NOTICE OF SALE

Branch: Dharamatolla
Phone No: 03322151417

Notice of sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1.M/S Custom Hiring Centre ***Address: Address: Village Basantpur ,*** ***Altara Chalkal PS Amta , P O Manikpura*** ***District Howrah -711 416***	***2.Mr. Kazi Sad Salim*** ***Flat No 3B, Premises No 1 Ramnath Mazumder*** ***Street , Kolkata-700 009*** ***Also at*** ***Village Basantpur , Altara Chalkal PS Amta*** ***P O Manikpura District Howrah -711 416***
3.Mrs. Nasrot Tania Khatun ***Address: Village Basantpur , Altara Chalkal*** ***PS Amta , P O Manikpura District Howrah - 711 416***	

Sub: Your LOAN ACCOUNT ACCOUNT M/S Custom Hiring Centre (Proprietorship Firm), Mr.Kazi Sad Salim (Borrower/Guarantor/Mortgagor) Account no. 7747420404 CIF No. 30259450349 and KAZI SAD SALIM Account no 50425925794 CIF No. 30259450349 30112888122 with Indian Bank Dharamtolla Branch – Reg.

M/S Custom Hiring Centre (Proprietorship Firm), Mr.Kazi Sad Salim *availed* credit Facility/ies from Indian Bank, Dharamtolla Branch, Kolkata, the repayment of which is secured by Mortgage /creation of security interest of schedule mentioned properties hereinafter referred to as “the Properties”. M/S Custom Hiring Centre (Proprietorship Firm), Mr. Kazi Sad Salim failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated 22.04.2026 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 Borrower (s), **M/S Custom Hiring Centre** (Proprietorship Firm), Mr. Kazi Sad Salim**,** Guarantor being the borrower/ Guarantor *liable* to the Bank to pay the amount due to the tune to **Rs.72,70,109.00** (**Rupees Seventy-Two Lakh Seventy Thousand One Hundred –Nine Only** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 22.04.2026

As **M/S Custom Hiring Centre (Proprietorship Firm), Mr.Kazi Sad Salim** being the Borrower / Guarantor/Mortgagor failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 10/07/2026 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 9(1) 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 to be given and hence we are issuing this notice.

The amount due as on 29.07.2026 **is Rs. 74,70,001.00 (Rupees Seventy-Four Lakh Seventy Thousand and One only)** plus interest, cost & charges w.e.f 30.07.2026

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.

The date of sale is fixed as 30.11.2026 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 15.11.2026 to 29.11.2026 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 15.11.2026 to 30.11.2026 From 10.00 am to 5.00 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 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 therefor.

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
50125920355,INDIAN BANK	Branch: SALT LAKE BRANCH ,IFSC: IDIB000S147

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.

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 (Rs.)**	**EMD (Rs.)**	**Date, Time for eauction and Property ID No. Bid Increment Amount**	**Prior Encumbrance**
Mortgaged assets: - CERSAI ASSET ID: 200035073958 SECURITY INTEREST ID: 400035132866 ***All Part & Parcel of residential flat bearing No "3B" on the third floor , North –East Side having 720 sq ft super built up area approximately consists of two bed rooms, Kitchen, Dinning, and two Toilets together with undivided proportionate impartible share of land comprised in l Premises No-1 ,Ramnath Majumder Street ,PS Amher Street Holding No-83, Block Nom-VIII, ,Kolkata-700009 within Jurisdiction & Municipal Limit of Kolkata Municipal Corporation in Ward No-40 in the name of Mr. Kazi Sad Salim and the property is butted and***	**48,00,000.00 (Rupees Forty Eight Lakh Only)**	**4,80,000.00 (Rupees Four Lakh Eighty Thousand only)**	**Date of auction: 30.11.2026** **Time of auction: 11:00 to 17:00** **Prop Id: IDIB050425925794** **Bid Increment Amount: Rs. 25,000.00 (Rupees Twenty Five Thousand Only)**	Not Known

bounded by : ***On the North: By Partly Premises No 62 and Partly Premises No 62/1 Mahatma Gandhi Road,*** ***On the South: By Premises No-1/2 Ramnath Majumder Street*** ***On the East: By Ramnath Majumder Street and partly Premises No-60/1,, Mahtma Gandhi Road*** ***On the West: By Premises No -2 Ramnath Majumder Street Premises No -2***				

Bidders are advised to visit the website https://baanknet.com of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd, please contact support.BAANKNET@psballiance.com and for EMD status please contact support.BAANKNET@psballiance.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 desk number 8291220220.

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

Place: Kolkata **AUTHORISED OFFICER**
Date: 07.11.2026