बैंक ऑफ़ बड़ौदा
Bank of Baroda

NEW MARKET BRANCH

53D, Mirza Ghalib Street, Kolkata-700016, West Bengal

E-AUCTION SALE NOTICE

ANNEXURE-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ; "APPENDIX- IV-A [See proviso to Rule 8 (6) & or 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & or 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor's and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** basis for recovery of below mentioned account/s. The details of Borrower/s / Mortgagor / Guarantor/s / Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:–

Sr/ Lot No.	Name & address of Borrower/s/Guarantor/ s/ Mortgagor (s)	Detailed description of the Immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	Reserve Price / EMD amount / Bid Increase Amount	Status of Possession (Symbolic / Physical)	Property Inspection date & Time
1.	**M/s Lucky Housing Pvt Ltd** CIN: U4500WB2012PTC188441 82, Dwijen Mukherjee Road, 131, Behala, S 24 Pgs, West Bengal – 700060. **Mr. Sitansu Das S/o Jatindra Nath Das,** 47 Netaji Subhash Road, Behala, Parnashree, Kolkata – 700034. **Mrs. Swapna Banerjee,** Brahman Para, Marghurali, Jagatballavpur, West Bengal, Kolkata - 711414	**Equitable mortgage of residential flat being No 2B, on the 2nd floor North – South West Wide measuring 1200 Sq ft super build up area of the 5 storied building consisting of 3 bed room, one dining cum drawing, one kitchen, one toilet, one W.C, one balcony along with one covered car parking space on the ground floor measuring an area of 130 sq ft of the apartment "Namaskar" together with undivided proportionate share and interest of the land and the common amenities of the said building situated at Mouza Behala, J L No 2, under Khatian No 66 in the scheme plot No 410 at Munipal Premise No 60, Parnasree pally Road III, having its mailing address p-410, Parnashree Pally, Kolkata – 700060, Under ward No 131, Under police Station at Behala now Parnashree & Addl District Sub Registry office at Behala, in the district of South 24 Parganas – Property in the name of Mrs. Swapna Banerjee.** Property Bounded by - North – Open to Sky, South – Open to Sky, West – Open to Sky, East – Entrance, Lift and Staircase	Rs. 42,12,463.75 + Interest and charges w.e.f. 10.08.2024	30.11.2026 Time 2.00 pm to 6.00pm with unlimited extension of 10 minutes	Rs. 63,80,000/- / Rs. 6,38,000/- / Rs. 10,000/-	Symbolic	From 16.11.2026 to 20.11.2026 11.00am to 2.00 pm Concerned Officer Manas Kumar Mandal, Contact No 8617285180 with prior appointment

For detailed terms and conditions of sale, please refer/visit to the website link **https://www.bankofbaroda.bank.in/e-auction.htm** and **https://baanknet.com.** Also, prospective bidders may contact with the Authorised officer on **Tel.: 033 22837888, Mobile 8617285180**

1. The sale is subject to confirmation by the Secured Creditor Bank.
2. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
3. Bank will hand over the possession of property symbolically only and successful Auction bidder/purchaser will not claim physical possession from the bank.
4. Bank will not be responsible or duty bound for handing over of physical possession.
5. Successful Auction purchaser will not been titled to claim any interest, in any case of return of money.
6. Successful Auction purchaser has to submit the Declaration Cum Undertaking confirming the above terms & conditions immediately after e-Auction.
7. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the Bid EMD amount will be forfeited.

Date: 26.10.2026
Place :- Kolkata

For detailed terms and conditions

Manas Kumar Mandal,
Authorized officer, Bank of Baroda