

SALE NOTICE FOR E-AUCTION DATED: 02.09.2029



पंजाब नैशनल बैंक
...भरोसे का प्रतीक !



punjab national bank
...the name you can BANK upon !

मुर्शिदाबाद मंडल कार्यालय,
टेलीफोन एक्सचेंज बिल्डिंग (तीसरी मंजिल),
कैटोनमेंट रोड, डाकघर एवं थाना - बहरामपुर,
जिला - मुर्शिदाबाद, पश्चिम बंगाल, पिन - 742101
ई मेल : comurshidrec@pnb.bank.in

Circle Office Murshidabad
Telephone Exchange Building (3rd Floor),
Cantonment Road, P.O.-Berhampore,
Dist – Murshidabad, (WB), Pin Code -742101
e-mail : comurshidrec@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD (Earnest Money Deposit) AND DOCUMENTS: 02.09.2029/ UPTO 1:00 PM.

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) 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/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Name of the Branch Name of the Account Name & Address of the Borrowers / Guarantors	Description of the Immovable Properties Mortgaged/Owner's Name (Mortgagers of property(ies))	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Possession Date u/s 13(4) of SARFAESI ACT 2002 C) Outstanding Amount D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price B) EMD C) Bid Increase Amt.	Date & Time of E- Auction	Details of Encumbranc es known to the Secured Creditors
1. Branch name: Farakka Barrage (088020) A/C Name: LIFE HEALTH MEDICAL AGENCY M/S LIFE HEALTH MEDICAL AGENCY PROP: MD RIKAUL RAHAMAN VILL – ANTARDWIPA PO - BHASAIPIKAR PS - SAMSERGANJ DIST - MURSHIDABAD PIN – 742202, WEST BENGAL	Equitable mortgage of all that part and parcel of Land and Building situated at Mouza: Antardipa, J.L No-69, LR Khatian No. 3682, Plot No. RS-1705, LR-1932 measuring area 3.667 Decimal along with two storied building standing thereon under Bhasaipaikar Gram Panchayat, PS-Samserganj, DIST-Murshidabad, Pin-742202, Land kind-Viti, as per deed of Heba vide no. 12579 of 2018 registered in the office at ADSR Nimtita Murshidabad in the name of Md Rikaul Rahaman S/o Md Samayun Ali@Samsul Haque.	A) 14.07.2025 B) 07.11.2025 C) Rs. 18,38,329.88 (Rupees Eighteen Lakh Thirty Eight Thousand Three Hundred Twenty Nine and Eighty Eight Paisa Only) as on 30/06/2025 as mentioned in the above notice with upto date interest and costs incurred by the undersigned while taking possession plus accrued interest, incidental	A) Rs 2,98,000.00 B) Rs 29,800.00 C) Rs 20,000.00 D) PUNBU74654707	02.09.2026 11.00 AM to 4:00 PM	Not Known

MD RIKAUL RAHAMAN S/O – MD SAMAYUN ALI VILL – ANTARDIPA PO - BHASAIPAİKAR PS - SAMSERGANJ DIST - MURSHIDABAD PIN – 742202, WEST BENGAL	<u>Owned by:</u> Md Rikaul Rahaman S/o Md Samayun Ali@Samsul Haque.	expenses, cost & charges etc. thereon. D) Constructive			
2. <u>Branch name:</u> Bhagirathi (154120) Mira Halder (Borrower) D/o- Sasthi Charan Halder Vill- Pakuria PO- Chaltia Dist- Murshidabad Pin- 742165 Pradip Halder (Borrower) W/o- Sasthi Charan Halder Vill- Pakuria PO- Chaltia Dist- Murshidabad Pin- 742165	All that part and parcel Land & Building situated at LR Plot No 41, LR Khatian No 216, JL No 80 of Mouza Pakuria measuring 0.01895 acre under registered in the office of ADSR Berhampore, P.S.- Berhampore, Dist- Murshidabad, West Bengal. <u>Owned By:</u> Mira Halder , D/o- Sasthi Charan Halder	A) 10.03.2022 B) 06.01.2023 C) Rs. 10,99,482.08 (Rupees Ten Lakh Ninety Nine Thousand Four Hundred Eighty Two and Eight Paise only) as on 01.03.2022 interest charged up to 31.01.2022 plus accrued interest, incidental expenses, cost & charges etc. thereon. D) Constructive	A) Rs. 8,45,100.00 B) Rs. 84,510.00 C) Rs. 20,000.00 D) PUNBU64435070	02.09.2026 11:00 AM to 2:00 PM	Not Known
3. <u>Branch name:</u> Patikabari (09310) A/C Name: Md Sujauddin Biswas Md Sujauddin Biswas (Borrower) Prop of M/s Biswas Enterprise S/o- Lt Jillar Rahaman Biswas Vill & PO- Patikabari PS- Nowda Dist- Murshidabad Pin- 742121 Tutul Biswas (Guarantor) S/o- Lt Jillar Rahaman Biswas Vill & PO- Patikabari PS- Nowda Dist- Murshidabad Pin- 742121 Jahanara Bibi (Guarantor) W/o- Md Sujauddin Biswas	All that part and parcel of Land and single storied Residential building situated at Mouza: Patikabari, JL No 36, Plot No 2838 LR 3349, LR Khatian No 7225, 7228, total area measuring 5 decimal , Land kind- Bari, under Patikabari Gram Panchayat, PS- Nowda, Dist- Murshidabad, Pin- 742121, as per Gift Deed no 2979 of 2012, regd at ADSR, Amtala (Nowda), Murshidabad. <u>Owned By:</u> 1. Md Sujauddin Biswas, 2. Tutul Biswas Both are S/o- Lt Jillar Rahaman Biswas	A) 14.03.2023 B) 01.08.2023 C) Rs. 6,67,065.50 (Rupees Six Lakh Sixty Seven Thousand Sixty Five and Fifty Paise only) as on 14/03/2023 interest charged upto 02.11.2022 plus accrued interest, incidental expenses, cost & charges etc. thereon. D) Constructive	A) Rs. 15,79,000.00 B) Rs. 1,57,900.00 C) Rs. 20,000.00 D) PUNBU15282407	02.09.2026 11:00 AM to 4:00 PM	Not Known

Vill & PO- Patikabari PS- Nowda Dist- Murshidabad Pin- 742162					
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TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on **‘AS IS WHERE IS BASIS and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”**
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement, or omission in this proclamation.
3. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
4. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
5. **The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 02.09.2026 @ 11:00 AM to 4:00 PM**
6. **For detailed term and conditions of the sale, please refer to <https://baanknet.com> & <https://www.pnbindia.in/EAuction.aspx>**
7. **For any queries regarding the terms and conditions of the sale, the interested bidders may contact, Mr. Sanjay Kumar (CM & Authorized Officer) Mob:9170619888**

Additional Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be “online through e-auction” portal <https://baanknet.com/>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) 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 has to transfer the EMD amount using online mode in his Global EMD Wallet by 02.09.2026 within 1:00 PM in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash / Transfer (After generation of Challan from (<https://baanknet.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. 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 Deposited shall not bear any interest.
4. Platform (<https://baanknet.com/>) for e-Auction will be provided by e Auction service provider M/S PSB Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider’s website <https://baanknet.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal. (1) <https://baanknet.com/>, (2) www.pnbindia.in
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from Auction portal (<https://baanknet.com>).
7. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
8. Bidder’s Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

9. 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 the amount as mentioned above in the table to the last higher bid of bidders. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed.

10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of eAuction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://baanknet.com/>). Details of which are available on the e-Auction portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than 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 issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at 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.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (EAuctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://baanknet.com/> & www.pnbindia.in.

24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor.

STATUTORY SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

Date: 14.08.2026
Place: Berhampore

Mr. Sanjay Kumar
Chief Manager
AUTHORISED OFFICER, PUNJAB NATIONAL BANK