



INDIAN OVERSEAS BANK

Siliguri Regional Office

Ojas Mall, 1st & 2nd Floor, Station Feeder Road, Siliguri-734005

[For Indian Overseas Bank, Berhampore Branch, 5/3 R.N. Tagore Road, Berhampore-742101

Phone:(03482)252636, Fax: (03482)252636. E-mail:-iob1609@iob.in]

Dated: 27.11.2019

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

To
Shri Sagar Pal
S/o. Lt. Kartick Ch. Pal
65/A. Dr. Sundar Gopal Dhar Lane
Ward No. 19, P.O.- Khagra, P.S.- Berhampore,
Murshidabad-742103



Sir,

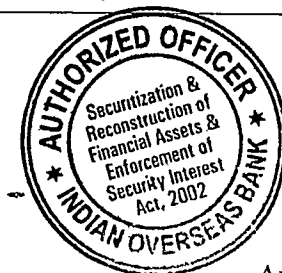
1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated 16.09.2019 issued to you regarding taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice in The Telegraph (daily) and Aajkal (daily) on 20.09.2019 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 after issuance of demand notice dated 08.07.2019 Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it 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. The dues in the loan account as on date of Constructive Possession is Rs.18,27,012,15 (Rupees Eighteen Lakhs Twenty Seven Thousand Twelve and Paise Fifteen 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 30 days that the below mentioned secured assets shall be **sold by the undersigned on 18.12.2019 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)
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 'The Telegraph' (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 land and residential building situated at Mouza- Khagra Joychand, J.L.No.95, Dag No.525, Khatian No.3587, Ward No.19, Holding No.65/A, under Berhampore Municipality, P.S.- Berhampore Town, Dist.-Murshidabad. Total land area measuring 0.81 decimal. Property standing in the name of Shri Sagar Pal.

Boundaries: -North- H/o Goutam Mondal. South, - H/o. Lal Mohan Biswas. East- Common passage .West- H/o Sambhu Nath Pal

Yours Faithfully



anals
Authorised Officer

Date: 27.11.2019

Encl:

1. Copy of E-auction notice containing terms and conditions
2. Copy of proposed Sale Notice for publication



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[For Indian Overseas Bank, Berhampore Branch, 5/3 R.N. Tagore Road, Berhampore-742101

Phone:(03482)252636, Fax: (03482)252636. E-mail:-iob1609@iob.in]

Dated: 27.11.2019

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 Shri Sagar Pal, S/o. Lt. Kartick Ch. Pal, 65/A. Dr.Sundar Gopal Dhar Lane, P.O.- Khagra, P.S.- Berhampore, Murshidabad-742103 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 08.07.2019 calling upon the borrowers, Shri Sagar Pal to pay the amount due to the Bank, being Rs.17,98,010/- (Rupees Seventeen Lakhs Ninety Eight Thousand and Ten only) 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 16.09.2019 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 Section 13(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.18,27,012,15 (Rupees Eighteen Lakhs Twenty Seven Thousand Twelve and Paise Fifteen only) as on 16.09.2019 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 land and residential building situated at Mouza- Khagra Joychand, J.L.No.95, Dag No.525, Khatian No.3587, Ward No.19, Holding No.65/A, under Berhampore Municipality, P.S.- Berhampore Town, Dist.-Murshidabad. Total land area measuring 0.81 decimal. Property standing in the name of Shri Sagar Pal.

Boundaries: - On the North- H/o Goutam Mondal. On the South - H/o. Lal Mohan Biswas. On the East- Common passage. On the West- H/o Sambhu Nath Pal

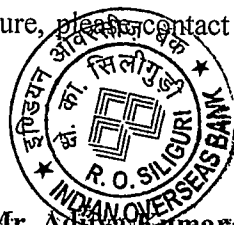


| | |
|---|---|
| Date and time of e-auction | 18.12.2019 between 2:00 P.M. and 4:00 P.M. hours with auto extension of 5 (five) minutes through e-auction using https://iob.foreclosureindia.com |
| Reserve Price | Rs.14,76,300/- |
| Earnest Money Deposit | Rs.1,47,630/- |
| EMD Remittance | Deposit through EFT/NEFT/ RTGS Transfer in favour of " IOB BERHAMPORE BRANCH" to the credit of A/C no.16090113301010, Indian Overseas Bank, Berhampore Branch, 5/3 R.N. Tagore Road, Berhampore-742101 Branch Code:- 1609, IFSC Code- IOBA0001609 |
| 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 | 02.12.2019 onwards |
| Last date for submission of online application for BID with EMD | 17.12.2019 |
| Known Encumbrance if any | Nil as per our records |
| *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 M/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 17.12.2019**
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. 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, Berhampore Branch, 5/3 R.N. Tagore Road, Berhampore-742101. Phone:(03482)252636, Fax: (03482)252636. E-mail:-iob1609@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://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**



Manali
Authorised Officer

PLACE: Siliguri
DATE: 27.11.2019



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**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Proviso to Rule 8 (6) of Security Interest (Enforcement) Rules]**

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) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Officer, will be sold on "As is where is", "As is what is", and "Whatever there is" on **18.12.2019 between 2:00 P.M. and 4:00 P.M. hours**, for recovery of Rs.18,27,012,15 as on 16.09.2019, payable with further interests & costs, due to the Indian Overseas Bank, Secured Creditor from **Shri Sagar Pal, S/o. Lt. Kartick Ch. Pal (Borrower)**.

The RESERVE PRICE will be Rs.14,76,300/- and the earnest money deposit will be Rs.1,47,630/-

Short description of the immovable property with known encumbrances, if any

All that part and parcel of land and residential building situated at Mouza- Khagra Joychand, J.L.No.95, Dag No.525, Khatian No.3587, Ward No.19, Holding No.65/A, under Berhampore Municipality, P.S.- Berhampore Town, Dist.-Murshidabad. Total land area measuring 0.81 decimal. Property standing in the name of Shri Sagar Pal.

Boundaries: - On the North- H/o Goutam Mondal. On the South - H/o. Lal Mohan Biswas. On the East- Common passage. On the West- H/o Sambliu Nath Pal. There are no known encumbrances as per our knowledge & record.

For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank Secured Creditor's website i.e. www.iob.in [https://www.iob.in/TenderDetails.aspx?Tendertype=E_Auction]

Date: 27.11.2019

Place: Siliguri



[Signature]
Authorized Officer

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 and guarantor/s of the said loan about holding of e-auction on the above mentioned date.