

Courtpeta BRANCH

Gayatri Central Plaza Near Tata Benz Square Berhampur Ganjam C
Contact:9903820102, Email: UBIN0800856@UNIONBANKOFINDIA

4

By Regd Post & Co

To:

Borrower/Guarantor: 1. Ajit Kumar Panda S/o Durga Madhab , Road
Tanganapalli, Ganjam 761003.
2) Durga Madhab Panda S/o Gopinath Panda, Main Road Tanganapalli, 1003.

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under the Security Interest (Enforcement) Rules, 2002. 9 of

1. Union Bank of India, Courtpeta Branch, Gayatri Central Plaza Benz
Square Berhampur Ganjam Odisha 760004, the secured creditor, demand
notice dated 31.03.2021 under Section 13(2) of the S and
Reconstruction of Financial Assets and Enforcement of Security 2002,
calling upon you to pay the dues within the time stipulated t ce you
failed to comply with the said notice within the period stipulat orised
Officer, has taken constructive/physical possession of the in secured
assets under Section 13(4) of the Act read with Rule 8 of interest
(Enforcement) Rules, 2002 on 18-11-2021.
2. As you have failed to clear the dues of the secured creditor, ruled
immovable secured assets that have been taken possession of orised
Officer, will be sold by holding public E-auction on 27-03-202 g Bids
from the public through online mode on www.baanknet.com.
3. The Reserve Price will be Rs. 10,98,000/-Rupees Ten lakh Ninet, thousand
only)
4. For detailed Terms and Conditions of the sale, please refer to t rovided
in <https://www.unionbankofindia.bank.in/auction-property.aspx> and the same is also enclosed herewith. tion-

Yours faithfully

Place :BERHAMPUR

Date : 05-03-2026

Encl: Sale Notice

AUTHORISED C
FOR UNION BA

अधिकारी अधिकृत एवं मुख्य प्रबंधक
Authorized Officer & Chief Manager
यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA
द. हयालय, बरहपुर
Regional Office, Berhampur

[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

1. 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 and Guarantor (s) that the below described immovable property pledged/charged to the Secured Creditor, the constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27-03-2026, for recovery of Rs. 1,572.70 as on 31.03.2021 due to Secured Creditor, Union Bank of India. Arit Kumar Panda S/o Durga Madhab Panda, The reserve price will be Rs. 1,000/-Rupees Ten lakh Ninety Eight Thousand only) and the earnest money it will be Rs. 1,10,000/-Rupees One lakh Ten Thousand only).

Description of Immovable Property

Immovable Land and Building belonging to Mr. Durga Madhab Panda (owner of property) situated at Plot No. 1303/2835 covered under Khata No. 450/478, Village Tanganapali, Ganjam Measuring to an extent of Ac. 0.012 Dec or 523 Sq. Yds. bounded by East: Canal, West: Road, North: Site of Dinabandhu, South: Site of Karuna Raula.

List of immovable properties:

a)

For details of terms and conditions of the sale, please refer to the link provided in <https://unionbankofindia.bank.in/auction-property/viewauction-property.aspx>.

The sale is enclosed herewith.

Place: BIRAMPUR

Date: 23-03-2026

Encl: 1 copy of sale

**AUTHORISED OFFICER
FOR UNION BANK OF INDIA**

अधिकारी अधिकृत एवं मुख्य प्रबंधक
Authorized Officer & Chief Manager
यूनियन बैंक ऑफ़ इंडिया
UNION BANK OF INDIA
क्षेत्रीय कार्यालय, बरहामपुर
Regional Office, Berhampur

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED

1. Name and address of the Borrower, Co-Applicant and Guarantor	1. Ajit Kumar Panda S/o Durga Madhab Panda, Main Road Tanganapalli, Ganjam 761001 2) Durga Madhab Panda S/o Gopinath Panda, Main Road Tanganapalli, Ganjam 761001
2. Name and address of the Secured Creditor :	Courtpeta BRANCH Gayatri Central Plaza Near Tata Bldg, Berhampur Ganjam Odisha 760004 Contact:9903820102, Email:UBIN0800856@UNIONBANKOFINDIA.CO.BANK
3. Description of immovable secured assets to be Sold: Residential Building belonging to Mr. Durga Madhab Panda (owner of the property) situated at Plot No. 1303/2835 covered under Khata No. 450/478 of Mouza Tanganapali, measuring to an extent of Ac. 0.012 Dec or 523 sq ft and bounded by East: Canal, West: Main Road, North: Site of Dinabandhu Roula, South: Site of Karuna Raula.	
4.The details of encumbrances, if any known to the Secured Creditor	NIL
5. Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.	NIL
6. Last date for submission of EMD	27-03-2026
7. Date & Time of auction	27-03-2026 from 12:00Noon to 04:00 PM (with 10 minutes unlimited auto extension) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs.6,91,572.70 as on 31.03.2021 with subsequent interest cost and legal expenses.
9.1 Reserve price for the properties below which the immovable property may not be sold:	Rs. 10,98,000/-Rupees Ten Lakh Ninety Eight Thousand only)
9.2 EMD Payable	Rs. 1,10,000/-Rupees One lakh Ten Thousand only)
10. 1. Registration The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers shall be guided by the Buyer Manual provided in the home page of the website 10. 2. KYC Verification While registering as buyer/bidder, the intending bidder / purchaser is required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. All Registration formalities shall be completed well in advance. 10. 3. EMD Payment	

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding Process

The bidders have to select the property for which offer is submitted from the list mentioned in the website and/ or bidder can directly enter Property ID (as mentioned in <http://www.baanknet.com>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10.5 Buyer's Desk

For queries contact Number: 8291220220 & email ID baanknet@psballiance.com.

For registration and Login and Bidding Rules visit Buyer Manual link provided in the page of <https://baanknet.com>

For related queries e-mail ubin0800856@unionbankofindia.bank or contact 9000000000

10.6 Bidding Process

1. Bidder can login on <https://baanknet.com> using mobile number and email ID.

2. Bidder has to upload requisite KYC Documents.

3. Bidder has to deposit EMD amount by Payment Gateways and also by Generate challan and transfer amount to bidder's EMD Wallet.

4. Bidder has to map the EMD amount with the property ID from the wallet of the bidder/ user ID

5. Submission of bid shall be through Online mode on the auction date and time.

6. In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <http://unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for terms and conditions of Auction Sale before submitting their bids and taking part in Auction sale proceedings. Successful bidder will be intimated through e-mail by baanknet@psballiance.com after the closing of the e-Bidding Process.

11. Inspection of Assets

Intending bidders may, if they choose, after taking prior appointment from the Auctioneer, inspect the immovable/movable secured assets to be sold before the date of auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid. On participation by any bidder, it shall be deemed that the bidders have fully satisfied themselves about the property /assets and claims/ dues affecting the property under Sale in all respects.

12. Bidding Process

(a) In the bidding process, the bid increment shall not be less than Rs. 11000/- in excess of the amount of the immediate preceding bid, as the case may be with multiple lots of Rs.11000/-.

(b) The first bid of the property/ies will be Reserve Price + one Increment. The minimum bid amount to participate in bidding process.

13. Confirmation

The bid will be confirmed in favour of the highest bidder and the confirmation of the bid shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of the bidder to comply with any of the terms and conditions of e-auction, mentioned in the bid, shall result in forfeiture of the amount paid by the bidder.	of bidder will result
15. The successful bidder so declared by the Authorised Officer shall pay 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than the next working day with the Bank in the account bearing Number 0085119800, IFSC code UBIN0800856 and the balance 75% of the Sale Price on or before 15th day of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secure the bid accepted shall stand cancelled automatically and the defaulting bidder shall have no claim on the property nor on any part of the sum for which it may be sold. In default of payment of balance amount of purchase price before the date of confirmation of sale by the Secured Creditor or such extended period mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall have no claim on the property nor on any part of the sum for which it may be sold.	25% of the next working day with the Bank in the account bearing Number 0085119800, IFSC code UBIN0800856 and the balance 75% of the Sale Price on or before 15th day of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secure the bid accepted shall stand cancelled automatically and the defaulting bidder shall have no claim on the property nor on any part of the sum for which it may be sold. In default of payment of balance amount of purchase price before the date of confirmation of sale by the Secured Creditor or such extended period mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall have no claim on the property nor on any part of the sum for which it may be sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such amount as may be sufficient to meet the contingencies or further costs, expenses as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in the property to the money deposited with him and take steps to make the payment accordingly.	encumbrances, discharge of encumbrances and any interest due thereon together with such amount as may be sufficient to meet the contingencies or further costs, expenses as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in the property to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms and conditions of the sale have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in accordance with the Security Interest (Enforcement) Rules, 2002.	ment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in accordance with the Security Interest (Enforcement) Rules, 2002.
18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.	on charges shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1% will be applicable on the sale proceeds or stamp duty value of such property whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000 (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.	1% will be applicable on the sale proceeds or stamp duty value of such property whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000 (Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of actual/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards discharge of such encumbrances.	actual/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.	the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to	have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to

place request for refund with <https://baanknet.com> The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank

25. The Bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.

27. The sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any to be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the dues / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claim or dues.

Place: BERHAMPUR
Date: 12-02-2026


AUTHORISED OFFICER
FOR UNION BANK OF INDIA
अधिकृत अधिकृत एवं मुख्य प्रबंधक
Authorised Officer & Chief Manager
यूनिऑन बैंक ऑफ इंडिया
UNION BANK OF INDIA
क्षेत्रीय कार्यालय, ब्रह्मपुर
Regional Office, Berhampur