

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 28.02.2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession S y m b o l i c / P h y s i c a l / Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account					
	Name & addresses of the Borrower/Guarantors Account					
1	PNB-TEZPUR M/S TEZAL PATTY TEA PVT LTD C/O RUMENA RAHMAN, ITAKHOLA NEAR KHERBARI, VILL: DEKORAI CHA BAGICHA, PO: BALIGURI, DIST: SONITPUR, ASSAM, PIN 784182 Mr Atikur Rahman , Director : M/S Tezalpatty Tea Pvt Ltd H/No:22, Near International Hospital, Urban City Complex, Dispur, Guwahati, Kamrup(Metro), PIN:781005, Mob:7399080500 Mr Shazad Ahmed , Director : M/S Tezalpatty Tea Pvt Ltd H/No:22, Near International Hospital, Urban City Complex, Dispur, Guwahati, Kamrup (Metro), PIN:781005, Mob:7896726899	Equitable Mortgage of Land measuring 1937 Bigha , 07 Lessas Under Dag No.16,17,18,19,20,21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 and 66 pf PP No.1 and 2 (Under NLR Grant No.64/93) and land measuring 31 Bigha 3 katha 12 Lessa under Dag No.48,58 and 59 covered by P.P No.1 (Under NLR Grant No.365/639) and Land measuring 9 Bigha 3 Katha 8 Lessa covered under Dag No.287/1 , P.P No.2 (Under S No. 26/18) of Vill-Dekarai T.E., Mouza: Nagsankar, Dist: Sonitpur, Assam in the name of M/S TEZALPATTY TEA PVT LTD. Bounded by: North:Land allotted to the different parties by the Govt., South: Dekorai T.E, East: Tengasbasti, West: Dekorai T.E.	A) 16.08.2025 B) Rs.4,08,16,099.63 + further interest wef 01.03.2026 C) 12.12.2025 D) Symbolic possession	A) Rs. 20.50 Crore B) Rs.2.05 Crore C) Rs.0.05 Lac	28.04.2026 From 11.00 AM to 04.00 PM	NOT KNOWN TO BANK

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on **28.04.2026 @ 11.00 AM**
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date : 19-03-2026, Place : Nagaon

Sd/-, Authorized Officer, Punjab National Bank, Secured Creditor