a/c

इण्डियन ओवरसीज़ बैंक
ইন্ডিয়ান ওভারসীজ ব্যাঙ্ক

Indian Overseas Bank
Asset Recovery Management Branch
No.9, 1st Floor, Chittranjan Avenue,
Chowringhee, Kolkata-700072

Email- iob1996@iob.bank.in

Phone No: 8925951996
Date: 06.11.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To,
The Borrower/Mortgagor/Guarantor

1.M/s Maa Sarada Enterprise Proprietor- Sri. Bijit Kumar Basu, S/o.- Sri. Bishwanath Basu 12/2, Patwar Bagan Lane, Kolkata-7000009 [Borrower] Also at: - C11, School Road, Sodepur, 24 Parganas (North), West Bengal- PIN-700110,	2.Sri. Bijit Kumar Basu (S/o. - Sri. Bishwanath Basu) Proprietor- M/s Maa Sarada Enterprise C11, School Road, Sodepur, PIN-700110, 24 Parganas (North), West Bengal (Proprietor/Mortgagor)
3.Mrs. Madhumita Basu (W/o. Sri. Bijit Kumar Basu) C11, School Road, Sodepur, 24 Parganas (North), West Bengal PIN-700110 [Guarantor]	

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.

2. Please refer to the possession notice dated **25.05.2017** issued to you regarding, taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice made on **28.05.2017** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.

3. You, the above named borrowers / mortgagors / guarantors have failed to pay the dues in full save and except payments amounting to Rs NIL after the issuance of demand notice dated **02.02.2017** Hence, it is proposed to sell the secured assets mentioned in the Schedule

INDIAN OVERSEAS BANK Kolkata Authorised Officer

below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

4. After appropriating the aforesaid repayments, the dues in the loan account as on **06.11.2026** is **Rs. 90,75,385.00 [Rupees ninety Lakhs seventy five Thousand three Hundred eighty five Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **26.11.2026** between **01.00 P.M. and 03.00 P.M.** with auto extension of **5** minutes through e-auction using **https://baanknet.com/ (web portal of e-auction service provider)**

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection. last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Financial Express (daily) and AAJKAL (daily)** shortly. A copy of the proposed paper publication is also enclosed.

DESCRIPTION OF THE IMMOVABLE PROPERTY
All the piece and Parcel of ground Floor of the three Storied Building measuring 966 square feet together with common areas and facilities & common passage provided to said building and also together with undivided and importable 1/3rd proportionate share of land measuring 1cottah of the entire land measuring 3 cottah under Mouza- Sodepur,J.L. No-8, R.S.No-45,Touzi Number -178,Khatian No-200, Dag No-236/435, under Panihati Municipality, Holding No- 59, School Road within Panihati Municipality, P.S. Khardah, North 24 Parganas, kolkata-700110, which is butted and bounded by – **North: School Road** **South: Property of Mr.Basu** **East : House of Smt.Sunita Ghosh** **West : House of Sashini Das Gupta & Others** **Property stands in the name of Sri Bijit Kumar Basu, S/o. Sri Biswanath Basu**

Yours Faithfully

Authorised officer

Encl:

1. E-auction notice containing terms and conditions

2. Proposed paper publication of E-auction notice

INDIAN OVERSEAS BANK

Asset Recovery Management Branch , No.9, 1st Floor Chittranjan Avenue, Chowringhee, Kolkata-700072 . (Email- iob1996@iob.bank.in , Phone No: 8925951996)

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of Indian Overseas Bank has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS'** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal **https://baanknet.com/ (web portal of e-auction of service provider)**

Name and Address of the Borrower, Mortgagor, Guarantor:-

1.M/s Maa Sarada Enterprise Proprietor- Sri. Bijit Kumar Basu, S/o.- Sri. Bishwanath Basu 12/2, Patwar Bagan Lane, Kolkata-7000009 [Borrower] Also at: - C11, School Road, Sodepur, 24 Parganas (North), West Bengal- PIN-700110,	**2.Sri. Bijit Kumar Basu (S/o. - Sri. Bishwanath Basu) Proprietor- M/s Maa Sarada Enterprise C11, School Road, Sodepur, PIN-700110, 24 Parganas (North), West Bengal (Proprietor / Mortgagor)**
3.Mrs. Madhumita Basu (W/o. Sri. Bijit Kumar Basu) C11, School Road, Sodepur, 24 Parganas (North), West Bengal PIN-700110 [Guarantor]	

Date of NPA: **30.09.2016**

Date of Demand notice: **02.02.2017**

Dues claimed in Demand Notice: Rs. **25,13,156/-** as on **02.02.2017** with further interest & costs

Date of possession notice:- **25.05.2017**, Physical Possession taken on **23.11.2022**

Dues claimed in Possession Notice: Rs. **27,03,249/-** as on **25.05.2017** with further interest & costs

"Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc):- Not known to the Bank

"Bank's dues have priority over the statutory dues"

DESCRIPTION OF THE IMMOVABLE PROPERTY
All the piece and Parcel of ground Floor of the three Storied Building measuring 966 square feet together with common areas and facilities & common passage provided to said building and also together with undivided and importable 1/3rd proportionate share of land measuring 1cottah of the entire land measuring 3 cottah under Mouza-Sodepur,J.L. No-8, R.S.No-45,Touzi Number -178,Khatian No-200, Dag No-236/435, under PanihatiMunicipality, Holding No- 59, School Road within Panihati Municipality, P.S. Khardah, North 24 Parganas, kolkata-700110, which is butted and bounded by – **North: School Road** **South: Property of Mr.Basu** **East : House of Smt. Sunita Ghosh** **West : House of Sashini Das Gupta & Others** **Property stands in the name of Sri Bijit Kumar Basu, S/o. Sri Biswanath Basu**

Date and time of e-auction	**26.11.2026 between 01.00 P.M. to 03.00 P.M.** with auto extension of **05** minutes each till sale is completed.
Reserve Price	**Rs. 12,00,000/-**
Earnest Money Deposit	**Rs. 1,20,000/-**
Bid Multiplier	**Rs. 25,000/-** (the amount in multiples of which the bid is to be increased)
Inspection of property	**20.11.2026** between **12.00 Noon and 03.00 P.M.**
Submission of online application for bid with EMD	**10.11.2026** onwards (date of publication of sale notice to be given)
Last date for submission of online application for BID with EMD	**25.11.2026 upto 04.00 P.M.**
Known Encumbrance if any	NIL
*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not known

For terms and conditions Please visit:

https://www.lob.in/e-Auctions.aspx
https://www.publishtenders.gov.in
https://baanknet.com/ (web portal of e-auction of service provider)

Date: 06.11.2026
Place: Kolkata

Authorised Officer
Indian Overseas Bank

INDIAN OVERSEAS BANK

Asset Recovery Management Branch, No.9, 1st Floor, Chittranjan Avenue, Chowringhee, Kolkata-700072. (Email- iob1996@iob.bank.in, Phone No: 8925951996)

e-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT. 2002

Whereas M/s. **Maa Sarada Enterprise** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on **02.02.2017** calling upon the below mentioned borrowers/Mortgagors/Guarantors of M/s **Maa Sarada Enterprise** to pay the amount due to the Bank, being **Rs. 25,13,156/- (Rupees Twenty Five Lakh Thirteen Thousand One Hundred Fifty Six Only)** as on **02.02.2017** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within **60** days from the date of receipt of the said notice.

Borrowers/Mortgagors/Guarantors :-

1.**M/s Maa Sarada Enterprise** Proprietor- Sri. Bijit Kumar Basu, S/o.- Sri. Bishwanath Basu 12/2, Patwar Bagan Lane, Kolkata-7000009 **[Borrower]** Also at: - C11, School Road, Sodepur, PIN-700110, 24 Parganas (North), West Bengal	**2.Sri. Bijit Kumar Basu** **(S/o. - Sri. Bishwanath Basu)** Proprietor- M/s Maa Sarada Enterprise C11, School Road, Sodepur, PIN-700110, 24 Parganas (North), West Bengal **(Proprietor / Mortgagor)**
3.Mrs. Madhumita Basu **(W/o. Sri. Bijit Kumar Basu)** C11, School Road, Sodepur, PIN-700110, 24 Parganas (North), West Bengal **[Guarantor]**	

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **25.05.2017** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs. 27,03,249/- (Rupees Twenty Seven Lakhs Three Thousand Two Hundred Forty Nine Only)**

as on **25.05.2017** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on **06.11.2026** works out to **Rs. 90,75,385/-**
(Rupees Ninety Lakhs Seventy Five Thousand Three Hundred Eighty Five Only) after reckoning repayments, if any, amounting to Rs. **Nil** subsequent to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the piece and Parcel of ground Floor of the three Storied Building measuring 966 square feet together with common areas and facilities & common passage provided to said building and also together with undivided and importable 1/3rd proportionate share of land measuring 1cottah of the entire land measuring 3 cottah under Mouza-Sodepur,J.L. No-8, R.S.No-45,Touzi Number -178,Khatian No-200, Dag No-236/435, under PanihatiMunicipality, Holding No- 59, School Road within Panihati Municipality, P.S. Khardah, North 24 Parganas, kolkata-700110, which is butted and bounded by –
North: School Road
South: Property of Mr. Basu
East : House of Smt. Sunita Ghosh
West : House of Sashini Das Gupta & Others
Property stands in the name of Sri Bijit Kumar Basu, S/o. Sri BiswanathBasu

Date and time of e-auction	**26.11.2026 between 01.00 P.M. to 03.00 P.M.** with auto extension of **05** minutes each till sale is completed.
Reserve Price	**Rs. 12,00,000/-**
Earnest Money Deposit	**Rs. 1,20,000/-**
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of **"Indian Overseas Bank , Asset Recovery Management Branch"** Branch" to the credit of A/C no. 19960113035001 Indian Overseas Bank. **Asset Recovery Management Branch, No. 9, 1st Floor Chittranjan Avenue, Chowringhee, Kolkata-700072** (full address of the Branch to be given) Branch Code:-1996 IFSC Code-I**OBA0001996**
Bid Multiplier	**Rs. 25,000/-** (the amount in multiples of which the bid is to be increased)
Inspection of property	**20.11.2026** between **12.00 Noon and 03.00 P.M.**
Submission of online application for bid with EMD	**10.11.2026** onwards (date of publication of sale notice to be given)
Last date for submission of online application for BID with EMD	**25.11.2026 upto 04.00 P.M.**
Known Encumbrance if any	NIL

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not known

***Bank's dues have priority over the Statutory dues.**

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank's approved service provider M/s **baanknet.com** under the supervision of the Authorized Officer of the Bank.

2. E-auction bid document containing online e-auction bid form, declaration. general terms and conditions of online auction sale are available in **https//baanknet.com/** (service provider's website).

3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at **https//baanknet.com/** for address/phone no/e-mail.

4. Bids in the prescribed formats shall be submitted "online" through the portal **https//baanknet.com/** website along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before **4.00 PM on 25.11.2026** .

5. The EMD and other deposits shall be remitted through EFT/NEFT/RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

6. Bids without EMD shall be rejected summarily.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of **120** Minutes with auto extension time of **05** minutes each till the sale is concluded.

8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.

10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

11. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
12. The property is being sold on 'as is where is' and 'as is what is' basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

13. As regards the Statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, Statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

14. Sale is subject to confirmation by the secured creditor.

15. EMD of unsuccessful bidders will be returned through EFT/NEFT/RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.

16. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. **The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.**

17. In compliance with Section 194 IA of the Income tax Act, 1961 income tax @1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

"In case of any sale / transfer of immovable property of Rupees Fifty lakhs above, the transferee has to pay an amount equal to 1% of the and consideration as Income Tax.

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, **Asset Recovery Management Branch , No.9, 1st Floor, Chittranjan Avenue Chowringhee, Kolkata-700072** during office hours, Phone no. or the Bank's approved service provider **https//baanknet.com/** (email id- support.baanknet@psballiance.com, Toll free No.-8291220220)

PLACE: Kolkata
DATE: 06.11.2026

Authorised Officer
Indian Overseas Bank