O/C

इण्डियन ओवरसीज़ बैंक
ইন্ডিয়ান ওভারসীজ ব্যাঙ্ক
Indian Overseas Bank
Asset Recovery Management Branch
No.9, I 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

M/S ACE MARKETING & SERVICES 7/T, Cornfield Road Kolkata -700019	Mrs Rani Gandhi Legal Heirs of Late Gitashree Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040
Mrs Rani Gandhi Legal Heirs of Late Gitashree Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	Mrs Rani Gandhi Legal Heirs of Late Sudhish Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040
Mrs Rani Gandhi Legal Heirs of Late Sudhish Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	Mrs Rani Gandhi Legal Heirs of Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040
Mrs Rani Gandhi Legal Heirs of Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	Mrs Rani Gandhi Legal Heirs of Late Sangita Bose W/o Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040

Mrs Rani Gandhi **Legal Heirs of Late Sangita Bose** **W/o Late Supratim Bose** **(Deceased Mortgagor/Guarantor)** **Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040**	

Sir.

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 **29.01.2026** 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 in **Choice Times** (Daily) and **Lipi** (Daily) on **04.02.2026** 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/Recovery amounting to **Rs. 28,93,350/-** after the issuance of demand notice dated **12.08.2025 and 09.10.2025** Hence, it is proposed to sell the secured assets mentioned in the Schedule 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 **4,20,23,660/- (Rupees Four Crore Twenty Lakh Twenty Three Thousand Six Hundred Sixty 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 **1.00 PM and 3.00 PM** 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.



Schedule of Secured Assets	
Equitable Mortgage	All that piece and parcel of a Flat being No 2 on the second floor admeasuring 1794 Sq Feet Super built up area a little more or less together with one car parking space on the ground level together with undivided share or interest in the land attributable to the said flat No 2 and car parking space in 45E/15A Manik Bandopadhyaya Sarani Kolkata as per Original Sale deed No 00062 dtd 23rd July 2004 in the name of Sudhish Bose, Gitashree Bose, Supratim Bose and Sangeeta Bose Boundaries : On the North : By 45/D/8 Manik Bandopadhyaya Sarani On the East : By 6.096 Metre wide Corporation Road On the South : By 6.096 wide Corporation Road On the West : By 46 E/15 Manik Bandopadhyaya Sarani

Yours Faithfully

Authorised officer

Enclosure:

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 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. The sale will be done by the undersigned through e-auction platform provided at the Web Portal **https://baanknet.com/ https://baanknet.com/ (web portal of e-auction of service provider)**

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

M/S ACE MARKETING & SERVICES (Borrower) 7/T, Cornfield Road Kolkata -700019	**Mrs Rani Gandhi Legal Heirs of Late Gitashree Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Gitashree Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	**Mrs Rani Gandhi Legal Heirs of Late Sudhish Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Sudhish Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	**Mrs Rani Gandhi Legal Heirs of Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	**Mrs Rani Gandhi Legal Heirs of Late Sangita Bose W/o Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Sangita Bose W/o Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	

Date of NPA: **30.06.2012**
Date of Demand notice: **12.08.2025 and 09.10.2025**
Dues claimed in Demand Notice: Rs. **62,19,157.68** as on **22.07.2014** with further interest & costs
Date of possession notice:- **29.01.2026**
Dues claimed in Possession Notice: Rs. **62,19,157.68** as on **22.07.2014** with further interest & costs

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description	Particular of Securities
Equitable Mortgage	**All that piece and parcel of a Flat being No 2 on the second floor admeasuring 1794 Sq Feet Super built up area a little more or less together with one car parking space on the ground level together with undivided share or interest in the land attributable to the said flat No 2 and car parking space in 45E/15A Manik Bandopadhyaya Sarani Kolkata as per Original Sale deed No 00062 dtd 23rd July 2004 in the name of Sudhish Bose, Gitashree Bose, Supratim Bose and Sangeeta Bose** **Boundaries :** **On the North : By 45/D/8 Manik Bandopadhyaya Sarani** **On the East : By 6.096 Metre wide Corporation Road** **On the South : By 6.096 wide Corporation Road** **On the West : By 46 E/15 Manik Bandopadhyaya Sarani.**

Reserve price: **Rs. 66,66,000/-(including 1% TDS)**, EMD: **Rs. 6,66,600/-**
Date & Time of auction: **26.11.2026** , From **01.00** PM upto **03.00** PM
Bid increase amount: Rs. **50,000/-**
Auto extension time: **5** minutes
Known Encumbrance if any: **NIL**
Inspection Date & Time: **20.11.2026** between **12.00 Noon and 04.00 PM**
"Bank's dues have priority over the Statutory dues"
For terms and conditions Please visit:
https://www.lob.in/e-Auctions.aspx
https://www.publishtenders.gov.in
https://baanknet.com/ 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, I 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. **Ace Marketing & Services** 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 **12.08.2025 and 09.10.2025** calling upon the below mentioned borrowers/Mortgagors/Guarantors of M/s **Ace Marketing & Services** to pay the amount due to the Bank, being **Rs. 62,19,157.68 (Rupees Sixty Two Lakh Nineteen Thousand One Hundred Fifty Seven & Paise Sixty Eight Only)** as on 22.07.2014 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:-

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

M/S ACE MARKETING & SERVICES (Borrower) 7/T, Cornfield Road Kolkata -700019	**Mrs Rani Gandhi Legal Heirs of Late Gitashree Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Gitashree Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	**Mrs Rani Gandhi Legal Heirs of Late Sudhish Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Sudhish Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	**Mrs Rani Gandhi Legal Heirs of Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**
Mrs Rani Gandhi Legal Heirs of Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 2, 45E/15A , Manik Bandopadhyaya Sarani, Kolkata 700040	**Mrs Rani Gandhi Legal Heirs of Late Sangita Bose W/o Late Supratim Bose (Deceased Mortgagor/Guarantor) Flat No 1 C, Premises No 9/8C, Moor Avenue, PS: Regent Park, Kolkata 700040**

Mrs Rani Gandhi **Legal Heirs of Late Sangita Bose** **W/o Late Supratim Bose** **(Deceased Mortgagor/Guarantor)** **Flat No 2, 45E/15A , Manik** **Bandopadhyaya Sarani, Kolkata 700040**	

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 **29.01.2026** 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. 62,19,157.68 (Rupees Sixty Two Lakh Nineteen Thousand One Hundred Fifty Seven & Paise Sixty Eight Only)** as on **22.07.2014** 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. 4,20,23,660/- (Rupees Four Crore Twenty Lakh Twenty Three Thousand Six Hundred Sixty Only)** after reckoning repayments, if any, amounting to **Rs. 28,93,350/-** 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.

SCHEDULE OF PROPERTY(IES) (Complete description of the security along with boundaries to be given)

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description	Particular of Securities
Equitable Mortgage	**All that piece and parcel of a Flat being No 2 on the second floor admeasuring 1794 Sq Feet Super built up area a little more or less together with one car parking space on the ground level together with undivided share or interest in the land attributable to the said flat No 2 and car parking space in 45E/15A Manik Bandopadhyaya Sarani Kolkata as per Original Sale deed No 00062 dtd 23rd July 2004 in the name of Sudhish Bose, Gitashree Bose, Supratim Bose and Sangeeta Bose** **Boundaries :** **On the North : By 45/D/8 Manik Bandopadhyaya Sarani** **On the East : By 6.096 Metre wide Corporation Road** **On the South : By 6.096 wide Corporation Road** **On the West : By 46 E/15 Manik Bandopadhyaya Sarani**

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. 66,66,000/- (Including 1% TDS)**
Earnest Money Deposit	**Rs. 6,66,600/-**
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** Branch Code:-1996 IFSC Code-**IOBA0001996**
Bid Multiplier	**Rs. 50,000/-** (the amount in multiples of which the bid is to be increased)
Inspection of property	**20.11.2026** between **12.00 noon and 04.00 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 PM**
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 the below mentioned 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 P.M.** 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 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** (name and full address of the Branch) during office hours,
Phone no or the Bank's approved service provider M/s **https//baanknet.com/** (name, phone no and e-mail address of the service provider to be given)

PLACE: Kolkata
DATE: 06.11.2026

Authorised Officer