

LCRD/Kolkata Division

KOLLCRD/ CALO/SN/SCM/64 /2025-26

Date: 16/05/2025

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 23/12/2014 calling upon the borrower(s) and / or guarantor (s) and / or defaulters **1). Surana Chain Manufacturing Industries (P) Ltd**, 2, Church Lane, 403 B, Oswal Chambers, Kolkata- 700001, **2). Late Jatan Surana**, since deceased represented by his legal heirs (a) Ms. Bhavan Surana D/o Late Jatan Surana, (b) Ms. Tripty Surana D/o Late Jatan Surana, (c) Mr. Gaurav Surana S/o Late Jatan Surana, All residing at 40, Dobson Road, P.S Golabari, Howrah District 711101, **3). Smt Jayita Shome alias Jaita shome alias J. Shome** D/o B.S. Shome, 2nd Church Lane, 403B, Oswal Chambers, Kolkata 700001, **4). Smt. Anita Surana alias Anita Devi Surana** (for self and as wife and as one of the legal heirs of Late Jatan Surana) residing at 40, Dobson Road, P.S. Golabari, Howrah District 711101, **5). Jatan Lal Gaurav Kumar Surana**, a HUF (represented by its Karta) 2nd Church Lane, 403B, Oswal Chambers, Kolkata 700001, and, **6). Sri Siva Kumar Rajak**, s/o Ganesh Rajak, 21 Rosemary Lane, Howrah, 700101, to pay the amount mentioned in the notice being ₹ 4,29,92,945/- (Rupees Four Crores Twenty Nine Lacs Ninety Two Thousand Nine Hundred Forty Five only) is due as on 20.12.2014 under your Cash Credit loan account no. 11036900000705, Bank Guarantee and a Demand Loan 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) legal heirs and / or defaulters 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 22/05/2015 by issuing a notice to the borrowers/defaulters and general public and publication thereof in news papers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower(s) and / or guarantor (s) / legal heirs and / or defaulters and general public that the Bank has decided to sell on **25th of June 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 ₹ 4,29,92,945/- (Rupees Four Crores Twenty Nine Lacs Ninety Two Thousand Nine Hundred Forty Five only) is due as on 20.12.2014, due to the Federal Bank Ltd (Secured Creditor) under 11036900000705, Bank Guarantee and a Demand Loan plus with further interest and costs 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 PROPERTY

All that piece and parcel of land admeasuring about 0.43 decimals equivalent to 1 Bigha 6 Cottahs 3 chittacks situated at Mouza Manikpur, P.S. Sonarpur, Pargana- Magura, J. L. No. 77, R.S. No. 226, Touzi No. 412, Khatian No. 183, R.S. Khatian No. 246 & 57/1, measuring about 0.33 decimal under Dag No. 13, 0.03 decimal under Dag No. 14 and 0.07 decimal under Dag No. 15 Total 0.43 decimal equivalent to 1 (one Bigha) 6 (Six) Cottahs 3 Chittacks, Police Station and SRO Sonarpur within the limits of Rajpur Sonarpur Municipality being Municipal Holding no. 195, Ward No.21/6, District 24 Parganas (South) bounded by North By lane of Mouza- Chowhati, Dag No. 76, East: by the land of R S Dag No. 21, South: by the land of R S Dag No. 16 and West: by the land of R S Dag No. 12.

Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.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.85,00,000/-**.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is **23/06/2025** before 5.00 PM. EMD for property mentioned in the schedule is **Rs. 8,50,000/-**.
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.50,000/- (Rupees Fifty Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.50,000/-.
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 - 8000023297/9265562821/18/19 & 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. 21482200000011, 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 Mr. Mahendra Kumar Rajak, Manager, LCRD Kolkata Division, Mob:

9873507476. Details of the auction, sale, terms and condition 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 the 21th June 2025** in consultation with the undersigned or LCRD Kolkata Division.
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. The sale will attract the provisions of sec 194-IA of the income Tax Act, if applicable.

16/05/2025
Kolkata



For The Federal Bank Ltd.
Ranjan Kumar Misra
Authorised Officer under SARFASEI Act, 2002
RANJAN KUMAR MISRA
DVP-I & Branch Head
LCRD Kolkata Division