इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

Indian Bank, Asansol Branch

Azadi Ka Amrit Mahotsav

ANNEXURE VIII

Notice of Sale

Notice of sale under Rule 6 (2), 8 (6) of The Security Interest (Enforcement) Rules 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

To,

Sl No	Name / Address	Status
1	M/S United Motor Stores, Prop: Mr.Rishi Matreja, 62, Shyeed Commercial Complex,Murgasol, G.T. Road, Asansol-713303	(Borrower)
2	Sri.Rishi Matreja, Flat No: 3/2 at 3rd floor of Rajlaxmi Apartment, Mohishila, Near SBI Bank Asansol,paschim Bardhaman-713303	(Borrower, Guarantor & Mortgagor)
3	Smt.Trapti Matreja, Flat No: 3/2 at 3rd floor of Rajlaxmi Apartment, Mohishila, Near SBI Bank Asansol,paschim Bardhaman-713303	(Guarantor & Mortgagor)
4	Smt. Kiran Matreja, Flat No: 3/2 at 3rd floor of Rajlaxmi Apartment, Mohishila, Near SBI Bank Asansol,paschim Bardhaman-713303	(Guarantor & Mortgagor)

Sub: Loan Account- M/s United Motor Stores, Prop: Mr. Rishi Matreja, A/c no CC: 50030387681,TL : 7107889566 , ADHOC 7761436825,HL: 50183332183, IBVL: 50496378734 & 58001139044 & Bank Guarantee with Indian Bank (Erstwhile Allahabad Bank), Asansol Main Branch

M/s United Motor Stores, Prop: Mr. Rishi Matreja availed credit facilities from Indian Bank, (erstwhile Allahabad Bank), Asansol Branch ,the repayment of which is secured by mortgage of schedule mentioned properties, hereinafter referred to as 'The Properties'. Mr. Rishi Matreja (Borrower & Mortgagor), Mrs. Trapti Matreja (Guarantor & Mortgagor) & Kiran Matreja (Guarantor & Mortgagor) failed to pay the outstanding to the Bank. Therefore, a Demand Notice dated **03.12.2024** under Section 13(2) of the 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) ,Guarantor(s), liable to the Bank to pay the amount due to the tune of 3,90,76,057.00 (Rupees Three Crore Ninety Lakh Seventy Six Thousand Fifty Seven only) as on 03.12.2024 with Further interest, costs , other charges and expenses thereon. Both failed to make payment despite demand notice dated **03.12.2024**

M/s United Motor Stores, Prop: Mr. Rishi Matreja failed to make payment despite Demand notice, the Authorized Officer took possession of the scheduled mentioned properties under the Act on **13.02.2025** after complying with all legal formalities.

As per Sec.13 (4) of the Act, the Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards the 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 6 (2), 8 (6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, 30 days notice of intended sale is required for sale subsequent to first auction and hence we are issuing this notice.

Address: 357 & 358, G.T Road,Asansol-713301, Dist: Paschim Bardhaman (W.B)
Email: A659@indianbank.co.in,
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Authorised Officer
Asansol Branch

The amount due as on 13.02.2025 is Rs. 2,70,67,565.00 (Rupees Two Crore Seventy Lakh Sixty Seven Thousand Five Hundred Sixty Five only) with further interest, costs, other charges and expenses thereon from 13.02.2025.

Please take note that this is notice of **30 days** and the schedule mentioned properties shall be sold under the act by the undersigned / authorized officer any time after **30 days.**

The date of sale is fixed as 07.04.2025 from 10:00AM to 7:00 PM 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 **24.03.2025—05.04.2025** between 11:00 AM to 04:00PM at Indian Bank, (erstwhile Allahabad Bank), Asansol Branch.

The Reserve Price and Earnest money Deposit (EMD) for the sale of secured assets are fixed as mentioned in the schedule.

The Tender/bid Form with the Terms and conditions can be had on-line from the website (https://www.ebkray.in (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (https://www.ebkray.in (PSB Alliance Pvt. Ltd.) 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 **06.04.2025** 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (https://www.ebkray.in (PSB Alliance Pvt. Ltd.) for depositing in bidders 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 Authorised Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone /cancel the sale without assigning any reason therefore.

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 no etc for Online money transfer is as under :

The Nodal bank account No	50143638743
Name of the Account	e-auction EMD Account – Asansol Main Branch
I F S C Code	IDIB000A659

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 .

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Authorised Officer
Asansol Branch

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 encumbrances, statutory liabilities etc.

If the e-auction fails owing to any technical snag etc. the same way may be re-secheduled 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:

(Amount in Rs.)

Description of properties	Reserve Price	EMD	Prior encumbrance
1. In the district of Burdwan,Sub-division and sub-registry Asansol, P.S. Asansol South, within mouza Asansol, J.L. No 35 all that piece and parcel of land measuring 14(fourteen) Cottahs 3(three) Chittaks situated in R.S. Plot No 956 under R.S. Khatian No 459 Schedule "B" above referred to:- All that one(Godown) semi-commercial space bearing unit No. G-09 measuring 577 sq.ft.(SBU area) situated at ground floor of the G+4 storied building known and called as 'RIA RESIDENCY', constructed in and upon Schedule 'A' land with all easement rights.The property hereby sold forms part of 'A' schedule property. **Original Sale Deed no 7530 dated 14.07.2010 in favour of Sri Rishi Matreja**	33,04,000	3,30,400	
2. **Schedule 'A' :** In the district of Burdwan, Police Station Asansol, Sub-Division and Addl. District Sub-registry Office Asansol, Mouza-Asansol,under the limits of Asansol Municipal Corporation All that piece and parcel of land being recorded in R.S. Khaitan No 211(two hundred eleven) appertaining to R.S.Plot No 1592(one thousand five hundred ninety two) and C.S. Plot No 282(two hundred eighty two) L.O.P. No 540 measuring an area of 7 (Seven) Cottahs 1(one) Chhitak together with a (G+4) multi-storied building named as **'RAJLAXMI APARTMENT'** standing thereon consisting several residential flats alongwith parking space and other remaining spaces in the ground floor recorded as A.M.C. holding no 27(27), 1 No. Mohishila Colony, under ward no 20(old),86 (New) of Asansol Municipal Corporation **Butted and bounded by:** **On the North:** By the property of Smt. Kalpana Das **On the South**: By the property of Sri Ranjit Sarkar & others. **On the East**: By 28'(twenty eight feet) wide road. **On the West**: By the property of Sri Paritosh Chatterjee.	56,39,000	5,63,900	

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Schedule 'B' above referred to : In the District, Mouza, P.S. etc. all that one Godown room in the ground floor of the said **'RAJLAXMI APARTMENT'** measuring covered area 851(eight hundred fifty one) sq.ft. and super built up area of 1022(one thousand twenty two) sq.ft. together with undivided proportionate share of the schedule 'A' land in computation with the area of the building along with common enjoyment rights of the common passage of the ground floor along with all easement attached thereto. **Original Sale Deed no 8439 dated 27.10.2016 in favour of Smt Kiran Matreja & Smt Trapti Matreja**			
3. **Schedule 'A' :** In the district of Burdwan, Police Station Asansol, Sub-Division and Addl. District Sub-registry Office Asansol, Mouza-Asansol,under the limits of Asansol Municipal Corporation All that piece and parcel of land being recorded in R.S. Khaitan No 211(two hundred eleven) appertaining to R.S.Plot No 1592(one thousand five hundred ninety two) and C.S. Plot No 282(two hundred eighty two) L.O.P. No 540 measuring an area of 7 (Seven) Cottahs 1(one) Chhitak together with a (G+4) multi-storied building named as **'RAJLAXMI APARTMENT'** standing thereon consisting several residential flats alongwith parking space and other remaining spaces in the ground floor recorded as A.M.C. holding no 27(27), 1 No. Mohishila Colony, under ward no 20 of Asansol Municipal Corporation. **Butted and bounded by:** **On the North:** By the property of Smt. Kalpana Das **On the South**: By the property of Sri Ranjit Sarkar & others. **On the East**: By 28'(twenty eight feet) wide road. **On the West**: By the property of Sri Paritosh Chatterjee. **Schedule 'B' above referred to :** In the District, Mouza, P.S. etc. all that one self contained residential flat being Unit no 3/2 on the Third Floor of the said **'RAJLAXMI APARTMENT'** measuring covered area 1574.6(One thousand five hundred seventy four point six) sq.ft. and super built up area of 2047(Two thousand forty seven) sq.ft. consisting of three bed rooms, one drawing cum dining, one kitchen, two toilets, one wash area, two balcony with all fittings and fixtures, electric fittings, connections etc. alongwith one four wheeler parking space measuring 135(one hundred thirty five) sq.ft. in the ground floor with undivided proportionate share or interest in the 'A' schedule land with all easement rights. **Original Sale Deed no 2733 dated 22.04.2015 in favour of Sri Rishi Matreja & Smt Trapti Matreja**	63,67,000	6,36,700	

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E- Auction date & Time - 07.04.2025 Between 10:00 AM and 7:00 PM (With auto time extension of ten minutes each till sale is completed if auction continues even after 07.00 PM)
E-Tender Closing time - 06.04.2025 by 4.00 PM
Bid multiplier - Rs. 50,000/- only

Bidders are advised to visit the website (https://www.ebkray.in) 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, email ID:- support.ebkray@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: https://www.ebkray.in and for clarifications related to this portal, please contact Helpdesk No.8291220220

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

For Indian Bank

Authorised Officer

Place : Asansol
Date: 01.03.2025

AUTHORISED OFFICER
(Prashant Kumar Tripathi)

Address: 357 & 358, G.T Road,Asansol-713301, Dist: Paschim Bardhaman (W.B)
Email: A659@indianbank.co.in,
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