इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

# NOTICE OF SALE

Branch: KHARDAH
Phone No: 9080325097

**Notice of sale under Rule 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 Khan Engineering (Borrower)**<br>Prop. Mr. Ashok Kumar Khan<br>3) S/o Kesto Chandra Khan)<br>4) Vill+ P O Suyapur, P S Titagarh<br>5) Dist – 24 Parganas North, Pin-700121 | 2. **Mr. Ashok Kumar Khan (Borrower - Mortgagor)**<br>Prop. Of M/s Khan Engineering<br>S/o Kesto Chandra Khan)<br>Vill+ P O Suyapur, P S Titagarh<br>Dist – 24 Parganas North, Pin-700121 |
| 3. **Rupali Khan (Guarantor)**<br>W/o Ashok Kumar Khan Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121 | |

**Sub: Loan account – M/s Khan Engineering A/c no 50344032575 with Indian Bank, KHARDAH Branch**

**M/s Khan Engineering (Borrower) Prop. Mr. Ashok Kumar Khan S/o Kesto Chandra Khan) Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121, Mr. Ashok Kumar Khan (Borrower - Mortgagor) Prop. Of M/s Khan Engineering S/o Kesto Chandra Khan) Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121, Rupali Khan (Guarantor) W/o Ashok Kumar Khan Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121, availed** OCC facility from Indian Bank, **KHARDAH Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s Khan Engineering, Mr. Ashok Kumar Khan, Rupali Khan, failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **01.10.2019** 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 Khan Engineering (Borrower) Prop. Mr. Ashok Kumar Khan S/o Kesto Chandra Khan) Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121, Mr. Ashok Kumar Khan (Borrower - Mortgagor) Prop. Of M/s Khan Engineering S/o Kesto Chandra Khan) Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121, Rupali Khan (Guarantor) W/o Ashok Kumar Khan Vill+ P O Suyapur, P S Titagarh Dist – 24 Parganas North, Pin-700121, liable** to the Bank to pay the amount due to the tune of **Rs. 1668559.00 (Sixteen Lakh Sixty Eight**



मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised officer
इंडियन बैंक / INDIAN BANK

Scanned with OKEN Scanner

**Thousand Five Hundred Fifty Nine Only) as on 01.10.2019** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 01.10.2019.

As M/s Khan Engineering, Mr. Ashok Kumar Khan, Rupali Khan, failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 03.09.2020 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) & 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, 15 days' notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 28.10.2026 is **Rs. 4826061.98. (Rupees Forty Eight Lac Twenty Six thousand Sixty One Rupees and Ninety Eight Paisa only)** with further interest, costs, other charges and expenses thereon from **29.10.2026**.

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 20.11.2026 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 30.10.2026 to 20.11.2026 between **10.00 am to 3.00 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 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, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 20.11.2026 i.e before the e-Auction Date



मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
**Chief Manager & Authorised officer**
इंडियन बैंक / **INDIAN BANK**

Scanned with OKEN Scanner

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)** (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 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 confirmation of sale 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- **7088044504**<br>A/c Name- **Authorized Officer Indian Bank Zonal Office Barasat.** | Branch- Barasat Main,<br>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.

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 *(this portion may be retained if it is a non-suit filed account)*

****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



मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised officer
इंडियन बैंक / INDIAN BANK

Scanned with OKEN Scanner

the execution of order/decree obtained/to be obtained *(This portion may be retained if it is a suit filed account)*

## 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 |
|---|---|---|---|---|
| Property-I<br>All that piece and parcel of land measuring more or less 04 Kattah 08 Chittak 39 sq.ft. any construction there on lying and situated at Mouza –Suryapur, J.L. No. 14, Khatian no. 154 within the jurisdiction of Sheuli Gram Panchayet, P. S.- Titagarh, District North 24 Parganas, comprised in Deed No. I-05022 for the year 2008, registered at A. D. S. R. O. Barrackpore, CD Volume -17, Page From 1618 to 1631, West Bengal. The property stands in the name of Ashok Kumar Khan S/o Keshto Chandra Khan.<br>The Property (Dag No 687/1061) Area 09 Chittak<br>Butted and Bounded By:-<br>North By:- Dag No. 689 (P)<br>South By:- Dag No 687<br>East By :- Dag No.804 & 3'-0" passage<br>West By:- Land of Manindra Roy<br>The Property (Dag No689) Area 3 Kattha 06 Chittak 9 Sq ft<br>Butted and Bounded By:-<br>North By:- Property of Ajit Khan<br>South By:- Part of this Land<br>East By :- Land of Punna Roy<br>West By:- 3'-0" ft Passage | **Rs. 1300000 .00**(Rupees Thirteen lac Only) | **Rs. 135800.00** (Rupees One Lac Thirty Five Thousand only) | Date – 20.11.2026<br><br>Time – 11:00 AM to 4:00 PM<br><br>Property ID No – **IDIB50344032575** | Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property |



मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised officer
इंडियन बैंक / INDIAN BANK

Scanned with OKEN Scanner

| | | | | |
|---|---|---|---|---|
| The Property (Dag no 690) Area 09 Chittak 30 sq ft. Butted and Bounded By:- North By:- Proprty of Rabi Ratan Khan South By:- Property of Gopal Khan East By :- Property of Jatin Sardar West By:- Property of Nishi Kanta Khan<br>Property-II<br>All that piece and parcel of land measuring more or less 01 Kattah 06 Chittak 11 sq.ft. any construction there on lying and situated at Mouza –Suryapur, J.L. No. 14, Khatian no. 154, Dag No 689 within the jurisdiction of Sheuli Gram Panchayet, P. S.- Titagarh, District North 24 Parganas, comprised in Deed No. I-05582 for the year 2008, CD Volume -19, Page From 550 to 561registered at A. D. S. R. O. Barrackpore, West Bengal. The property stands in the name of Ashok Kumar Khan S/o Keshto Chandra Khan.<br>The Property Butted and Bounded By:-<br>North By:- Part of same Dag No<br>South By:- Land of Ajit Khan<br>East By :- Property of Punna Roy<br>West By:- Land of 3'-0" common passage | | | | |

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



मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised officer
इंडियन बैंक / INDIAN BANK

Scanned with OKEN Scanner

providers 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**.

**Place: North 24 Parganas**
**Date: 28.10.2026**

**AUTHORISED OFFICER**
मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised officer
इंडियन बैंक / INDIAN BANK



Scanned with OKEN Scanner