



Prop II) 10BARMOGRAJ

इण्डियन ओवरसीज बैंक

ইন্ডিয়ান ওভারসীজ ব্যাঙ্ক

Indian Overseas Bank
Asset Recovery Management Branch
No. 9 C R Avenue, Chowringhee,
Kolkata – 700 072

Phone No: 8925951996

Date: 20.01.2026

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

M/s. Raj restaurant Cum Bar Prop. Rakhi Bibi Vill- Ruiya Purbapara, Patulia Kolkata-700121[Borrower]	Mrs.Rakhi Bibi Sewli Telini Para, Bara Kanthalia Kolkata-700121 [Mortgagor/Guarantor]
Md. Yusuf Sewli Telini Para, Bara Kanthalia Kolkata-700121[Mortgagor/Guarantor]	

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] that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorised Officer of INDIAN OVERSEAS BANK, Secured Creditor, will be sold on **"As is where is", " As is what is", and "Whatever there is"** on **19.02.2026** for recovery of **Rs.2,94,20,220.00/-[Rupees: Two crore ninety four lakh and twenty thousand two hundred twenty only]** as on **29.02.2024** and with further interest at contractual rates and rests along with costs, charges etc till date due to the INDIAN OVERSEAS BANK, Secured Creditor from M/s. Raj Restaurant Cum Bar(Prop. Rakhi Bibi), borrower and Rakhi Bibi & Md. Yusuf, Mortgagor/Guarantor. The reserve price will be **Rs. 1,44,46,555/- and Earnest Money deposit will be Rs.14,44,655/-**

[Give short description of the immovable property with known encumbrances, if any]

DESCRIPTION OF THE IMMOVABLE PROPERTY :Equitable mortgage of G+ 2 commercial Bldg & Freehold property measuring more or less 8514 sqft, Land Area 4262 Sq.ft , Situated at Mouza – Ruiya , J.L. No.20, Touzi No. 172 , Khatian No. 1190 , R.S.Dag No.550 under Patulia Gram Panchayat, Ruiya Purbapara Dist : 24 Parganas (North) , P.S : Khardah, PIN -700121 and Property is in the name of Md. Yusuf & Rakhi Bibi .

- ❖ Landmark: The property is located near Ruiya Bus stand (Kalyani Expressways).
- ❖ Bounded By:
 - North: Dag No. 154
 - South : Dag No. 550
 - East: Dumdum-Barrackpore Express Way
 - West : Property of Madar Ali



Note : As per rule 3 (5) of Security Interest (Enforcement) rules ,2002 ,we hereby draw your kind attention to the provisions of section 13 (8) of the SARFAESI Act under which the Borrower has the right to redeem the "Secured Assets" by tendering the amount of dues of the secured creditor at any time before the date of publication of notice for public auction from public for transfer by way of sale " As is where is" ,As is what is, whatever there is and without Recourse. The borrower, Mortgager and guarantors are therefore, requested to pay the entire amount due together with accrued interest, costs and charges, expenses thereon and redeem the secured assets before the date of publication of notice as stated herein.

The right of redemption under section 13(8) of the SARFAESI Act can only be exercised before the public auction commences and not thereafter.

Known Encumbrance if any: No known encumbrances. However, the Borrower has filed an 151/2022 before Hon'ble DRT 1, Kolkata.

For detailed terms and conditions of the sale, please refer to the link provided in Indian Overseas Bank, Secured Creditor's website i.e. <https://baanknet.com/>(web portal of e-auction of service provider)

For Indian Overseas Bank



Date: 20.01.2026

Authorised Officer

Place: Kolkata

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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 .

- Encl. 1) E-Auction notice containing terms and conditions
2) Proposed Paper publication of E-Auction Notice.



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Indian Overseas Bank

Asset Recovery Management Branch

No. 9 C R Avenue, Chowringhee,

Kolkata – 700 072

Phone No: 89259519964053

Date: 20.01.2026

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 M/s. Raj restaurant cum Bar (Borrower), Prop. Rakhi Bibi (Borrower & Mortgagor) has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties in the name of Md. Yusuf and Rakhi Bibi, Mortgagor/Guarantor 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 22.01.2016 calling upon M/s. Raj restaurant Cum Bar (Borrower) Prop. Rakhi Bibi (Borrower & Mortgagor) and mortgagors Md. Yusuf and Rakhi Bibi to pay the amount due to the Bank, being Rs 100,19,785.80 /- as on 31.12.2015 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 03.09.2016 under Section 13 (4) of the Act with the right to sell the same in "As is where is", "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 100,19,785.80 /- as on 31.12.2015 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 **29.02.2024** works out to **Rs.2, 94, 20,220.00/-[Rupees: Two crore ninety four lakh and twenty thousand two hundred twenty only]**. 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:

DESCRIPTION OF THE IMMOVABLE PROPERTY :Equitable mortgage of G+ 2 commercial Bldg& Freehold property measuring more or less 8514 sqft, Land Area 4262 Sq,ft, Situated at Mouza – Ruiya, J.L. No.20, Touzi No. 172, Khatian No. 1190, R.S.Dag No.550 under Patulia Gram Panchayat, Ruiya Purbapara Dist : 24 Parganas (North), P.S : Khardah, PIN -700121 and **Property is in the name of Md. Yusuf & Rakhi Bibi .**

- ❖ Landmark: The property is located near Ruiya Bus stand (Kalyani Expressways).
- ❖ Bounded By:
 - North: Dag No. 154
 - South : Dag No. 550
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 - West : Property of Madar Ali



Date and time of e-auction	On 19.02.2026 between 11.00 AM to 01.00 PM (time) with auto extension of 5 minutes each till sale is completed.
Reserve Price	Rs. 1,44,46,555/- (inclusive of 1% TDS / Income tax on bid amount Rs. 50 lakh and above)
Earnest Money Deposit	Rs. 14, 44,655/-
EMD Remittance	Earnest Money Deposit (EMD) to be transferred/deposited by bidders in his/her/their own wallet provided by Baanket.com on its e-auction site https://baanket.com/eauction-psb/bidder-registrationmeans of RTGS/NEFT, for bid Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD Will 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.
Bid Multiplier	Rs.50, 000/- (the amount in multiples of which the bid is to be increased)
Inspection of property	17.02.2026 from 3.30 p.m. to 5.30 p.m.
Submission of online application for bid with EMD	28.01.2026 onwards
Last date for submission of online application for BID with EMD	18.02.2026 upto 5:30 PM
Paper Publication of Sale Notice	28.01.2026
Known Encumbrance if any	NIL, however Party has filed one SA 151/2022 before Hon'ble DRT 1, Kolkata
Physical Possession	yes
*Outstanding dues – Not Known of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)	Not Known to Authorized Officer (Bidders are advised to ascertain the Statutory liabilities. 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 statutory dues.

This NOTICE is 15 (Fifteen) days' notice to the Borrower/Mortgagor(S)/Co-borrower (S) of the above said loan account pursuant to Rule 9(1) of Security Interest (Enforcement) Rules, 2002, regarding to holding of auction sale on the above mentioned date and place."

Enclosure 1) Proposed Paper publication of E-Auction Notice.



Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service <https://baanknet.com/> under the supervision of the Authorized Officer of the Bank. Notice of sale shall also be uploaded in IOB intranet, iob.in and in <https://publishtenders.gov.in>
 2. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com/eauction-psb/bidder-registration> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents.
 3. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
 4. Bids without EMD shall be rejected summarily.
 5. 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 5 minutes each till the sale is concluded.
 6. 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 (inclusive of the EMD) immediately on the same day and not later than the next working day. 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.
 7. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
 8. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
 09. 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.
 10. 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.
 11. 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.
 12. Sale is subject to confirmation by the secured creditor.
 13. The unsuccessful bidder/s will take up with <https://baanknet.com/> personally for remittance of EMD amount. Bank shall not be liable for any remittance of EMD amount of unsuccessful bidders.
 14. 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.
 15. * In compliance with Section 194 IA of the Income tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted by M/s. Baanknet.com and paid under the PAN Number 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.

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Asset Recovery Management Branch, No.9, 1st Floor, Chittaranjan Avenue, Kolkata-700072.

Place: Kolkata

DATE: 20.01.2026



For Indian Overseas Bank

Authorised Officer



इण्डियन ओवरसीज बैंक

इण्डियन ओवरसीज ब्याङ्क

Indian Overseas Bank
Asset Recovery Management Branch
No. 9 C R Avenue, Chowringhee,
Kolkata – 700 072

Phone No: 8925951996
Date: 20.01.2026

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of Indian Overseas Bank has taken constructive possession of the following property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e auction platform provided at the Web Portal <https://baanknet.com/>.

- Name & address of the Borrower: M/s. Raj restaurant Cum Bar, Prop. Rakhi Bibi, Vill- Ruiya Purbapara, Patulia Kolkata-700121
- Name & address of the Mortgagors/ Guarantors:
 - ✓ **Rakhi Bibi:** Sewli Telini Para, Bara Kanthalia, Kolkata-700121
 - ✓ **Md. Yusuf :** Sewli Telini Para, Bara Kanthalia, Kolkata-700121
- Date of NPA: 30.06.2015
- Date of Demand notice: 22.01.2016
- Dues claimed in Demand Notice: Rs 1,00,19,785.80 /- as on 31.12.2015 with further interest & costs.
- Date of possession notice: 03.09.2016
- Dues claimed in Possession Notice: Rs 100,19,785.80 /- as on 31.12.2015 with further Interest & costs

*Outstanding dues Rs. Not Known. (Of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

DESCRIPTION OF THE IMMOVABLE PROPERTY :Equitable mortgage of G+ 2 commercial Bldg& Freehold property measuring more or less 8514 sqft, Land Area 4262 Sq.ft , Situated at Mouza – Ruiya , J.L. No.20, Touzi No. 172 , Khatian No. 1190 , R.S.Dag No.550 under Patulia Gram Panchayat, Ruiya Purbapara Dist : 24 Parganas (North) , P.S : Khardah, PIN -700121 and **Property is in the name of Md. Yusuf & Rakhi Bibi .**

- ❖ Landmark: The property is located near Ruiya Bus stand (Kalyani Expressways).
- ❖ Bounded By:
 - North: Dag No. 154
 - South : Dag No. 550
 - East: Dumdum-Barrackpore Express Way
 - West : Property of Madar Ali



- Reserve Price : Rs. 1,44,46,555/- 1,44,46,555/- (including applicable income Tax)
- Date & Time of auction: 19.02.2026 from 11.00 A.M to 01.00 P.M
- EMD: Rs. 14,44,655/-
- Bid increase amount : Rs. 50,000.00
- Auto extension time: 5 minutes
- Known Encumbrance if any: Nil, however Party has filed one SA 151/2022 before Hon'ble DRT 1, Kolkata.
- Inspection Date & Time: 17.02.2026 from 3.30 p.m. to 5.30 p. m.
- Submission of online application for bid with EMD: **28.01.2026 onwards.**
- Paper publication of the Sale Notice:- **28.01.2026**
- Last date for submission of online application for BID with EMD: **18.02.2026**
- The dues of the borrower as on 29.02.2024 of **Rs.2, 94, 20,220.00/-**[Rupees: Two crore ninety four lakh and twenty thousand two hundred twenty only].

*Bank's dues have priority over the statutory dues

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For terms and conditions Please visit: <https://www.iob.in/e-Auctions.aspx>
<https://baanknet.com/> (web portal of e-auction of service provider)



Date: 20.01.2026

Place: Kolkata

Authorized Officer