Zonal Office : Kolkata South
Branch : Raynagar Bansdroni

Ref No. ZO/KolSouth/REC/2025-26

Dated: 19.11.2025

NOTICE OF SALE

Notice of intended 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,

1. **Mr Tapas Ranjan Mondal (Borrower/Mortgagor)**
   S/o Shri Tushar Ranjan Mondal
   5 Eastern park, Ward no. 104
   P.O-Santoshpur, P.S –Servey park
   Santoshpur
   Kolkata-700075
   And also at:
   237 NSC Bose Road
   P.O- Naktala,
   P.S- Netaji Nagar
   Kolkata-700047

2. **Mrs. Priyanka Mondal (Co-Borrower)**
   W/o Tapas Ranjan Mondal
   5 Eastern park, Ward no. 104
   P.O-Santoshpur, P.S –Servey park
   Santoshpur
   Kolkata-700075
   And also at:
   237 NSC Bose Road
   P.O- Naktala,
   P.S- - Netaji Nagar
   Kolkata-700047

Sir/Madams,

Sub: Your loan account/s with Indian Bank Raynagar Bansdroni Branch – (A/C No – A/c no. – 7823686833 and 7872736559

Mr Tapas Ranjan Mondal (Borrower/Mortgagor) , availed Loan facility from **Indian Bank, Raynagar Bansdroni Branch** , the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **1. Mr Tapas Ranjan Mondal (Borrower/Mortgagor)** S/o Shri Tushar Ranjan Mondal, 5 Eastern park, Ward no. 104 P.O-Santoshpur, P.S –Servey park, Santoshpur ,Kolkata-700075, And also at: 237 NSC Bose Road ,P.O- Naktala, P.S- Netaji Nagar,Kolkata-700047 **2. Mrs. Priyanka Mondal (Co-Borrower)** W/o Tapas Ranjan Mondal, 5 Eastern park, Ward no. 104, P.O-Santoshpur, P.S –Servey park, Santoshpur, Kolkata-700075,And also at: 237 NSC Bose Road ,P.O- Naktala, P.S- - Netaji Nagar Kolkata-700047 failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **06.08.2025** 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 the Borrower (s)/,Mortgagors/ Guarantor(s) liable to the Bank to pay the amount due to the tune of **Rs 6113143.50 (Rupees Sixty one Lacs Thirteen Thousand One Hundred**

अधिकृत अधिकारी / Authorised Officer
इंडियन बैंक / INDIAN BANK
आंचलिक कार्यालय/कोलकाता साउथ
Zonal Office, Kolkata South

Forty Three and Paise Fifty only) as on 07.08.2025 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **06.08.2025**

As **1. Mr Tapas Ranjan Mondal (Borrower/Mortgagor)** S/o Shri Tushar Ranjan Mondal, 5 Eastern park, Ward no. 104 P.O-Santoshpur, P.S –Servey park, Santoshpur ,Kolkata-700075, And also at: 237 NSC Bose Road ,P.O-Naktala, P.S- Netaji Nagar,Kolkata-700047 **2. Mrs. Priyanka Mondal (Co-Borrower)** W/o Tapas Ranjan Mondal, 5 Eastern park, Ward no. 104, P.O-Santoshpur, P.S –Servey park, Santoshpur, Kolkata-700075,And also at: 237 NSC Bose Road ,P.O- Naktala, P.S- - Netaji Nagar Kolkata-700047 failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on **15.10.2025** 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.

As per Rule 6 (2), Rule 8(6) and 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, 30 days notice of intended sale is required to be given and hence we are issuing this notice. The amount due **Rs. 6113143.50 (Rupees Sixty one Lacs Thirteen Thousand One Hundred Forty Three and Paise Fifty only) as on 07.08.2025, with further interest, charges & expenses thereon** due to the **Indian Bank.**

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 24.12.2025 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 **24.11.2025 to 23.12.2025 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 Terms and conditions can be had on-line from the website (**https://baanknet.com**) and using the provision in the system/software. 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 eWallet 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://baanknet.com) for depositing in bidders in eWallet.** 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 therefore.

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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**
A/c No- 50125920355 A/c Name- ZO Kolkata Metro	Indian Bank 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.

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**
All that piece and parcel of one self contained residential flat no.2 D measuring about Carpet area 1063 Sqft i,e Super built up area 1350 Sqft more or less on the entire Second Floor(Marble) in Block –D of the said G+ IV storied building and one open car parking space admeasuring about 135 Sqft more or less together with undivided proportionate share of land at Kolkata Municipal Corporation Premises no.237 NSC Bose Road P.O- Naktala, P.S- Jadavpur (Now-Netaji Nagar) under ward no.100 Borough No.X,Kolkata-700047 in the District of South 24 Parganas, being a Deed of Sale being no. 12388 for the year 2024, standing in the	Rs. 75,50,000.00 (Rupees Seventy Five Lacs Fifty Thousand Only)	Rs. 7,55,000.00 (Rupees Seven Lakh Fifty Five Thousand Only) to be deposited on or before the E-Auction date and time in the portal.	Date:- 24.12.2025 Time:- 11.00 AM to 4.00 P.M Property ID No.- IDIB**7823686833** Incremental Bid Amount : Rs 20,000/- (Rs Fifty Thousand only)	Best of knowledge and information of the Authorised Officer, there is no encumbrance on the property

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Zonal Office, Kolkata South

name of Tapas Ranjan Mondal registered in office of DSR-III South 24 Parganas, volume no-1603-2024, pages from 332825 to 332847.				

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, Unit 1, 3rd Floor VIOUS Commercial Tower Near Wadala Truck Terminal, Wadala East Mumbai-400037 (Contact Phone No. 8291220220, email ID:-support.ebkray@psballiance.com)

For property details and photograph of the property and auction terms and conditions please visit: 1) www.indianbank.in and 2) **https://baanknet.com** for clarifications related to this portal, please contact help line number „8291220220".

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

The borrowers/Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenues.

Place: Kolkata
Date: 19.11.2025

Authorised Officer
Indian Bank

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