ANNEXURE- B

Cossimbazar Branch	इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD (Erstwhile Allahabad Bank)	E-Mail : C642@indianbank.bank.in Date: 27.10.2026

APPENDIX- IV-A" [See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Constructive(Symbolic)/~~Physical~~** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **Cossimbazar Branch**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **09.12.2026**, for recovery of **Rs.81,75,631.00 (Rupees Eighty One Lakh Seventy Five Thousand Six Hundred and Thirty One Only) (Book Balance: Rs. 73,80,617.00 + MOI: Rs.6,74,648.00 + MOX: Rs.1,20,366.00) as on 27.10.2026** to the **Indian Bank Cossimbazar Branch**, Secured Creditor, from (Name and address of the borrower/guarantor).

1.Borrower : M/s Pabitra Engineering Works (Proprietor- : Mrs. Tamaya Saha Dutta Wo Deb Kumar Dutta

Address-1 : 18/N/50 AC Road Indraprastha Po Khagra Ps Berhampore Dist Murshidabad West Bengal Pin 742103 Mob No -9800508080

Address-2 : 7 AC Road Jorapukur Residency Indraprastha Po Khagra Ps Berhampore Dist Murshidabad Pin 742103 Mob No -9800508080

Address-3 : Daughter of Late Mani Mohan Saha 95/1 Pilkhana Road Ranibagan Po Ps Berhampore Dist Murshidabad Pin 742101 Mob No -9800508080

2.Proprietor cum Mortgagtor cum Guarantor : Mrs. Tamaya Saha Dutta Wo Deb Kumar Dutta

Address-1 : 7 AC Road Jorapukur Residency Indraprastha Po Khagra Ps Berhampore Dist Murshidabad Pin 742103 Mob No -9800508080

Address-2 : Daughter of Late Mani Mohan Saha 95/1 Pilkhana Road Ranibagan Po Ps Berhampore Dist Murshidabad Pin 742101 Mob No -9800508080

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

	Property-1
Detailed description of the Property	**Property-1:** In the District of Murshidabad under Ps Berhampore within JL no-95 Mouza Khagra Jaychandra Holding No 50/1 AC Road (South) Po Khagra Ps Berhampore Dist Murshidabad Pin 742103 an East facing Commercial Space bearing no. (G-A) measuring super built up area of 1150 Sqft (Out of which 766.66 Sqft vide Gift Deed No-I-9990/22 dated 26.05.2022 & 383.34 Sqft vide Sale Deed No- I-9998/22 dated 26.05.2022) on the Ground Floor of the (B+G+5) storied building named as "Pabitra Abasan" classification "Commercial" along with undivided impartible proportionate share of land in land area 21.60 Decimal out of 27.60 Decimal Classification "VIII" appertaining to holding no 50/1 AC Road (South) under Berhampore Municipality in Plot No RS-89 LR-1310

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	under Khatian No CS & RS 10 LR 2419 to 2424 & 3777 to 3782, Present LR 4464,4465,4466,4563/1 in the name of Mrs. Tamaya Saha (Dutta) Ps Berhampore ADSRO Berhampore DSR Murshidabad Dist Murshidabad West Bengal. **Building Boundary (as per valuation report):** North: 10 Feet Wide Road South: 15 Feet wide A C Road East: 15 Feet Wide A C Road West: High drain
Encumbrances on property if any	NIL
Reserve Price	Rs.1,00,66,500.00
EMD Amount	Rs.10,06,650.00
Bid incremental amount	Rs. 20000.00
Date and time of e-auction at the platform of e-auction Service Provider **(https://baanknet.com)**	09.12.2026 11.00 am to 05.00 pm.
Property ID No.	IDIB30623418359

Property-2	
Detailed description of the Property	**Property-2:** In the District of Murshidabad under Ps Berhampore within JL no-95 Mouza Khagra Jaychandra Holding No 7 AC Road By Lane 11 Po Khagra Ps Berhampore Dist Murshidabad Pin 742103 a Commercial Space bearing no. (I-A) measuring super built up area of 655 Sqft vide Sale Deed No- I-18867/22 dated 14.10.2022 on the First Floor of the (G+5) storied building & bearing no. (7) measuring super built up area of 228 Sqft vide Sale Deed No- I-18868/22 dated 14.10.2022 on the Ground Floor adjusant to the Tower No-8 of the building named as "Jorapukur Residency" classification "Commercial" along with undivided impartible proportionate share of land out of total area of land 16.50 Decimal (out of which land area 6.00 Decimal in Plot No RS-32/291 LR-108 Classification "Bari" & 10.50 Decimal in Plot No RS-32 LR-107 Classification "VITI") under Khatian No RS 56 LR 52 Present LR 3842,3843,3844,3845 appertaining to holding no 7 AC Road By Lane 11 under Berhampore Municipality in the name of Mrs. Tamaya Saha (Dutta) Ps Berhampore ADSRO Berhampore DSR Murshidabad Dist Murshidabad West Bengal. **Building Boundary (as per valuation report):** North: Open to Sky South: Staircase & lift East: Open to Sky West: Open to Sky
Encumbrances on property if any	NIL
Reserve Price	Rs.49,34,000.00
EMD Amount	Rs.4,93,400.00
Bid incremental amount	Rs. 20000.00
Date and time of e-auction at the platform of e-auction Service Provider **(https://baanknet.com)**	09.12.2026 11.00 am to 05.00 pm.
Property ID No.	IDIB30623418359A

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The intending Bidders/ Purchasers are requested to register with online portal **(https://baanknet.com)** using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **08.12.2026** i.e. before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. 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 e-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.

2. 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 confirmation of sale 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** A/C NAME: ROUTING ACCOUNT INDIAN BANK	BRANCH: **Zonal Office Berhampore** 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.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. 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.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform **(https://baanknet.com)** for e-Auction will be provided by 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.baanknet@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).

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/webpage portals (1) **(https://indianbank.co.in)** and (2) **(https://baanknet.com).**

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10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **(https://baanknet.com)**.

11. The intending Bidders / Purchasers are requested to register on portal **(https://baanknet.com)** using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, **Cossimbazar** Branch

19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

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Authorised Officer
Cum Chief Manager

Place: **Cossimbazar**
Date: 27.10.2026

Authorised Officer