



ANNEXURE-C
NOTICE OF INTENDED SALE

Branch: Lake Town Branch

Notice of intended sale under Rule 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

<p>1. Mr Om Prakash Sharma (Borrower- Mortgagor) Anima Villa, Holding No.121, P.K.Guha Road (Premises No.7/1 , Club Road), Mouza-Digla , P.S.- Dum Dum ,Kolkata- 700028</p>	<p>2. Mrs. Pushpa Lata Sharma (Guarantor) W/O- Mr Om Prakash Sharma Anima Villa, Holding No.121, P.K.Guha Road (Premises No.7/1 , Club Road), Mouza-Digla P.S.- Dum Dum , Kolkata- 700028</p>
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Sub: Loan account – Mr Om Prakash Sharma A/c no 50143954418 with Indian Bank, Lake Town Branch

Mr Om Prakash Sharma (Borrower - Mortgagor), Anima Villa, Holding No.121, P.K.Guha Road (Premises No.7/1 , Club Road), Mouza-Digla , P.S.- Dum Dum ,Kolkata-700028 availed credit facility from Indian Bank, **Lake Town Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr Om Prakash Sharma** failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **30.01.2018** 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)/ Guarantors **Mr. Om Prakash Sharma (Borrower - Mortgagor), Mrs. Pushpa Lata Sharma (Guarantor)** liable to the Bank to pay the amount due to the tune of **Rs. 26,17,215.00/= (Rupees Twenty-Six Lacs Seventeen Thousand Two hundred and Fifteen Only)** as on **30.01.2018** with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated 30.01.2018.

As **Mr. Om Prakash Sharma and Mrs. Pushpa Lata Sharma** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 05.05.2018 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 9(1) 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 for the 2nd and subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 12.06.2026 is of **Rs. 58,49,517/- (Rupees Fifty eight Lacs Forty-nine Thousand Five Hundred Seventeen Only)** with further interest, costs, other charges and expenses thereon from 13.06.2026.

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 **30.06.2026 Time 11:00 AM** which would be by **e-auction mode.**



[Signature]

अधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, कोलकाता उत्तर / Zonal Office, Kolkata North
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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 10.06.2026 to 29.06.2026 between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://www.baanknet.com>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the **website**,

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.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 29.06.2026 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://www.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 therefore.

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 auction 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 - 50125920219	Indian Bank Ultadanga Branch
A/c Name - INDIAN BANK KOLKATA NORTH RECOVERY	IFSC- IDIB000K778

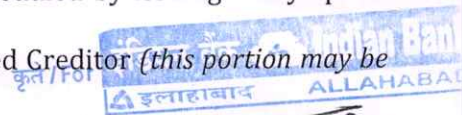
In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the 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)*



अधिकृत अधिकारी / Authorised Officer
अंचल कार्यालय, कोलकाता उत्तर / Zonal Office, Kolkata North
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****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/decreed 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
<p>All that entire First floor measuring super built area 1010 sq feet more or less comprised of three bed rooms, one living-cum-dining room, one kitchen, two bath rooms / toilet, one balcony and second floor measuring super built area 1010 sq feet more or less comprised of two rooms, one living, one dining room, one kitchen, two bed rooms / toilet , one balcony at Mouza- Digla, Police Station- Dum Dum, Dag No. 442, Khatian No. 1875, Holding No. 121, P.K.Guha Road, old at Premises No. 7/1, Club Road, Kolkata-700028 together with proportionate share or interest in the land situated at Touzi No. 173, in Mouza- Digla, C.S.Dag No. 442 of Khatian No. 1875 at present Holding No. 7/1, Club Road, Kolkata-700028 under A.D.S.R.O. Cossipore, Dum Dum, which is butted and bounded as noted below:</p> <p>East : Land Of Sri Naba Kumar Ghosh, West : 10ft wide Road North: Land Of Smt Sebena Mondal South: Land of Sri Gour Das Kabiraj</p>	<p>Rs 28,00,000/- (Rupees Twenty Eight lacs Only)</p>	<p>Rs. 2,80,000/ = (Rupees Two Lac Eighty Thousand Only)</p>	<p>Date - 30.06.2026 Time - 11:00 AM to 4:00 PM Property ID No - IDIB50143954418</p>	<p>Best of knowledge and information of the Authorized Officer, there is no encumbrance on the property</p>

Bidders are advised to visit the website (<https://www.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.ebkay@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.ebkay@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.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://www.baanknet.com>

Date: 12.06.2026

Place: Kolkata



कृते / For
 इंडियन बैंक Indian Bank
 इलाहाबाद ALLAHABAD
 Authorized Officer
 अधिकृत अधिकारी Authorized Officer
 अंचल कार्यालय, कोलकाता उत्तर / Zonal Office, Kolkata North