



NDIAN OVERSEAS BANK
JARUR-MIAPUR BRANCH

Vill: Umarpur, Gram Panchayat, Dist:- Murshidabad

Phone:- 03483-266340, email:- iob2509@iob.in

[Regional Office: Siliguri, Ojas Mall, 1st & 2nd Floor, Station Feeder Road, Siliguri-734005]

E-AUCTION SALE NOTICE

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

Whereas **Habibur Rahaman**, S/o Bhadu Biswas, **Proprietor of M/s H.S.Enterprise** of Village-Khanabari, PO-Daierdhar, PS-Suti, Dist-Murshidabad, West Bengal & at Kalitala Aurangabad-2, PO-Daierdhar, PS-Suti, Dist-Murshidabad, West Bengal Pin-742201 and Unit address:- Vill Gopalnagar PO +PS - Raghunathganj Dist Murshidabad 742225 has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 16/01/2017 calling upon the borrower to pay the amount due to the Bank, being **Rs.15,09,790.75 (Rupees Fifteen Lacs Nine Thousand Seven Hundred Ninety And Paise Seventy Five Only)** as on **10.01.2017** payable together with further interest at contractual rates and rests alongwith costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken Constructive possession of the secured assets more fully described in the schedule hereunder on 01/09/2017 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" and "Whatever there is" basis under Section13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues.

The dues to the bank as on the date of taking constructive possession was intimated as Rs.15,09,790.75 (Rupees Fifteen Lacs Nine Thousand Seven Hundred Ninety And Paise Seventy Five Only) payable together with further interest at contractual rates and rests alongwith costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY (IES)

All that part and parcel of vacant land with area measuring 7.05 decimal out of 35 decimal consisting of Hal Plot no.720, JL no.50, LR-3358/I, situated under Mouza-Bhabki, Panchayat Samity-Raghunathganj, Gram Panchayat-1 no.Mahesal G.P., P.S-Suti, District -Murshidabad, property standing in the name of Habibur Rahman
Bounded by (as per latest valuation record): On the North-Kalipada Das, South-N.H.34, East-Sankar Das, West-Laltifur Rahaman

Date and time of e-auction	21.10.2019 between 2:00 P.M. and 4:00 P.M. hours with auto extension of 5 (five) minutes through e-auction using https://iob.foreclosureindia.com (web portal)
Reserve Price	Rs.9,57,600/-
Earnest Money Deposit	Rs.95,760/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of "IOB JARUR-MIAPUR BRANCH" to the credit of A/C no.25090113301010, Indian Overseas Bank, Jarur-Miapur Branch. Vill: Umarpur, Gram Panchayat, Dist:- Murshidabad Branch Code: - 2509 IFSC Code:- IOBA0002509
Bid Multiplier	Rs.10,000/-
Inspection of property	Any working day from 11.00 am to 4.00 pm with prior appointment with Branch Manager/ Authorised Officer
Submission of online application for bid with EMD	04.10.2019
Last date for submission of online application for BID with EMD	19.10.2019
Known Encumbrance if any	Not known to us
*Outstanding dues Rs..... of Local Self Government(Property Tax, Water sewerage, Electricity Bills etc)	Not known to us

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the Bank's approved service provider/s 4Closure, (website: <http://bankauctions.in/>) flat no. 102, Amrutha apartments, plot no. 20, Motinagar, Hyderabad - 500 018. Contact Name: Mr. Aditya Kumar, No.8142000030 and Mrs. Prathyusha, No.8142000066, Land line: 040-23836405. info@bankauctions.in, subbarao@bankauctions.in, and aditya@bankauctions.in under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <http://iob.foreclosureindia.com>
3. Intending bidders shall hold a valid digital signature certificate and email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the below mentioned address/phone no/e-mail.
4. Bids in the prescribed formats shall be submitted "online" through the portal <http://iob.foreclosureindia.com> alongwith the EMD & scanned copy of KYC documents including

photo, PAN Card & address proof to the service provider and the Authorised Officer **before 4:00 P.M. hours on 19.10.2019**

5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 (five) minutes each till the sale is concluded.
8. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. 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.
12. The property is being sold on 'as is where is' and '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.
13. 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.
14. Sale is subject to confirmation by the secured creditor.
15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
16. 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.**
17. * 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 Number 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 lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.

For further details regarding inspection of property / e-auction, the intending bidders may contact the **Branch Manager, Indian Overseas Bank, Jarur-Miapur Branch, Vill: Umarpur, Gram Panchayat, Dist:- Murshidabad Phone:- 03483-266340, email:- iob2509@iob.in** during office hours, **Or Indian Overseas Bank, Regional Office, Siliguri, S.F.Road, Siliguri-734005, Ph: 0653-2502175/6, e-mail: siliguriro@iobnet.co.in** during office hours **Or the Bank's approved service provider M/s 4Closure, (website: <http://iob.foreclosureindia.com>) Flat no. 102, Amrutha Apartments, plot no. 20, Motinagar, Hyderabad - 500 018. Contact Name: Mr. Aditya Kumar, Ph. No:8142000030 and Mrs. Prathyusha, Ph. No.8142000066, Land line: 040-23836405. E-mail: info@bankauctions.in / subbarao@bankauctions.in / aditya@bankauctions.in**

PLACE: Siliguri
DATE: 24.09.2019



Authorised Officer
Authorised Officer