Textile (Borrower)** (Prop: Shadab Hussain) at Shop No. B12, New Z Rahaman Market Domjur, Bankra, Howrah, Pin-711403 **and Mr. Shadab Hussain (Borrower/Mortgagor)** Proprietor of M/s Sukaina Textile S/o- Sikandar Mirza Premises No. B-27, Iron Gate Road PO & PS- Garden Reach, Kolkata-700024 to pay the amount due to the tune **Rs 58,50,912.48/- (Rupees Fifty Eight lacs Fifty Thousand Nine Hundred Twelve Rupees & forty eight paisa Only) as on 29.05.2025** and with further interest, costs, other charges and expenses thereon till realization of dues. All of you failed to make payment despite Demand Notice dated **29.05.2025**.

As **M/s. Sukaina Textile (Borrower)** (Prop: Shadab Hussain) at Shop No. B12, New Z Rahaman Market Domjur, Bankra, Howrah, Pin-711403 **and Mr. Shadab Hussain (Borrower/Mortgagor)** Proprietor of M/s Sukaina Textile S/o- Sikandar Mirza Premises No. B-27, Iron Gate Road PO & PS- Garden Reach, Kolkata-700024 failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **06.01.2026** 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.

अथित अधिकारी / Authorized Officer
 इंडियन बैंक / INDIAN BANK
 ऑचलिक कार्यालय, कोलकाता साउथ
 Zonal Office, Kolkata South

As per Rule 6 (2), Rule 8(6) and 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 **Rs 58,50,912.48/- (Rupees Fifty Eight lacs Fifty Thousand Nine Hundred Twelve Rupees & forty eight paisa Only) as on 29.05.2025** 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 28.10.2026 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 **24.09.2026 to 27.10.2026 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://ibapi.in> and www.mstcecommerce.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from **24.09.2026 to 27.10.2026** from 10.00am to 7.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) 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 **27.10.2026** i.e 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://www.mstcecommerce.com/auctionhome/ibapi>) 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.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.

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 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
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अधिकृत अधिकारी / Authorized Officer
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आंचलिक कार्यालय, कोलकाता साउथ
Zonal Office, Kolkata South



A/c No- 50125920355
A/c Name- ZO Kolkata Metro

Indian Bank
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 (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-ScheduleA	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Equitable mortgage of All that Piece and Parcel of land and building constructed there on measuring more or less One Cottah and 6 ½ Chittacks be a little more or less having covered area 450 sq.ft vacant courtyard area 562 sq.ft situated at B-27, Iron Gate Road, under Kolkata Municipal Corporation Ward No.134 appertaining to Plot No.403, Khatian No.158, Sheet No.118, Mouza -Garden Reach P.S-Garden Reach, Kolkata-700024, District-South 24 Parganas, registered in Book-I, Vol No.I, Page from 1 to 19, being no.12930 of 2007 registered at the Additional Registrar of Assurance Office -I Kolkata, property being in the name of Mirza Shadab Hussain S/o Sikandar Mirza.	Rs 16,00,890/- (Rupees Sixteen Lakh Eight Hundred Ninety only)	Rs 1,60,089/- (Rupees One Lakh Sixty Thousand and Eighty Nine Rupees only) to be deposited on or before the E-Auction date and time in the portal.	Date:- 28.10.2026 Time:- 11.00 AM to 4.00 P.M Property ID No.- IDIB6133260421 Incremental Bid Amount : Rs 10,000/- (Rs Ten Thousand only)	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

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Zonal Office, Kolkata South

Boundary : North: By Premises B-28, Iron Gate Road South : By Land and House of Nazir Hossain East : By Premises No.B-15, Iron Gate Road of Kalin & Others West: By Land and House of Ghulam Hossain middle portion of B-27, Iron Gate Road, Kolkata-700024				
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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, Unit 1, 3rd Floor VIOUS Commercial Tower Near Wadala Truck Terminal, Wadala East Mumbai-400037 (Contact Phone No. 8291220220, email ID:-support.ebkay@psballiance.com)

For property details and photograph of the property and auction terms and conditions please visit: 1) www.indianbank.in and 2) <https://baanknet.com> for clarifications related to this portal, please contact help line number „8291220220“.

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

The borrowers/Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenues.

Place: Kolkata

Date: 21.09.2026

अधिकृत अधिकारी / Authorised Officer
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 आंचलिक कार्यालय, कोलकाता
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