



Indian Overseas Bank

ANNEXURE 15

इण्डियन ओवरसीज बैंक

Dalkhola Branch (Branch code- 3429)

NH 34, Ward No.6, High School More

Dalkhola , Dist. – North Dinajpur

West Bengal – 733201

Email ID: iob3429@iob.in

Date: 09.10.2025

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

1. Md Taushif Alam
S/O Mr. MD Yaqub Ali
Ward No. 7, Uttar Dalkhola
Dist: Uttar Dinajpur, W.B. -733201
(Hereinafter referred as Borrower)
2. Mr. Md Yaqub Ali
S/O Mr. Aliruddin Ali
Ward No. 7, Uttar Dalkhola
Dist: Uttar Dinajpur, W.B. -733201
(Hereinafter referred as Guarantor & Mortgagor)

Sir/Madam,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated 13.02.2024 issued to you regarding taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice in Bartaman North Bengal Edition (daily) and The Telegraph North Bengal Edition (daily) on 19.02.2024 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. You the above-named borrowers / mortgagors / guarantors have failed to pay the dues after issuance of demand notice dated 06.07.2023 Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is

इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer



what is" and "whatever there is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

4. After appropriating the repayments amounting to Rs. 25,328.00, the dues in the loan account as on 30.09.2025 is **Rs. 31,22,445.31 (Rupees Thirty One Lakh Twenty Two Thousand Four Hundred Forty Five and Paisa Thirty one only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **15 days** that the below mentioned secured assets shall be sold by the undersigned on 30.10.2025 between 2:00 PM and 4:00 PM hours with auto extension of 10 minutes each through e-auction using [https:// banknet.in](https://banknet.in) (Web portal) of our banks approved service provider [https:// banknet.in/eauction-psb/bidder-registration](https://banknet.in/eauction-psb/bidder-registration) (PSB Alliance "BANKNET") under the supervision of the Authorised Officer of our Bank.
6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in News Paper Shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

All part and parcel of vacant land admeasuring 8.40 decimal demarcated by partly concrete poles with bamboo sticks and partly wall of neighbor's, situated at Uttar Dalkhola, ward No.07 of Dalkhola Municipality, J L No.20, Plot No.581 (RS/LR), Khatian No. 40 (RS) or 248 (LR), B.L. &L.R.O.Karandighi, Dist. -Uttar Dinajpur, W.B, PIN- 733201 standing **in the name of MD Yaqub Ali S/O Late Alimuddin (Guarantor & Mortgagor).**

The said land is bounded as follows:

North – Land of Md. Nasir,
South – Land of Taher Ali , Taib Ali
East – 8' wide Road,
West – Land of Gopinath Mandal

Yours Faithfully

कुले इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer

Authorised officer

Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice



Indian Overseas Bank

इण्डियन ओवरसीज़ बैंक

Dalkhola Branch (Branch code- 3429)
NH 34, Ward No.6, High School More
Dalkhola , Dist. – North Dinajpur
West Bengal – 733201

Date:09.10.2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 possession of which has been taken by the Authorized Officer of Indian Overseas Bank (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" **on 30.10.2025**, for recovery of **Rs. 31,22,445.31 (Rupees Thirty One Lakh Twenty Two Thousand Four Hundred Forty Five and Paisa Thirty one only)** as on 30.09.2025 payable with further interest at contractual rates and rests besides costs/charges incurred till date of repayment in full due to the Indian Overseas Bank (Secured Creditor) from **Mr. Md Taushif Alam**, S/o Mr. MD Yaqub Ali, Ward No. 7, Uttar Dalkhola, Dist: Uttar Dinajpur, W.B. -733201 (**hereinafter referred as "Borrowers"**) and **Mr. Md Yaqub Ali**, S/O Mr. Aliruddin Ali, Ward No. 7, Uttar Dalkhola, Dist: Uttar Dinajpur, W.B. -733201 (**hereinafter referred as "Guarantor & Mortgagor"**). The Reserve Price will be **Rs. 29,00,000.0 (Rupees Twenty Nine lakhs Only)** and the earnest money deposit will be **Rs. 2,90,000.00 (Rupees Two Lakh Ninety Thousand Only)**.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All part and parcel of vacant land admeasuring 8.40 decimal demarcated by partly concrete poles with bamboo sticks and partly wall of neighbor's, situated at Uttar Dalkhola, ward No.07 of Dalkhola Municipality, J L No.20, Plot No.581 (RS/LR), Khatian No. 40 (RS) or 248 (LR), B.L. &L.R.O.Karandighi, Dist. -Uttar Dinajpur, W.B, PIN- 733201 standing in the name of MD Yaqub Ali S/O Late Alimuddin (Guarantor & Mortgagor).

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

The said land is bounded as follows:

North – Land of Md. Nasir,
South – Land of Taher Ali , Taib Ali
East – 8' wide Road,
West – Land of Gopinath Mandal

There are no known encumbrances as per our knowledge & record.

For detailed terms and conditions of the sale, please refer to the service providers link <https://banknet.in/eauction-psb/bidder-registration> (PSB Alliance "BANKNET) and link provided in Indian Overseas Bank, Branch – Kanki, Secured Creditors website i.e. www.iob.in [https://www.iob.in/TenderDetails.aspx?Tendertype=E_Auction].

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

PLACE: Dalkhola
DATE: 09.10.2025

अधिकृत अधिकारी/Authorised Officer
Authorized Officer

This may also be treated as a Notice under **Rule 8(6)/Rule 9(1)** of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above-mentioned date.



Indian Overseas Bank

इण्डियन ओवरसीज़ बैंक

Dalkhola Branch (Branch code- 3429)
NH 34, Ward No.6, High School More
Dalkhola , Dist. – North Dinajpur
West Bengal – 733201

Date: 09.10.2025

E – AUCTION SALE NOTICE

**SALE OF IMMOVABLE PROPERTY
MORTGAGED TO THE BANK UNDER THE SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT, 2002**

Whereas **Md Taushif Alam** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 06.07.2023 calling upon the borrowers **Md Taushif Alam**, S/o Mr. MD Yaqub Ali, Ward No. 7, Uttar Dalkhola, Dist: Uttar Dinajpur, W.B. -733201 (**hereinafter referred as "Borrowers"**) and **Md Yaqub Ali**, S/O Mr. Aliruddin Ali, Ward No. 7, Uttar Dalkhola, Dist: Uttar Dinajpur, W.B. -733201 (**hereinafter referred as "Guarantor & Mortgagor"**) to pay the amount due to the Bank, being Rs. 23,96,090.94 (Rupees Twenty-Three Lakhs Ninety Six Thousand Ninety and paisa Ninety Four only) as on 30.06.2023 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 13.02.2024 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" and "whatever there is" basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as Rs. 25,41,423.31 (Rupees Twenty Five Lakhs Forty One Thousand Four Hundred Twenty Three and Paisa Thirty One only) as on 13.02.2024 payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 30.09.2025 works out to **Rs. 31,22,445.31 (Rupees Thirty One Lakh Twenty Two Thousand Four Hundred Forty Five and Paisa Thirty one only)** after reckoning repayments, if any, amounting to Rs. 25,328.00 subsequent to the Bank issuing demand notice.

कुते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer



The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

SCHEDULE OF PROPERTY(IES)

All part and parcel of vacant land admeasuring 8.40 decimal demarcated by partly concrete poles with bamboo sticks and partly wall of neighbor's, situated at Uttar Dalkhola, ward No.07 of Dalkhola Municipality, J L No.20, Plot No.581 (RS/LR), Khatian No. 40 (RS) or 248 (LR), B.L. &L.R.O.Karandighi, Dist. -Uttar Dinajpur, W.B, PIN- 733201 standing in the name of **MD Yaqub Ali S/O Late Alimuddin (Guarantor & Mortgagor).**

The said land is bounded as follows:

North – Land of Md. Nasir,
South – Land of Taher Ali , Taib Ali
East – 8' wide Road,
West – Land of Gopinath Mandal

Date and time of e-auction	30.10.2025 between 2:00 PM and 4:00 PM hours with auto extension of 10 minutes each till sale is completed.
Reserve Price	Rs. 29,00,000.00
Earnest Money Deposit	Rs. 2,90,000.00
EMD Remittance	EMD to be remitted at the time of registration on https:// banknet.in/eauction-psb/bidder-registration (PSBAlliance "BANKNET")
Bid Multiplier	Rs. 10,000/-
Inspection of property	Between 10:00 AM to 4:00 PM on all working days till 29.10.2025.
Submission of online application for bid with EMD	10.10.2025 onwards
Last date for submission of online application for BID with EMD	29.10.2025
Known Encumbrance if any	Not known to the Bank.
*Outstanding dues Rs..... of Local Self-Government (Property Tax, Water sewerage, Electricity Bills etc)	Not known to the Bank. (Bidders are advised to ascertain the Statutory liabilities. All statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.)

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider [https:// banknet.in/eauction-psb/bidder-registration](https://banknet.in/eauction-psb/bidder-registration) (PSB Alliance "BANKNET") under the supervision of the of the Authorized Officer of the Bank.

कुते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer



2. The intending Bidders /Purchasers are requested to register on portal <https://banknet.in/eauction-psb/bidder-registration> (PSB Alliance "BANKNET") 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 account by **29.10.2025, 5:00 P.M.** (one day prior to e-auction day). Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode **After generation of Challan from <https://banknet.in/eauction-psb/bidder-registration> (PSB Alliance "BANKNET") which will provide account details** in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-Bक्रेय – PSB Alliance portal (<https://banknet.in>).

5. The submission of online application for bid with EMD shall start from **10.10.2025**.

6. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of **120 Minutes** with auto extension time of **10 minutes** each till the sale is concluded.

8. 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 **Rs. 10,000/-** to the last higher bid of the bidders. **10 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 **10 minutes** to the last highest bid, the e-auction shall be closed.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of **"SARFAESI Sale Parking Account" to the credit of A/C No. 34290113035001 Indian Overseas Bank, Dalkhola Branch, NH 34, Ward No.6, High School More, Dalkhola, Dist. – North Dinajpur, West Bengal 733201. Branch Code: 3429 IFSC Code: IOBA0003429.**

10. The balance amount of sale price shall be paid within **15 days** from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer



14. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1 % on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1 % of the consideration as Income Tax.

19. For verification about the title documents and inspection thereof, the intending bidders may contact **Indian Overseas Bank, Dalkhola Branch, NH 34, Ward No.6, High School More, Dalkhola , Dist. – North Dinajpur, West Bengal 733201. Branch Code: 3429 during office hours till 29.10.2025, 4:00 P.M.**

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider ([https:// banknet.in/e_auction-psb/bidder-registration](https://banknet.in/e_auction-psb/bidder-registration) (PSB Alliance "BANKNET) , details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (https:// banknet.in/e_auction-psb/bidder-registration (PSB Alliance "BANKNET) for e-auction will be provided by service provider M/s PSBAlliance having Registered office unit 1, 3rd Floor, VIOS commercial Tower Near Wadala Truck terminal, Wadala East Mumbai- 400037. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website https:// banknet.in/e_auction-psb/bidder-registration (PSB Alliance "BANKNET)

कृते इण्डियन ओवरसीज़ बैंक
For Indian Overseas Bank

प्राधिकृत अधिकारी/Authorised Officer
Authorized Officer

PLACE: Dalkhola
DATE: 09.10.2025