Salipur Branch
1953/2221, Chandradeipur, Po: Salipur, Dist: Cuttack, Pin: 754202
ई मेल-Email: ubin0830101@unionbankofindia.bank

To
Borrower/s

. Mr. Akshaya Mallick
S/o Late Uttam Mallick
At: Kulanapur, Po: Salipur
Cuttack, 754202

Co-obligant/Guarantor

Mr. Narottam Swain,
S/o Bhagyadhar Swain,
At: Jignipur, Po: Salipur
Cuttack, 754202

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1.Union Bank of India, Salipur Branch, the secured creditor caused a demand notice dated 12.04.2021 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken symbolic possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated 16.10.2021 issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2._As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 18.03.2026 between 12.00 noon to 05.00 PM by inviting Bids from the public through online mode on https://baanknet.com

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

Classification: Internal

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 **physical** 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 18-03-2026, for recovery of Rs 2,17,898.80 as on 10-12-2025 plus further interest, cost and expenses due to Secured Creditor, Union Bank of India from Sri Akshaya Mallick and Sri Narottam Swain. The reserve price will be Rs 3,73,500/- and the earnest money deposit will be Rs 37,350.

Description of Immovable Property

All the piece and parcel of land and building belonging to - Mr. Akshaya Mallick, S/o Late Uttam Mallick, over Plot no 2072, Khata no. 51, Mouza- Kulanpur, Tahasil- Nischintakoili, Dist- Cuttack Area Ac 0.100 Dec **Boundaries of the property** **North : Premanand Mallick** **South : Canal** **East : Baban Mallick** **West : Road**

List of Encumbrances: Nil

For detailed terms and conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx . The same is also enclosed herewith.

Place : **Cuttack**
Date : **26.02.2026**

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

Classification: Internal

purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

9.2 KYC Verification

While registering as buyer/bidder, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/purchasers should have "Digi Locker" facility. Registration and uploading formalities shall be completed well in advance.

9.3 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, they will not be allowed to participate.

9.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

9.5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- *For auction related queries e-mail to* ubin0830101@unionbankofindia.bank*.bank or contact Branch Manager, Salipur Branch, Mr. Sunil Pattnaik contact no. 7978019225*

9.6 Steps Involved

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- 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://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx and https://baanknet.com tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

10. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

11.(a) In case of bidding the bid increment shall not be less than Rs. 4150/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 4150/-

11(b) Invariably, the first bid of the property/ies will be Reserve price + one increment. This amount will be the minimum bid amount to participate in bidding process.

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https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
22. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.
23.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
24. 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.
25. The above immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.
26. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.
27. 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 claims / 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 claims/rights/dues.

Place : Cuttack
Date : 26-02-2026

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FOR UNION BANK OF INDIA

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