



Indian Overseas Bank
Habra Branch
Holding No. 130, Near Joygachi More,
Jessore Road, Habra,
Pin- 743263, West Bengal

दूरभाष Tel – 03216-310088
ई.मेल. E-Mail- iob2637@iob.in

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To,

- 1. Md Mirajuddin (Borrower & Mortgagor)**
S/o Md Ayub Ali
Vill- Muktarpur, PO- Nimdaria,
PS- Duttapukur, Dist- North 24 Parganas,
Pin-743294
- 2. Md Jakir Hossain (Guarantor)**
S/o Md Rahim Baksh
Vill- Rangmahal
PO + PS- Amdanga
Dist -North 24 Parganas
Pin-743221

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **03.06.2023** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **Financial Express (daily) and Aajkal (daily) on 06.06.2023** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above named borrowers/ mortgagors/ guarantors have failed to pay the dues in full save and except payments **amounting to NIL** after issuance of demand notice dated **25.01.2023**. Hence it is proposed to sell the secured assets mentioned in the Schedule below on **"as is where is", "as is what is" and "Whatever there is"** condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan account as on **08.04.2024** is **Rs.15,80,862.44 (Rupees Fifteen Lakh Eighty Thousand Eight Hundred Sixty Two and Paise Forty Four Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **15 days** that the below mentioned secured assets shall be sold by the undersigned on **30.04.2024 between 11.30 am and 3.30 pm** with auto extension of **10 minutes** through e-auction using <https://www.mstcecommerce.com/auctionhome/ibapi>.

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Business Standard (daily)** and **Aajkal (daily)** shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

All that part and parcel of the property consisting of Land measuring an area of 5 decimal and building thereon situated at Mouza- Saraberia, JL No: 112, Present L.R. Plot No. 132, Present LR Khatian No. 1139 within Kadambagachi Gram Panchayet, ADSR Office Kadambagachi, P.S. Barasat, District-North 24 Parganas, Pin-700125

Name of the owner- Md Mirajuddin vide sale deed no. I-01708/17 dated 25.09.2017.

The property is bounded by:

On the North by: Property of Ketanan Bibi.


On the South by: Entrance and Common Passage.

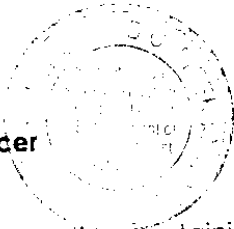
On the East by: Property of Khoda Box.

On the West by: Property of Jumman Ali.

Date: 09.04.2024

Yours Faithfully


Authorised Officer



Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice.



Indian Overseas Bank
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e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower (s), mortgagor(s) and guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive/ symbolic** possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" on **30.04.2024** for recovery of **Rs.15,80,862.44 (Rupees Fifteen Lakh Eighty Thousand Eight Hundred Sixty Two and Paise Forty Four Only)** as on **08.04.2024** with further interests and costs due to the Indian Overseas Bank, Secured Creditor from the borrower (s)-

- 1. Md Mirajuddin (Borrower & Mortgagor)**, S/o Md Ayub Ali, Vill- Muktarpur, PO- Nimdaria, PS- Duffapukur, Dist- North 24 Parganas, Pin-743294
- 2. Md Jakir Hossain (Guarantor)**, S/o Md Rahim Baksh, Vill- Rangmahal, PO + PS- Amdanga, Dist -North 24 Parganas, Pin-743221

The reserve price will be **Rs.13,26,400/-** and the earnest money deposit will be **Rs.1,32,640/-**

Description of the Immovable property

Schedule of Secured Assets

All that part and parcel of the property consisting of Land measuring an area of 5 decimal and building thereon situated at Mouza- Saraberia, JL No: 112, Present L.R. Plot No. 132, Present LR Khatian No. 1139 within Kadambagachi Gram Panchayet, ADSR Office Kadambagachi, P.S. Barasat, District-North 24 Parganas, Pin-700125

Name of the owner- Md Mirajuddin vide sale deed no. I-01708/17 dated 25.09.2017.

The property is bounded by:

- On the North by:** Property of Ketanan Bibi.
On the South by: Entrance and Common Passage.
On the East by: Property of Khoda Box.
On the West by: Property of Jumman Ali.

Known Encumbrance if any: Not Known to the Bank

*Outstanding dues Rs. Not Known to the Bank, of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

* Bank's dues have priority over the statutory dues

Date and time of e-auction: 30.04.2024 between **11.30 A.M. to 3.30 P.M.** with auto extension of **10 minutes** each till sale is completed at the platform of <https://www.mstcecommerce.com/auctionhome/ibapi>.

For detailed terms and conditions of the sale, please visit-

<https://www.iob.in/e-Auctions.aspx> (Bank website)

<https://www.mstcecommerce.com/auctionhome/ibapi> (web portal of e-auction of service provider)

Place: Habra

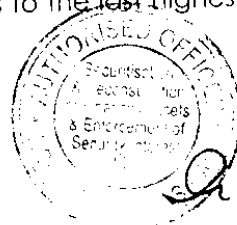
Date: 09.04.2024


Authorised Officer

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This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, mortgagor/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider <https://www.mstcecommerce.com/auctionhome/ibapi> under the supervision of the of the Authorized Officer of the Bank.
2. The intending Bidders /Purchasers are requested to register on portal <https://www.mstcecommerce.com/auctionhome/ibapi> 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 using online mode in his Global EMD Wallet account by **29.04.2024 by 5.00 pm** (one day prior to e-auction). Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from <https://www.mstcecommerce.com/auctionhome/ibapi> which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-बकय – IBAPI portal (<https://www.ibapi.in>).
5. The submission of online application for bid with EMD shall start from **15.04.2024**.
6. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period from **11.30 am to 3.30 pm with auto extension time of 10 minutes each** till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.20,000/-** to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

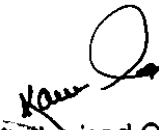


9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "**Indian Overseas Bank, Habra Branch**" to the credit of A/C No. 26370113035001, Indian Overseas Bank, Habra Branch, Holding No. 130, Near Joygachi More, Jessore Road, Habra, Pin- 743263, West Bengal, Land Line – 03216-231078, E-Mail- job2637@job.in, Branch Code: 2637, IFSC Code- IOBA0002637.
10. The balance amount of sale price shall be paid within **15 days** from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
14. The property is being sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
15. As regards the statutory dues stated above, **Bank dues will have priority over statutory dues**. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
16. Sale is subject to confirmation by the secured creditor Bank.
17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.
***In case of any sale/transfer of immovable property of Rupees Fifty Lakh and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.**
19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Habra Branch, Holding No. 130, Near Joygachi More, Jessore Road, Habra, Pin- 743263, West Bengal, Land Line – 03216-231078, E-Mail- job2637@job.in during office hours till 26.02.2024, 3.30 pm.**
20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorised representative of e-auction service provider (<https://www.mstcecommerce.com/auctionhome.ibapi>), details of which are available on the e-Auction portal.
21. The prospective purchasers/bidders are requested to independently ascertain amounts that might be due to the builder/society or any other statutory/other dues etc. prior to submitting the bid and the said

dues if any has to be cleared/paid by the successful purchasers/bidders and the Bank will not be liable to make any payment whatsoever.

22. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
23. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>.

Place: Habra
Date: 09.04.2024


Authorised Officer

