

 ALLAHABAD आपका अपना बैंक/YOUR OWN BANK ई-मेल/ E-mail: kandi@indianbank.bank.in	KANDI BRANCH Nutanhat Thana Road Po Ps Kandi Dist Murshidabad West Bengal Pin 742137 E-Mail: kandi@indianbank.bank.in DATE: 07.10.2026
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NOTICE OF INTENDED SALE
(Annexure A)

Notice of intended 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.

To,

1. Borrower: M/s H. S. Agro Layer Farm (Partner-1: Mr. Babar Ali & Partner-2: Mr. Iyaruddin Sekh) Address: Vill Po Kundal Ps Burwan Dist Murshidabad Pin 742168
2. Partner/Mortgagor/Guarantor: Mr. Babar Ali So Late Inal Hoque Vill Katna Po Nabadurga Ps Burwan Dist Murshidabad Pin 742168
3. Partner/Mortgagor/Guarantor: Mr. Iyaruddin Sekh So Kalu Sekh Vill Baliahat Po Kandi Balia Ps Khargram Dist Murshidabad Pin 742137

Sub: Your Loan accounts- M/s H. S. Agro Layer Farm (Partner-1: Mr. Babar Ali & Partner-2: Mr. Iyaruddin Sekh) (Term Loan A/C No. 50513097203, GECLS A/C No. 7006370805, GECLS EX A/C No. 7351837573) with Indian Bank, Kandi Branch, Dist- Murshidabad, West Bengal

M/s H. S. Agro Layer Farm (Partner-1: Mr. Babar Ali & Partner-2: Mr. Iyaruddin Sekh) availed (Term Loan A/C No. 50513097203, GECLS A/C No. 7006370805, GECLS EX A/C No. 7351837573) facilities from Indian Bank, Kandi Branch, Dist Murshidabad, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". – M/s H. S. Agro Layer Farm (Partner-1: Mr. Babar Ali & Partner-2: Mr. Iyaruddin Sekh) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 15.05.2024 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 (1) Borrower: M/s H. S. Agro Layer Farm (Partner-1: Mr. Babar Ali & Partner-2: Mr. Iyaruddin Sekh) Address: Vill Po Kundal Ps Burwan Dist Murshidabad Pin 742168, (2) Partner/Mortgagor/Guarantor: Mr. Babar Ali So Late Inal Hoque Vill Katna Po Nabadurga Ps Burwan Dist Murshidabad Pin 742168, (3) Partner/Mortgagor/Guarantor: Mr. Iyaruddin Sekh So Kalu Sekh Vill Baliahat Po Kandi Balia Ps Khargram Dist Murshidabad Pin 742137 liable to the Bank to pay the amount due to the tune of Rs.1,74,48,387.00 (Rupees One Crore Seventy Four Lakh Fourty Eight Thousand Three Hundred Eighty Seven Only) as on 15.05.2024 with further interest, costs, other charges and expenses thereon. Both of them failed to make payment despite Demand Notice dated 15.05.2024.

As All of them failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 16.05.2025 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, 15 days notice of intended sale is required for Subsequent(Second) auction and hence we are issuing this notice.

The amount due as on as on 07-10-2026 is Rs. 242,35,830.00 (Rs. Two Crore Forty-Two Lakh Thirty-Five Thousand Eight Hundred and Thirty Only) (BB Rs. 153,39,992.58 & MOI+MLE+MOX Rs. 88,95,837.42) with further interest, costs, other charges and expenses there on from 07-10-2026.

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.

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The date of SUBSEQUENT 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 09.10.2026 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://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 09.10.2026 to 27.10.2026 from 10.00 am to 7.00 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 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://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.

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 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
A/C NO: 98741097681	BRANCH: Kandi
A/C NAME: ROUTING ACCOUNT INDIAN BANK	IFSC – IDIB000C642

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.

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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
Property: All that part & parcel of land and construction there upon vide registered mortgage deed No. 228/2020, Dated 10.01.2020 at JL No 012 Mouza Kundal Ps Burwan situated at Mouza- Kundal JL No. 012 Ps Burwan under Kalyanpur-II G.P. (Gram Panchayat) Dist- Murshidabad WB-742168 with following details.	Rs. 92.00 Lac	Rs. 9.20 Lac	28-10-2026 From 11.00 am. To 05.00 pm. IDIB30295237019	Nil
Khatian No 2477 Rs Plot No 587 LR Plot No 788 Total Area : 60.75 Decimal Classification Poultry (Layer Farming) in the name of Mr. Iyaruddin Sekh So Kalu Sekh				
Khatian No 2476 Rs Plot No 587 LR Plot No 788 Total Area : 60.75 Decimal Classification Poultry (Layer Farming) in the name of Mr. Babar Ali So Late Inal Hoque				
Khatian No 2477 Rs Plot No 1129 LR Plot No 1146 Total Area : 2.00 Decimal Classification Aman in the name of Mr. Iyaruddin Sekh So Kalu Sekh				
Khatian No 2477 Rs Plot No 1125 LR Plot No 1145 Total Area : 0.75 Decimal Classification Aman in the name of Mr. Iyaruddin Sekh So Kalu Sekh				
Khatian No 2477 Rs Plot No 592 LR Plot No 785 Total Area : 0.25 Decimal Classification Aman in the name of Mr. Iyaruddin Sekh So Kalu Sekh				
Khatian No 2477 Rs Plot No 589 LR Plot No 782 Total Area : 1.00 Decimal Classification Aman in the name of Mr. Iyaruddin Sekh So Kalu Sekh				
Khatian No 2477 Rs Plot No 588 LR Plot No 781 Total Area : 2.00 Decimal Classification Aman in the name of Mr. Iyaruddin Sekh So Kalu Sekh				
Khatian No 2476 Rs Plot No 588 LR Plot No 781 Total Area : 2.00 Decimal Classification Aman in the name of Mr. Babar Ali So Late Inal Hoque				
Khatian No 2476 Rs Plot No 1125 LR Plot No 1145 Total Area : 0.75 Decimal Classification Aman in the name of Mr. Babar Ali So Late Inal Hoque				
Khatian No 2476 Rs Plot No 592 LR Plot No 785 Total Area : 0.25 Decimal Classification Aman in				

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the name of Mr. Babar Ali So Late Inal Hoque Khatian No 2476 Rs Plot No 589 LR Plot No 782 Total Area : 1.00 Decimal Classification Aman in the name of Mr. Babar Ali So Late Inal Hoque Khatian No 2476 Rs Plot No 588 LR Plot No 781 Total Area : 2.00 Decimal Classification Aman in the name of Mr. Babar Ali So Late Inal Hoque				
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Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037 (Contact Phone 8291220220, email ID:- support.ebkay@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website (<https://baanknet.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 line number 'Contact Phone 8291220220, email ID:- support.ebkay@psballiance.com

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

 **INDIAN BANK**

Authorised Officer
Cum Chief Manager
AUTHORISED OFFICER

Place: Kandi
Date: 07-10-2026