इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

APCAR Branch (A660), 8, G.T. Road , Udrej Bhavan, Ground Floor, Asansol-713304
E-Mail: apcargarden.asansol@indianbank.co.in

NOTICE OF SALE

Branch: Asansol Apcar Garden

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,

Borrower	Guarantor
1. **M/s Kota Institute of Education** **Proprietor:- Sri Nirmalendu Biswas** **Udrej Bhawan, G. T. Road, Upper Chelidanga** **Asansol, P.S-Asansol South** **Paschim Bardhaman** **Pin Code-713304** **Present Address: KIITJEE, Burnpur Road** **Beside Mira International, P.S-Asansol South** **Near Bhagat Singh More, Asansol** **Paschim Bardhaman** **Pin Code-713304** 2. **Sri Nirmalendu Biswas** **S/o-Late Nikhil Ranjan Biswas** **Vivekananda Road, Santinagar Burnpur** **Near Subhas Bakery, Asansol** **Paschim Bardhaman-713325**	1. **Sri Jaladhar Maji (Guarantor & Mortgagor)** **S/O- Late Baidyanath Maji** **Gopalpur Satsang Road** **Near Satsang Ashram, Asansol Municipal Copration** **Paschim Barddhaman** **Pin Code-713304** 2. **Smt. Lakshmi Maji (Guarantor & Mortgagor)** **W/O- Sri Jaladhar Maji** **Gopalpur Satsang Road** **Near Satsang Ashram, Asansol Municipal Copration** **Paschim Barddhaman** **Pin Code-713304** 3. **Sri Anil Kumar Singh (Guarantor)** **S/o- Banamali Singha** **Vill-Raghunathbati, Post-Kanyapur, P.S-Asansol (North), Distt-Paschim Barddhaman, Asansol-713359**

Sub: Loan account – M/s Kota Institute of Education (A/c No. TL-50381457324 & OCC-50415434550) with Indian Bank, Apcar Garden Branch (Erstwhile e-alb S. B. Gorai Road Branch, Asansol)

M/s Kota Institute of Education availed Cash Credit & Term Loan facility from from **Indian Bank, Apcar Garden Branch, Asansol (e-Allahabad Bank),** the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Kota Institute of Education** failed to pay the outstanding dues to the Bank.Therefore a Demand Notice dated **09/12/2024** 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 Kota Institute of Education through its proprietor Sri Nirmalendu Biswas S/o-Late Nikhil ranjan Biswas** & , Guarantor(s) & mortgagor(s) **Sri Jaladhar Maji s/o-Banamali Maji and Smt. Lakshmi Maji, w/o-Sri Jaladhar Maji** liable to the Bank to pay the amount due to the tune of **Rs. 24,63,760.00 (Rupees Twenty Four Lakhs Sixty Three thousand Seven hundred and Sixty only)** as on **09/12/2024** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **09/12/2024.**

As **M/s Kota Institute of Education** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **28/02/2025** 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.

पृष्ठे / For Indian Bank

Dayanand Kumar

प्राधिकृत अधिकारी / Authorised Officer
अपकार गार्डन शाखा / Apcar Garden Br., Asansol

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As per Rule 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 to be given and hence we are issuing this notice.

The amount due as on **13/03/2025** is of **Rs. 24,30,663.00 (Rupees Twenty Four Lakhs Thrity thousand six hundred and sixty three only)** with further interest, costs, other charges and expenses thereon from **14/03/2025**.

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 25/04/2025 from 11:00 A.M to 04:00 P.M. 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 on **18/03/2025 to 19/03/2025** between **10.00 am to 4.00 pm at Indian Bank (e-Allahabad Bank), Apcar Garden Branch, Asansol.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (https://baanknet.com)

The intending Bidders/ Purchasers are requested to register with online portal (https://baanknet.com (PSB Alliance Pvt. Ltd) 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 **24/04/2025** i.e. 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 (PSB Alliance Pvt. Ltd) **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 thereof.

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
Account No.: - 50143638743 **e-auction EMD Account – Asansol Main Branch**	**Asansol Main Branch** **IFS 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.

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.

कृते / For Indian Bank
Dayanand Kumar

प्राधिकृत अधिकारी / Authorised Officer
अपकार गार्डन शाखा / Apcar Garden Br., Asansol

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****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decree obtained/to be obtained.

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	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Within the District of Paschim Barddhaman, P.S.- Asansol (South) and Addl. Dist. Sub-Registry office at Asansol, Mouza- Barachak, J.L.No. 31 within the limits of Asansol Municipal Corporation, the vastu land measuring 40 decimal land comprised in L. R. Plot No: 255, L. R. Khatian Nos- 556, 557. Acquired vide deed no- I 63 dated 04.01.2011 in favour of Sri Jaladhar Maji s/o- Late Baidyanath Maji and deed no-I-11449 dated 08.12.2011 in favour of Sri Lakshmi Maji w/o-Sri Jaladhar Maji. being registered at ADSR Asansol. The land area of 0.10 acre (10 decimals) in the name of Sri Jaladhar Maji converted from KANALI to VAASTU as per conversion case no. 27/16-17 dated 10.02.2016; 0.10 acre (10 decimals) in the name of Sri Jaladhar Maji converted from KANALI to VAASTU as per conversion case no. 156/16 dated 13.05.2016 AND 0.10 acre (10 decimals) in the name of Smt. Lakshmi Maji converted from KANALI to VAASTU as per conversion case no.155/16 dated 13.05.2016; 0.10 acre (10 decimals) in the name of Smt. Lakshmi Maji converted from KANALI to VAASTU as per conversion case no.29/16-17 dated 10.02.2016; along with its all easement rights etc attached thereto. Butted and Bounded by North:- Plot No. 255, 628 (Property of Mortgagor) South:- Plot No. 243 (Property of Mortgagor) East:- Plot No. 255 & 256 (Property of Mortgagor) West:- Plot No. 249 & 255 (Proposed Road).	Rs. 18,40,000.00	Rs. 1,84,000.00	25/04/2025 11.00 A.M. to 04.00 P.M. IDIB50415434550	Not Known to the Bank
Bid Multiplier	Rs. 10000.00 Only			

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, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers

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Dayanand Kumar
प्राधिकृत अधिकारी / Authorised Officer
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help desk. For Registration status with PSB Alliance Pvt. Ltd. and 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 Helpdesk No. 8291220220

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

कृते / For इंडियन बैंक Indian Bank ALLAHABAD

Dayanand Kumar

प्राधिकृत अधिकारी / Authorised Officer
अपकार गार्डेन शाखा / Apcar Garden Br., Asansol

AUTHORISED OFFICER

Place: Asansol
Date: 13/03/2025