

SALE NOTICE
(Sale through e-auction only)

NOTICE FOR SALE OF IMMOVABLE PROPERTY ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002(hereinafter referred to as Rules).

Whereas,

The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 03/01/2022 calling upon the borrower(s) and / or guarantor(s) and / or defaulter(s) and / or legal heir(s), **1) M/s Manjeet Auto**, a partnership firm having its office at Baronil Pur More, G T Road, P.O- Sripally, P.S. & District- Burdwan, West Bengal- 713103 represented by its partners (a) Mr Manjeet Chaudhury, S/o Mr Krishna Kanai Chaudhury, (b) Mrs Reba Chowdhury, W/o Mr Krishna Kanai Chaudhury, (c) Mrs Sipra Choudhury, W/o Mr Manjeet Chaudhury, all three of them residing at Anandapally, P.O- Sripally, District- Burdwan, West Bengal- 713103, **2) Mr Manjeet Chaudhury**, S/o Mr Krishna Kanai Chaudhury, **3) Mrs Reba Chowdhury (since deceased)**, W/o Mr Krishna Kanai Chaudhury, **4) Mrs Sipra Choudhury**, W/o Mr Manjeet Chaudhury, and, **5) Mr Navneet Chaudhury**, S/o Mr Manjeet Chaudhury, all are residing at Anandapally, P.O- Sripally, District- Burdwan, West Bengal- 713103, to pay the amounts mentioned in the notice being (1) ₹ 5,41,29,685.45 (Rupees Five Crores Forty One Lakhs Twenty Nine Thousand Six Hundred Eighty Five & paisa Forty Five) only in Loan A/c.No. 21865500000345 as on 03/01/2022, (2) ₹ 1,04,89,359.65 (Rupees One Crore Four Lakhs Eighty Nine Thousand Three Hundred Fifty Nine & paisa Sixty Five) only in Loan A/c.No. 21866900000117 as on 25/12/2021, and, (3) ₹ 18,46,426.45 (Rupees Eighteen Lakhs Forty Six Thousand Four Hundred Twenty Six & paisa Forty Five) only in Loan A/c.No. 21867400000011 as on 01/01/2022, together with interest and other charges thereon within 60 days from the date of the said notice.

Whereas the borrower(s) and / or guarantor (s) and / or defaulters and / or legal heir(s) having failed to repay the amount within the stipulated time, the **Authorized Officer** on behalf of the Federal Bank Ltd. has taken possession of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on **11/03/2022** by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower(s) and / or guarantor (s) and / or defaulters and / or legal heir(s) and general public that the Bank has decided to sell on **25/06/2025** the property described herein below on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” basis under Rules 8 & 9 of the said Rules for realizing the dues of (1) ₹ 5,80,24,088.45 (Rupees Five Crores Eighty Lakhs Twenty Four Thousand Eighty Eight and paisa Forty Five) only in A/c No. 21865500000345 as on 20/06/2023, (2) ₹ 1,23,26,116.65 (Rupees One Crore Twenty Three Lakhs Twenty Six Thousand One Hundred Sixteen and paisa Sixty Five) only in A/c No. 21866900000117 as on 20/06/2023, and, (3) ₹ 21,39,234.45 (Rupees Twenty One Lakhs Thirty Nine Thousand Two Hundred Thirty Four and paisa Forty Five) only in A/c No. 21867400000011 as on 20/06/2023, due to The Federal Bank Ltd (Secured Creditor), calculated as per claim made in OA No 177/2023, together with further interest with monthly rest from 21/06/2023 till realization with cost and thus the undersigned hereby invites bids from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

“While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the bank till repayment and



redeem the secured asset, within the period mentioned above, Please take important note that as per section 13(8) of the SARFAESI Act 2002, (as amended), the right of redemption of secured asset will be available to you only till the date of publication of notice for publication or inviting tenders from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of a bastu landed property with building constructed thereon admeasuring 1700 Sq. Ft. under R.S. & L.R. Dag No. 69(P), 300 Sq. Ft. under R.S. & L.R. Dag No. 70(P) and 160 Sq. Ft. under R.S. & L.R. Dag No. 71(P), i.e. covering total of 3 Cottahs, all lying in Mouza- Alisha, J.L. No- 77, R.S. Khatian No- 229, Dag No- SAO307 under Baikunthapur-II Gram Panchyat situated in "Ullhas Mini Township", P.S- Burdwan, District- Burdwan, West Bengal, more and fully described in Gift Deed No I-020304292/2016 dated 08.06.2016 in the name of Mrs Reba Chowdhury, registered with ADSR Burdwan. The Property is bounded by: North: Plot No. SAO408, South: By 2nd Avenue 3rd Street, East: Plot No. SAO309, West: Plot No. SAO305.

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://sarfaesi.auctiontiger.net>.
2. The property will be sold on "As is where is", "As is what is", and "Whatever there is" basis for an amount not below the reserve price of Rs 1,00,00,000/- (Rupees One Crore) only.
3. Last date for the submission of documents with EMD (Earnest Money Deposit) is **24/06/2025** before 4.00 PM. EMD for property mentioned in the schedule is **Rs 10,00,000/- (Rupees Ten Lakhs)** only.
4. The date and time of auction is on **25/06/2025** between **11 am – 12.15 pm (IST)**, with unlimited extension of 5 minutes each.
5. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of Rs 20,000/- (Rupees Twenty Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs 20,000/-.
6. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s. e-Procurement Technologies Ltd -Auction Tiger whereupon they would be allowed to participate in online e-auction.
7. The prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Limited - Auction Tiger, Ahmedabad, Helpline No. & email ID : 079- 68136880/68136837 & email – support@auctiontiger.net and Mr. Ram Sharma - 9978591888/9265562821/18 & email – ramprasad@auctiontiger.net.
8. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Kolkata or by way of RTGS., Bank details are: The Federal Bank Ltd, LCRD/Kolkata Division, Account No. 21480051030003, IFSC Code FDRL0002148.
9. The Bank / M/S. e-Procurement Technologies Ltd - Auction Tiger shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
10. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
11. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact the undersigned



in the below address or Sri Supratik Biswas, Senior Manager & Branch Head, Br Bardhaman, Mob: 8016423454. Details of the Auction, Sale, Terms and Conditions etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notices>.

12. The intending purchasers can inspect the properties between 2 PM to 4 PM on 1st June 2025 in consultation with the undersigned or Br. Bardhaman.
13. The highest/successful bidder shall deposit 25% of the amount of bid/purchase money adjusting the EMD already paid immediately on acceptance of his tender / offer by the Bank and the balance 75% within 15 days or such further time as permitted by the authorised officer in accordance with law, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be resold.
14. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
15. The bank will not be held responsible for any charge, lien, encumbrances, arrears of property tax, electricity charges, water charges, or any dues to the Government or anybody in respect of the properties under sale. Such dues if any on the property shall be borne by the purchaser.
16. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
17. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.
18. If any of the date mentioned above happen to be holiday/hartal/protest called by any political parties/association/groups which adversely affects the functioning of the Bank/ M/s. e-Procurement Technologies Ltd – Auction Tiger the very next Bank working day may be considered for that event and related events including the date of auction/sale.
19. The property is put for sale subject to the provisions under the above Act/Rules and other prevailing laws.
20. This sale will attract the provisions of sec 194-IA of the income Tax Act

Place: Kolkata



For The Federal Bank Ltd

For The Federal Bank Ltd.
Ranjana Kumar Misra
Deputy Vice President-I & Branch Head
(Authorized officer under SARFAESI Act 2002)