

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY						
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Rules, 2002 read with proviso to Rule 8 (6) & 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), Co-Borrower(s), Guarantor(s) and / or Mortgagor(s) of the respective loan facilities to loan account numbers HF39886753 & HF39823825, that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorized Officer of the Secured Creditor on 11-03-2026, will be sold through E-Auction on "AS IS WHERE IS BASIS", "WHAT IS AS IS BASIS", "WHAT THERE IS BASIS" and "NO REQUIRE BASIS" on 30-10-2026 for recovery of Rs. 25,50,952.61/- (Rupees Twenty Five Lakh Fifty Thousand Nine Hundred Fifty Two and Sixty One Paise Only) under loan account number HF39823825 as on 23rd September 2026 and Rs. 93,838.94/- (Rupees Ninety Three Thousand Eight Hundred Thirty Eight and Ninety Four Paise Only) under loan account number HF39886753 as on 23rd September 2026 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower / Co-Borrowers/ Mortgagor/s / Guarantor/s namely Prosenjit Das and Sumana Roy Das in respect of loan granted to Prosenjit Das and Sumana Roy Das. The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and Auction Schedule are mentioned below:						
Sr No	Name of the Borrower /Co-Borrower/ Mortgagor/s	Details Of Immovable Property put for E – Auction	Last date for submission of Bid	Date & Time of E-Auction	Reserve Price (NRI) (inclusive of dues/ encumbrance of Sugam Diamond Projects LLP)	Earnest Money Deposit (EMD) (INR)
1.	Prosenjit Das,	All that Flat no 11L situated on the 11th floor (Carpet area 554 sq. ft. more or less along with balcony with a carpet area of 26 sq. ft. more or less) block – 3 in the project name Urban Lakes, along with One covered Two Wheeler Parking (45 sq. ft.) situated in premises no 61, ward no 10, Lal Bahadur Sahstri Road, Hooghly 122325 built on the land measuring about 13.004 acres or 39 bighas 6 cotahs 11 chitaks 40 sq.ft more or less in portion of the said L.R Dag nos. 3033, 3034 and entire L.R Dag nos. 3035, 3033/4099 and 3033/4100 recorded in L.R. Khatian no. 12284 under mauza- Konnogor within ward no 10 of Konnogor Municipality. Type of Possession:- Physical	29-10-2026 up to 04.00 p.m.	30-10-2026 between 01.00 p.m. to 02.00 p.m.	Rs. 41,44,000 (Rupees Forty One Lakh Forty Fore Only)	Rs. 4,14,400 (Rupees Four Lakh Four Thousand Four Hundred Only)
2.	Sumana Roy Das					
The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 30-10-2026 between 01:00 pm to 02:00 pm through his authorized representative/agent.						
Important Terms and Conditions:						
1) The E - Auction shall be conducted only through "Online Electronic Bidding" through website https://www.eauctions.co.in/nv on 30-10-2026 from 01.00 p.m. to 02.00 p.m. with unlimited extensions of 5 minutes duration each. 2) For details about E-Auction, the intending bidders may M/s. Linkstar tech Solutions Private Limited through its Technical team @ +91-98986 64651; email id admin@eauctions.co.in. 3) The intending bidders may visit the Bank's official website - https://www.kotak.com/en/bank-auctions.html for auction details and for the terms and conditions of sale. 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal https://www.eauctions.co.in/ and the said terms and conditions shall be binding on the bidders who participate in the bidding process. 5) It is requested that the interested Bidders are required to generate the login ID and password from the portal https://www.eauctions.co.in/ before uploading the bid and other documents. 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal https://www.eauctions.co.in/ on or before 29-10-2026 up to 04.00 p.m. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to ashok.motwani@kotak.com. The Bidder shall write the subject of the email "Prosenjit Das". 7) Prospective bidders may avail training, for generating Login ID and password and for online bidding process etc., from M/s. Linkstar tech Solutions Private Limited on above mentioned contact numbers. 8) The tender/offer form shall be accompanied by Pay order/Demand Draft drawn on a Scheduled Bank in favour of "Kotak Mahindra Bank Ltd." payable at Kolkata towards Earnest Money Deposit (EMD). In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. 9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their bids further offers in multiples of INR 50,000.00 (Rupees Fifty Thousand Only). 10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. 11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately not later than next working day by Demand Draft drawn in favour of Kotak Mahindra Bank Ltd., payable at Kolkata and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be, shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default. 12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sales shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect. 13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The submitted Bidder shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property. 14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims. 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person other than those mentioned in the bid shall be entertained. 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd., in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days without any interest. 17) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. 18) In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property. 19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by a Court/Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall have no any right to claim the refund of the EMD/amount so deposited by him /her or any interest on the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be issued with respect to this in this regard. 20) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. 21) Apart from the encumbrance of Sugam Diamond Projects LLP, no other encumbrances are known to the Bank. 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 property/Auctioned. 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) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23) All outgoing charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees etc. shall be the responsibility of the purchaser for Auction-Cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. 24) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. 25) As per Section 194-A of the Income Tax Act, 1961, TDS @ 1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,000.000 (Rupees Fifty Lakh only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Property in the name of the mortgagor, to be borne by him from the sale price of the respective property and deposit the same with Income Tax Department. Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of said TDS. 26) Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHAT THERE IS BASIS" and "NO REQUIRE BASIS" on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Register Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. 27) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrowers/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if in no regard acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever. The decision in this regard shall be final. 28) The bidders shall be deemed to						