ANNEXURE-B

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 proviso 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 Symbolic/Physical possession of which has been taken by the Authorized Officer of Indian Bank (erstwhile Allahabad Bank), **Kanchrapara** Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **24.01.2024**, for recovery of **Rs. 4,28,22,347/- (Rupees Four Crore Twenty Eight Lacs Twenty Two Thousand Three Hundred Forty Seven Only) for the account of 50047723161 and Rs. 99,02,220/- (Rupees Ninety Nine Lacs Two Thousand Two Hundred Twenty Only) for the account of 58004765591 and Rs. 55,07,839 /- (Rupees Fifty Five Lacs Seven Thousand Eight Hundred Thirty Nine Only) for the account of 58004765284 in total of Rs. 5,82,32,406/- (Rupees Five Crore Eighty Two Lacs Thirty Two Thousand Four Hundred Six Only)** (as on 08.03.2022) plus interest & cost thereon due to the Indian Bank, **Kanchrapara** Branch, Secured Creditor, **Borrower- Mortgagor: M/s Reliable Agro Products Pvt Ltd, Director Sri Nilay Sarkar** S/o Late Chittaranjan Sarkar **Director Sri Malay Sarkar** S/o Late Chittaranjan Sarkar **Director Sri Amit Sarkar** S/o Late Sunil Sarkar Regd office: 23 N.S Road, 4 commercial Building,1st floor Kolkata – 700001, **Borrower-Mortgagor:M/s Reliable Agro Products Pvt Ltd, Director Sri Nilay Sarkar** S/o Late Chittaranjan Sarkar **Director Sri Malay Sarkar** S/o Late Chittaranjan Sarkar **Director Sri Amit Sarkar** S/o Late Sunil Sarkar Vill & PO – Palashipara PS- Tehatta Dist – Nadia Pin -741555, **Borrower- Mortgagor: M/s Reliable Agro Products Pvt Ltd, Director Sri Nilay Sarkar** S/o Late Chittaranjan Sarkar **Director Sri Malay Sarkar** S/o Late Chittaranjan Sarkar **Director Sri Amit Sarkar** S/o Late Sunil Sarkar Vill & PO Mollabelia PS- Haringhata Dist – Nadia.Pin -741249, **Guarantor: Sri Nilay Sarkar** S/o Late Chittaranjan Sarkar Director :M/s Reliable Agro Products Pvt Ltd Vill & PO- Fatepur PS- Haringhata. Dist- Nadia Pin-741249, **Guarantor: Sri Malay Sarkar** S/o Late Chittaranjan Sarkar Director M/s Reliable Agro Products Pvt Ltd Vill & PO- Fatepur PS- Haringhata. Dist- NadiaPin-741249, Guarantor: Sri Amit Sarkar S/o Late Sunil Sarkar Director M/s Reliable Agro Products Pvt Ltd Vill & PO- Fatepur PS- Haringhata. Dist- Nadia. Pin-741249, **Guarantor: Sri Narayan Sarkar** S/o Late Chittaranjan Sarkar Vill & PO- Fatepur PS- Haringhata. Dist- Nadia. Pin-741249, **Guarantor: Sri Pralay Sarkar** S/o Late Chittaranjan Sarkar Vill & PO- Fatepur PS- Haringhata. Dist- Nadia.Pin-741249, **Guarantor : M/s Sun Hot Agro Farming Pvt Ltd, Director 1. Sri Rhiddhi Ranjan Sarkar** S/o Ratan Sarkar Director **2. Sri Debashis Dutta** Regd office: 3A,Nakuleshwar Bhattacharjee Lane, 1st floor Kolkata – 700026, Sri Rhiddhi Ranjan Sarkar S/o Ratan Sarkar Director 1 of M/s Sun Hot Agro Farming Pvt Ltd Vill & PO- Mollabelia PS- Haringhata. Dist- Nadia. Pin-741249 and Sri Debashis Dutta: Director 2 of M/s Sun Hot Agro Farming Pvt Ltd 42/6E 2nd Floor, NSC Bose Road Milanghar Girls School Tollygonge, Regent Park S. O. Regent Park Kolkata-700040 (Name and address of the borrower/guarantor).

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

Detailed description of the Property	**Property :** All That piece and parcel of land measuring only/about 101 decimal together with 1467 Sq. ft. old tin shaded structure of the Rice Mill standing thereon with all right to easement and all rights appertaining thereto under Mouza: Palashipara, Ps:Tehatta, Dist:Nadia, JL No:42, L.R. Khatian No: 1986/1,rectified L.R. Khatian No: 2474,land measuring 20 decimal under RS and LR Plot No: 327 classification "Rice Mill" and land measuring 12 decimal under RS Plot No: 328/3847, L.R. Plot No: 3847 classification "Rice Mill" and land measuring 15 decimal under RS and LR Plot No: 768 classification "Rice Mill" and Land measuring 54 decimal under R.S. and L.R. Plot No:769 classification "Rice Mill" of Palashipara Gram Panchayat,P.S.- Tehatta recorded in Book no.I, CD Volume no.-25,pages from 2287 to 2302 ,being no. 08727 for the year 2010, registered at D.S.R Nadia. **Boundaries:** North By :- Vacant Land of Owner. South By:- About 10'ft wide Kaccha Daspara Lane (Palashipara). East By:- Land of Nentu and Shiben Das. West By :- Property of Baburam Das. The property stands in the name of **M/s Reliable Agro Products Pvt Ltd.** **For Plant and Machineries :** All that piece and parcel of Plant and Machineries of **M/s Reliable Agro Products Pvt Ltd.**, Vill & PO – Palashipara, PS- Tehatta, Dist – Nadia, Pin -741155.

Encumbrances on property if any	To Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property
Reserve Price	Rs. 1,39,04,645.00 (Rupees One Crore Thirty Nine Lac Four Thousand Six Hundred and Forty Five Only) Rs. 22,13,222.00 (Rupees Twenty Two Lac Thirteen Thousand Two Hundred and Twenty Two Only) **(For Plant and Machineries)**
EMD Amount	Rs . 13,91,000.00 (Rupees Thirteen Lac Ninety One Thousand Only) Rs. 2,22,000.00 (Rupees Two Lac Twenty Two Thousand Only) **(For Plant and Machineries)**
Bid incremental amount	Rs 1,00,000/- (Rs One Lac only) Rs 10,000/- (Rs Ten Thousand only) **(For Plant and Machineries)**
Date and time of e-auction at the Platform of e-auction Service Provider	Date:- 24.01.2024 Time:- 11.00 AM to 5.00 PM **https://www.mstcecommerce.com/auctionhome/ibapi**
Property ID No.	Property ID No.- IDIB**50047723161** Property ID No.- IDIB**500477231612**

The intending Bidders/ Purchasers are requested to register with online portal (https://www.mstcecommerce.com/auctionhome/ibapi) 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 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.

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://www.mstcecommerce.com/auctionhome/ibapi) 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.

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 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
Ac No- **7088044504** ; A/c Name- Authorized Officer Indian Bank (Erstwhile Allahabad Bank)	Indian Bank (erstwhile Allahabad Bank) Branch- Barasat ,IFSC- **IDIB000B647**

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 therefor.

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

8.Platform (**https://www.mstcecommerce.com/auctionhome/ibapi**) for e-Auction will be provided by our e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://www.mstcecommerce.com/auctionhome/ibapi.** This Service Provider will also

- provide online demonstration/ training on e-Auction on the portal.

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) https://www.ibapi.in (3) https://www.mstcecommerce.com/auctionhome/ibapi

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e- Auction related to this e-Auction from **e-Bkray –IBAPI** portal (https://www.ibapi.in).

11. The intending Bidders / Purchasers are requested to register on portal (https://www.mstcecommerce.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's Global 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.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help 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 https://www.mstcecommerce.com/auctionhome/ibapi. 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. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank (erstwhile Allahabad Bank) Zonal Office Barasat, 54 K.N.C Road, Barasat Kolkata-700124)

18. 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).

Place: Barasat
Date: 26.12.2023

(Authorised Officer)
INDIAN BANK
Zonal Office, Barasat

INDIAN BANK (ERSTWHILE ALLAHABAD BANK), Zonal Office Barasat, 54, K.N.C. Road, Barasat, KOLKATA-700124
PHONE NO 033-25525255, FAX +033-25621427, e-mail ID : zobarasat@indianbank.co.in