

**(ANNEXURE – 13)**  
**( Notice of Auction Sale)**  
**By: SPAD**

**Ref: JSFBL/BNG/01/NOAS/31458640001045**

**Date: 21<sup>st</sup> April, 2025**

**To,**

1. M/s. Suvodeep Enterprise, being represented by its Proprietor Mr. Kamal Mitra, at 10, Sadan Hari Mukherjee Road, Behala, P.S- Behala, Kolkata-700034.
2. Mr. Kamal Mitra, Being the sole Proprietor of M/s. Suvodeep Enterprise, Son of Mr. Sudhangshu Kumar Mitra, Residing at C 15/6, South Behala Road, Anandanagar, Sarsuna, P.S- Thakurpukur, South 24 Parganas, West Bengal-700061.
3. Mrs. Nilima Mitra , wife of Mr. Kamal Mitra,  
Residing at C 15/6, South Behala Road, Anandanagar, Sarsuna, P.S-  
Thakurpukur, South 24 Parganas, West Bengal-700061

.Dear Sir/ Madam,

**Sub: Notice of Auction Sale**

**Ref: Loan Account No. 31458640001045 in the name of M/S SUVODEEP ENTERPRISE**

We, Jana Small Finance Bank Limited, having our Registered Office at The Fairway, Ground & First Floor, Survey No. 10/1,11/2 &12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore -560071 and the concerned branch office at Jana Small Finance Bank Limited, Diamond Heritage Branch, 16 Stand Road, Kolkata – 700001, hereby state as follows:

1. A Credit facility under Loan A/c. bearing No. **31458640001045** was availed by you That to secure the aforesaid facility, you had mortgaged the title deeds in respect of the property more specifically described below:

**“SCHEDULE PROPERTY**

**Deed No. 10015/2014**

ALL THAT piece and parcel of land measuring about 3 Chatak 11 Sq. ft. along with one storied pucca roof Shop room measuring about 140 Sq. Ft. situated at Mouza- Hanspukuria, J.L no- 20, Re. Sa no-36, Touzi no- 14, Haal Jorip-387, Khatian no-1092, Dag no- 9 & 65 Satak , P.S- Behala, A.D.S.R- alipore, Dist-South 24 Pargana TOGETHER WITH Common Septic tank, stair case, water connection, boundary wall, easement and quasi easement right and also all other fittings and fixtures including the electrical installation in the said building with right to use of the vacant passages for ingress and egress and also right to use of common passages.

The property is butted and bounded as follows:

ON THE NORTH	: By Kolagachia Main Road,
ON THE SOUTH	: By Petik Tank,
ON THE EAST	: By SHOP,
ON THE WEST	: By Stairs.

**Deed No. 00535/2014**

ALL THAT piece and parcel of land measuring about 2 Katha 11 Chatak in the East side land 1

katha 1 chatak along with one storied pucca Shop measuring about 580 Sq. Ft., one floor 436 Sq. Ft and on the second floor 580 Sq. Ft measuring pucca house and 117 sq. ft measuring Stairs, situated at Mouza- Hanspukuria, J.L no- 20, Re. Sa no-36, Touzi no- 14, Haal Jorip-387, Khatian no-1092, Dag no- 9 & 65 Satak , P.S- Behala, A.D.S.R- alipore, Dist-South 24 Pargana TOGETHER WITH Common Septic tank, stair case, water connection, boundary wall, easement and quasi easement right and also all other fittings and fixtures including the electrical installation in the said building with right to use of the vacant passages for ingress and egress and also right to use of common passages.

The property is butted and bounded as follows:

ON THE NORTH : By Kolagachia Main Road,  
ON THE SOUTH : By Petik Tank,  
ON THE EAST : By SHOP,  
ON THE WEST : By Stairs.

2. As per the records, you have defaulted in payment of interest and principal instalments of the Facility, and your Loan Account was classified as Non-Performing Asset on **01-09-2022**.
3. You are further aware that pursuant thereto we had issued a Demand Notice dated: **15<sup>h</sup> May 2024** under Section 13(2) whereby Demand was raised for **Rs. 2009221.27/- (Rupees Twenty Lakh Nine Thousand Two Hundred Twenty One and Twenty Seven Paise Only) as on 13-05-2024** with further interest and other expenses thereon till the date of payment.
4. However, you did not comply with the aforesaid notice, and consequently we was compelled to take possession of the property was taken on **13<sup>th</sup> January, 2025** under Section 13(4) of the SARFAESI Act.
5. You are further aware that we are in Possession of the captioned property and under Section 13 (4) (a) of the said Act read with Rule 8 sub Rule (5) & (6) of Security Interest (Enforcement) Rules, 2002, we are entitled to sell the captioned property by inviting tenders from public or by holding Public Auction or by Private treaty.

Now, please take notice that captioned immovable property will be sold by way of **Public Auction** on 26/05/2025 at 11 a.m. onwards in the above mentioned office. The Reserve price in respect of captioned property shall be **Rs.17,78,000/- (Rupees Seventeen Lakh Seventy Eight Thousand Only)**. You are requested to kindly refer the sale notice which is /getting published in the news paper's of Eco of India in English edition & of Arthik Lipi in Bengali Edition on 22/04/2025, which has the details of terms and conditions of auction sale and reserve price fixed for sale of the mortgage immovable property.

6. Please treat this as notice under Rule 8 (6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002, where we hereby give you notice of thirty days that the sale of Secured Asset on the terms mentioned above shall be effected on 26/05/2025 at 11 a.m onwards (Time of Auction) at Jana Small Finance Bank Limited, Branch Office: Diamond Heritage Branch, 16, Stand Road, Kolkata – 700001. It is needless to add that you are entitled to settle your loan account by making payment of our entire dues with all costs, charges and expenses any time before above date fixed for sale.

Yours Faithfully,  
**For. Jana Small Finance Bank Limited,**

Authorised Officer