

REGISTERED/SPEED POST**Date :09th May 2025****To,****1. M/S Ranjit Samanta (Borrower)**Proprietor - Ranjit Samanta
125/12, B.L. Saha Road,
PS – Behala, Kolkata, West Bengal - 700053**2. Mr. Ranjit Samanta (Co – Borrower 1)**Amarta Park, 2nd – Fr, Flr- B- 2,91A/99,
B.L. Saha Road, Kolkata, West Bengal - 700053Also At:125/12, B.L. Saha Road,
PS – Behala, Kolkata, West Bengal – 700053**3. Mrs. Kajal Samanta (Co – Borrower 2)**Amarta Park, 2nd – Fr, Flr- B- 2,91A/99,
B.L. Saha Road, Kolkata, West Bengal – 700053.**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]**

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 to the Secured Creditor, the possession of which has been taken on **12th April, 2025** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **20th June, 2025** for recovery of **Rs. 82,95,212.67/- (Rupees Eighty-Two Lakh Ninety-Five Thousand Two Hundred Twelve and Sixty-Seven Paise only)** as on **14th January 2025** due to Finance



Secured Creditor ("Mahindra and Mahindra Financial Services Limited") from M/S Ranjit Samanta (Borrower), Mr. Ranjit Samanta (Co – Borrower 1) and Mrs. Kajal Samanta (Co – Borrower 2)

1	Name of the Borrower & Mortgagor	M/S Ranjit Samanta [Borrower]; Mr. Ranjit Samanta (Co – Borrower 1) Mrs. Kajal Samanta (Co – Borrower 2)
2	Name of the Secured Creditor / Lender	Mahindra & Mahindra Financial Services Ltd
3	Date; Time & Venue of Auction	20 th June, 2025 at 10:00 AM to 05.00 PM The E-Auction will be online through below portal. <i>The interested bidders can participate E-Auction through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com)</i>
4	The secured debt for the recovery of which the secured assets are being put for auction sale	Demand Notice dated- 27.01.2025; Amount Due: Rs. 82,95,212.67/- (Rupees Eighty-Two Lakh Ninety-Five Thousand Two Hundred Twelve and Sixty-Seven Paise only) as on 14 th January 2025; Date of Possession: 12.04.2025.
5	Reserve Price	LOT - I - Rs. 58,00,000/- (Rupees Fifty-Eight Lakh Only) LOT - II - Rs.34,00,000/- (Rupees Thirty-Four Lakh Only)
6	Earnest Money Deposit ("EMD")	LOT - I - Rs. 5,80,000/- (Rupees Five Lakh Eighty Thousand Only) LOT - II - Rs.3,40,000/- (Rupees Three Lakh Forty Thousand Only) <i>The EMD shall be payable through Online Payment mode NEFT/RTGS or Through Demand Draft on or before Last date of receipt of BID 19th June, 2025.</i>
7	Bid Incremental Amount	Rs.10,000/- (Rupees Ten Thousand Only)
8	Date & Time of inspection of property for intending purchaser	26.05.2025 to 31.05.2025 Between 11:00 AM to 5:00 PM
	Contact Person Name, Number & Email-Id	Mr. Nishant Tyagi. +91 8077138227. nishant.tyagi@mahindrafinance.com . Mr.Kausik Ray +91 9831281144 kausik.ray@mahindrafinance.com . Ms. TRUPTI PARVADI +91 9158356607. trupti.parvadi@mahindrafinance.com Mr. VARAD BHARNUKE +91 8097185044. varad.bharnuke@mahindrafinance.com .



DESCRIPTION OF IMMOVABLE PROPERTIES

LOT-I – All that piece and parcel of land measuring 01 Cottahs 12 Chittacks, be the same little more or less, along with two storied building measuring 960 sq.ft (817 sq.ft on the ground floor and 143 sq.ft on the 1st Floor) lying and situated at Mouza – Siriti, Comprised in Dag No. 567 corresponding Khatian No. 405, J.L No.11, R.S No.186, Touzi No. 35, 117,411, Premises No. 125/12, B.L Shah Road (Presently 283, B.L. Shah Road) Assessee No. 411160302839, Ward No.116, within limits of Kolkata Municipal Corporation, P.S Behala now Haridevpur, ADSR Behala & DSR South 24 Parganas, West Bengal –700041.

Bounded as Follows:

On or towards East by : Sri Sitala Mata Mandir

On or towards West by : Land & House of Basanta Kr. Saha & Radhe Shyam Saha

On or towards South by: Public Road Named Jadav Ghosh Road

On or towards North by: Land & House of Lakshman Ch.Rama

LOT-II – All that Flat bearing no B-2, measuring 890 sq.ft super built up area be the same little more or less, on the entire Second Floor of the building located on land measuring 02 Cottahs, be little more or less, lying and situated at Mouza – Siriti, comprised in R.S. Dag No. 501/ 854 under Khatian 54 and R.S. Dag no. 312/500, under Khatian No. 1190, J.L No. 11, R.S No. 28, Touzi No. 177,35, 411, Pargana - Magura, Premises No.91A/99, Basanta Lal Saha Road, Ward No.116, The Kolkata Municipal, Postal No.99A, Basanta Lal Saha Road, Assessee No. 41- 116-03-0555-5, within the limits of P.S Behala, ADSR Behala & DSR South 24 Praganas, in the District of South 24 Praganas, West Bengal –700041.

Bounded as Follows:

On or towards East by : land of Part of Dag No. 312/500;

On or towards West by : 16 ft wide K.M.C Road;

On or towards South by : House of Manik Singh;

On or towards North by : Land of Part of Dag No. 501/854;

TERMS & CONDITIONS: (1) The properties is being sold on “As is where is”, “As is what is” and “Whatever there is” as such sale is without any kind of warranties and indemnities. (2) The EMD amount of 10% of the Reserve Price to be deposited on or before 19th June, 2025. The EMD amount has to be paid through Online Payment mode “NEFT/RTGS” or Through Demand Draft payable at **Mumbai** and favouring “**Mahindra and Mahindra Financial Services Ltd**” drawn on any nationalized or scheduled bank on or before Last date of receipt of BID. (3) Bids are invited for the lot together with Bid Price clearly mentioned. (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest. (5) Bids so received by the Authorized Officer shall be opened in presence of all the bidders on 20th June 2025, on prescribed time. The E-Auction Sale will be online through e-



auction portal. The Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser. (6) The successful Purchaser/s shall deposit 25% of the sale price (adjusting the EMD already paid), immediately or latest before closing hours of the next working day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited. (7) The balance 75% Sale price amount should be paid by the purchaser to the authorized officer on or before 5 days of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 1 month. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. (8) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. (9) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the property (10) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price. (11) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense. (12) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone. (13) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof. (14) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002. (15) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankeauctions.com> & www.mahindrafinance.com before submitting their bids and taking part in e-auction. (16) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid. (17) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. (18) Interested bidders may avail support / online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124 / 7291981125 / 7291981126. Contact Person Mr. Balaji Mannur, Mob No: 07977701080, e-mail-Id: Mannur.govindarajan@c1india.com and for any query in relation to Property, they may contact Authorised Officer, Email Id: Mr. Nishant Tyagi . +91 8077138227. Email Id: nishant.tyagi@mahindrafinance.com, Mr.Kausik Ray +919831281144 Email Id: kausik.ray@mahindrafinance.com, Mr. Varad Bharnuke, Mob No. 8097185044, Email Id: varad.bharnuke@mahindrafinance.com. & Mrs. Trupti Parvadi, Mob No. 9158356607, Email Id: trupti.parvadi@mahindrafinance.com.

For detailed terms and conditions of sale, please visit: <https://www.mahindrafinance.com/sme-loans/auction-sarfaesi>

Yours Faithfully,

Authorised Signatory
Mahindra and Mahindra Financial Services Limited

