इंडियन बैंक इलाहाबाद | Indian Bank ALLAHABAD

NOTICE OF SALE

Branch: Ganrapota Branch
Phone No: 9614454558

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. **MONDAL ENTERPRISE (Borrower)** Prop.-JULIA MONDAL SULTAN, W/o- MIZANUR MONDAL, Vill DURGAPUR. PO-MAHANANDPARA, P.S. Bagdah, Dist.24 PGS (N), PIN-743251	2. **JULIA MONDAL (SULTAN) (Proprietor - Borrower-Mortgagor)** W/o- MIZANUR MONDAL,Vill DURGAPUR, PO MAHANANDPARA,P.S. Bagdah, Dist.24 PGS (N),PIN-743251
3. **MIZANUR MONDAL (Guarantor-Mortgagor)** S/o- MOJAMMEL HOKE MONDAL ,Vill DURGAPUR, PO-MAHANANDPARA, P.S.Bagdah, Dist.24 PGS (N), PIN-743251	

Sub: Loan account – MONDAL ENTERPRISE A/c no 6996789905 with Indian Bank, Ganrapota Branch

MONDAL ENTERPRISE (Borrower) Prop.-JULIA MONDAL SULTAN, W/o- MIZANUR MONDAL, Vill DURGAPUR. PO-MAHANANDPARA, P.S. Bagdah, Dist.24 PGS (N), PIN-743251, JULIA MONDAL (SULTAN) (Proprietor - Borrower-Mortgagor) W/o- MIZANUR MONDAL,Vill DURGAPUR, PO MAHANANDPARA,P.S. Bagdah, Dist.24 PGS (N),PIN-743251, MIZANUR MONDAL (Guarantor-Mortgagor) S/o- MOJAMMEL HOKE MONDAL ,Vill DURGAPUR, PO-MAHANANDPARA, P.S.Bagdah, Dist.24 PGS (N), PIN-743251, availed OCC facility from Indian Bank, **Ganrapota Branch** , the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". MONDAL ENTERPRISE, JULIA MONDAL (SULTAN), MIZANUR MONDAL, failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **24.06.2024** 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), **MONDAL ENTERPRISE (Borrower) Prop.-JULIA MONDAL SULTAN, W/o- MIZANUR MONDAL, Vill DURGAPUR. PO-MAHANANDPARA, P.S. Bagdah, Dist.24 PGS (N), PIN-743251, JULIA MONDAL (SULTAN) (Proprietor - Borrower-Mortgagor) W/o- MIZANUR MONDAL,Vill DURGAPUR, PO MAHANANDPARA,P.S. Bagdah, Dist.24 PGS (N),PIN-743251, MIZANUR MONDAL (Guarantor-Mortgagor) S/o- MOJAMMEL HOKE MONDAL ,Vill DURGAPUR, PO-MAHANANDPARA,P.S.Bagdah, Dist.24 PGS (N), PIN-743251,** liable to the Bank to pay the amount due to the tune of **Rs. 2095057.00 (Rupees Twenty Lacs Ninety Five Thousand Fifty Seven Only) as on 24.06.2024** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 24.06.2024.

As MONDAL ENTERPRISE, JULIA MONDAL (SULTAN), MIZANUR MONDAL, failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 03.09.2024 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. 3195452.75. (Rupees Thirty One Lac Ninety Five Thousand Four Hundred Fifty Two Rupees and Seventy Five 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 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** A/c Name- **Authorized Officer Indian Bank Zonal Office Barasat.**	Branch- Barasat Main, 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 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
1. All that piece or parcel of land measuring about more or less 7.08 Decimal under Mouza-Durgapur, J. L. NO.88, Touzi No. 15, DAG NO. 891 (R.S & L.R), Khatian No.272/1, 160, 27, 115, 190 under the jurisdiction of Kaniara-I Gram Panchayat P.S.-Bagdah, A.D.S.R Helencha, Dist.-24 PGS (N), Registered at Additional District Sub-Registrar, Helencha and recorded in Book No.-I, Volume No.-1518-2017, Page from -8344 to 8361, Being No.-151800362 for the year-2017.The Property Butted and Bounded By:- North By :- BY LEGAL HEIRS OF ABUL MONDAL ,South By :- BY 8" wide common passage .East By :- BY land of Aleknur Mondal ,West By :- BY land of Khalek Mondal and Aleknur Mondal ,The Property Stands in the name of Julia Mondal (Sultan), w/o- Mijanur Mondal. 2. All that piece or parcel of	**Rs.** **Property 1 - 1400000** **Property 2 - 700000 .00**(Property 1 - Rupees Fourteen Lacs Only Property 2 - Rupees Seven Lac Only)	**Rs.** **Property 1 - 140000** **Property 2 - 70000.00** (Property 1 - Rupees One Lac Forty Thousand Only Property 2 - Rupees Seventy Thousand Only)	Date – 20.11.2026 Time – 11:00 AM to 4:00 PM Property ID No – **IDIB6996789905A IDIB6996789905B**	Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property

land measuring about more or less 6.60 Decimal under Mouza-Durgapur, J. L. NO. 88, Touji No. 15, Dag No. 1228 (R.S & L.R), Khatian No. 61 & 54 under the jurisdiction of 3/1 Kaniara-I Gram Panchayat, P.S.-Bagdah, Dist.-24 PGS (N), Registered at Sub-Registrar, Helencha and recorded in Book No.-I, Volume No.-3, Page from -4584 to 4596, Being No.-00928 for the year-2011.The Property Butted and Bounded By:- North By :- By Property of Noor Ali Tarafdar ,South By :- Property of Sri Arjun Das and Smt Lakhmi Das,East By :- By Property of Mijanur Mondal ,West By :- Property of Kubir Das.The Property Stands in the name of Mijanur Mondal, S/o-Mojammel Haque. AND All that piece or parcel of land measuring about more or less 2.00 Decimal under Mouza-Durgapur ,J L NO.88, Touji 15, Khatian Hal L.R. No. 54, R.S. & L.R. Dag No. 1228 under the jurisdiction of Kaniara-I Gram Panchayat P.S.-Bagdah, A.D.S.R Helencha, Dist.-24 PGS (N), Registered at Additional District Sub-Registrar, Helencha and recorded in Book No.-I, Volume No.-1518-2017, Page from -75025 to 75039, Being No.-151804090 for the year-2017.The Property Butted and Bounded By:- North By :- Land of Noor Ali Tarapdar,South By :- Land of Mijanur				

Mondal,East By :- Land of Amjad Hossain Mondal ,West By :- Land of Mijanur Mondal .The Property Stands in the name of Mijanur Mondal, S/o- Mojammel Haque.				

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 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