

यूनियन बैंक
ऑफ़ इंडिया

भारत सरकार का उपक्रम



Union Bank
of India

A Government of India Undertaking

Asset Recovery Branch, RO Kolkata Metro

14/1 B Ezra Street, Kolkata-700001

Working at Yamuna Bhavan, 1st Floor 55/58, Ezra Street, Kolkata - 700001

E-Mail-ubin0554731@unionbankofindia.bank

To:

By Regd Post & Courier

Borrower(s)

M/s Chittaranjan Multipurpose Heemghar Pvt. Ltd. (Borrower)
Regd. Office: ChotoDabcha, P.O. Satbankura, Chandrakona Road,
District- PaschimMedinipur, PIN - 721253

Sri Kartik Ghosh
Village- ChotoDabcha
P.O. SatbankuraChandrakona Road
District- PaschimMedinipur
PIN- 721253
(Director)

M/s Chittaranjan Multipurpose Heemghar Pvt. Ltd. (Borrower)
Unit Address: Vilage- Khejurbandi, P.O. Pandugram, P.S. Goghat,
District- Hooghly, PIN - 712122

Smt. Jhulan Ghosh
W/o Sri Kartik Ghosh
Village- ChotoDabcha
P.O. SatbankuraChandrakona Road
District- PaschimMedinipur
PIN- 721253
(Director)

Sri Kamalakanta Singha (Guarantor)
S/o Late RamchandaSingha
Village- Bramhandia
P.O. Gargaria P.S. Sarenga
District - Bankura
PIN- 731121

Sri Shibshankar Singha (Guarantor)
S/o Sri KamalakantaSingha
Village- Bramhandia
P.O. Gargaria P.S. Sarenga
District - Bankura
PIN- 731121

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8/9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India ARB, Kolkata, 14/1B Ezra Street, Kolkata 700001, (being transferred from Mednipur Branch), the secured creditor, caused a demand notice dated 12.07.2023 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein (Now account transferred to ARB, Kolkata). Since you failed to comply with the said notice within the period stipulated, the Authorized Officer has taken physical possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 28.09.2023.

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 **26.05.2026 at 12.00 PM to 5.00 PM** by inviting Bids from the public through online mode on www.baanknet.com.

3. The Reserve Price will be for Lot1. 8,50,000.00 (Rupees Eight Lakhs Fifty Thousand Only) Lot2. 32,00,000.00 (Rupees Thirty-two Lakhs only) & Lot3. 24,00,000.00 (Rupees Twenty-Four Lakhs only)

4. 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> and the same is also enclosed herewith.

Yours faithfully

Place: Kolkata
Date 04.05.2026

**AUTHORISED OFFICER
FOR UNION BANK OF INDIA**

Encl: Terms of sale

[Appendix - IV-A]

[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 **26.05.2026**, for recovery of **Rs. 12,05,81,423.74 (Twelve crore Five Lakh Eighty-One Thousand Four Hundred Twenty-Three and Seventy-Four Paisa)** as on 31.01.2022 due to Secured Creditor, Union Bank of India from M/s Chittaranjan Multipurpose Heemghar Pvt. The reserve price will be for lot1 **Rs.8,50,000.00 Lot2. 32,00,000.00 Lot3. 24,00,000.00** and the earnest money deposit will be for lot1 Rs. 85,000.00 Lot2 3,20,000.00 and Lot3. 2,40,000.00

Description of Immovable Property

Lot 1

Bastu land measuring 07 Decimal situated at Mouza – Sarenga, J. L. No. 223, Khatian No. 2890, L.R. Plot No. 1126, Sub-Divison-Khatra, Police Station – Sarenga, District – Bankura, standing in the name of Sri Kartik Ghosh as per Sale Deed No. I-1459/ 2013 dt. 05.05.2013. Boundary— North – Vacant land of Kamalakanta Cold Storage Pvt. Ltd. South - Private Road connecting Sarenga Brahmandiha Road East - Kamalakanta Cold Storgae Pvt. Ltd. West - Vacant land of Sri Kartik Ghosh Plot No. 1127. 1129, 1130, 1128, 1078

Lot 2

Bastu land measuring 09 Decimal situated at Mouza – Sarenga, J. L. No. 223, Khatian No. 2863, L.R. Plot No. 1118, Sub-Divison-Khatra, Police Station – Sarenga, District – Bankura, standing in the name of Sri KamalakantaSingha as per Gift Deed No. 2100 dt. 15.07.2015. Boundary— North - Kamalakanta Cold Storgae Pvt. Ltd. South – Private Road connecting Sarenga - Brahmandiha Road East – Vacant land of Sri Ganesh Chandra Ghosh West – Vacant land of owner

Lot 3

Bastu land measuring 18 Decimal situated at Mouza – Sarenga, J. L. No. 223, Khatian No. 2868, L.R. Plot No. 1095, Sub-Divison-Khatra, Police Station – Sarenga, District – Bankura, standing in the name of Sri Shib Shankar Singha as per Gift Deed No. 2099 dt. 15.07.2015. Boundary—North – Vacant land of Gopal Sen South – Road to Kamalakanta Cold Storgae Pvt. Ltd. East – Panchayat Road & Canal Embktt West - Kamalakanta Cold Storgae Pvt. Ltd.

List of Encumbrances:

a) 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 : Kolkata

Date: 04.05.2026

Encl: Terms of sale

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1.Name and address of the Borrower,	M/s Chittaranjan Multipurpose Heemghar Pvt. Ltd. (Borrower) Regd. Office: ChotoDabcha, P.O. Satbankura, Chandrakona Road, District- PaschimMedinipur, PIN - 721253 Sri Kartik Ghosh Village- ChotoDabcha P.O. SatbankuraChandrakona Road District- PaschimMedinipur PIN- 721253 (Director) M/s Chittaranjan Multipurpose Heemghar Pvt. Ltd. (Borrower) Unit Address: Vilage- Khejurbandi, P.O. Pandugram, P.S. Goghat, District- Hooghly, PIN - 712122
Name and address of the Guarantor	Smt. Jhulan Ghosh W/o Sri Kartik Ghosh Village- ChotoDabcha P.O. SatbankuraChandrakona Road District- PaschimMedinipur PIN- 721253 (Director) Sri Kamalakanta Singha (Guarantor) S/o Late RamchandaSingha Village- Bramhandia P.O. Gargaria P.S. Sarenga District - Bankura PIN- 731121 Sri Shibshankar Singha (Guarantor) S/o Sri KamalakantaSingha Village- Bramhandia P.O. Gargaria P.S. Sarenga District - Bankura PIN- 731121
2. Name and address of the Secured Creditor:	Union bank of India, Asset Recovery Branch, Kolkata, 14/1B Ezra Street, Kolkata 700001 working at 55/58 Yamuna Bhavan Ezra Street
3. Description of immovable secured assets to be Sold Lot 1 Bastu land measuring 07 Decimal situated at Mouza – Sarenga, J. L. No. 223, Khatian No. 2890, L.R. Plot No. 1126, Sub-Divison-Khatra, Police Station – Sarenga, District – Bankura, standing in the name of Sri Kartik Ghosh as per Sale Deed No. I-1459/ 2013 dt. 05.05.2013. Boundary— North – Vacant land of Kamalakanta Cold Storage Pvt. Ltd. South - Private Road connecting Sarenga Brahmandiha Road East - Kamalakanta Cold Storgae Pvt. Ltd.West - Vacant land of Sri Kartik Ghosh Plot No. 1127. 1129, 1130, 1128, 1078 Lot 2	

Bastu land measuring 09 Decimal situated at Mouza – Sarenga, J. L. No. 223, Khatian No. 2863, L.R. Plot No. 1118, Sub-Divison-Khatra, Police Station – Sarenga, District – Bankura, standing in the name of Sri KamalakantaSingha as per Gift Deed No. 2100 dt. 15.07.2015. Boundary— North - Kamalakanta Cold Storgae Pvt. Ltd. South – Private Road connecting Sarenga - Brahmandiha Road East – Vacant land of Sri Ganesh Chandra Ghosh West – Vacant land of owner

Lot 3

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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	SA/260/2021, DRT-2, Kolkata.
6. Last date for submission of EMD	EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	26.05.2026, 12.00 PM to 5.00 PM (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com .
8. The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs. 12,05,81,423.74 as on 31.01.2022 with further interest, cost & expenses
9.1 Reserve price for the properties below which the immovable property may not be sold:	Lot-01 Rs 8,50,000.00 (Rupees Eight Lakhs Fifty Thousand Only) Lot-02 Rs. 32,00,000.00 (Rupees Thirty-two Lakhs only) Lot-03 Rs. 24,00,000.00 (Rupees Twenty-Four Lakhs only)
9.2 EMD Payable	Lot-01 Rs 85,000.00 (Rupees Eighty-Five Thousand Only) Lot-02 Rs. 3,20,000.00 (Rupees Three Lakhs Twenty Thousand only) Lot-03 Rs. 2,40,000.00 (Rupees Two Lakhs Forty Thousand only)

10. 1. Registration

The Online E-Auction will be held through web portal/website <https://baanknet.com>. 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 can 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 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 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

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.

10. 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 ubin0554731@unionbankofindia.bank or contact Mr. Deepak Prasad 8360333644 & 8369654730

10.6 Steps Involved

- Register on e-auction portal <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.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- 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://baanknet.com> and <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> 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.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorized 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.

12. Lot 01 - In case of bidding the bid increment shall not be less than Rs. **8,500/-** in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs. **8,500/-**

Lot 02 - In case of bidding the bid increment shall not be less than Rs.**32,000/-** in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs. **32,000/-**

Lot 03 - In case of bidding the bid increment shall not be less than Rs. **24,000/-** in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs. **24,000/-**

13. The sale will be confirmed in favor of the highest bidder and the confirmation of sale 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 bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorized Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheques subject to realization, immediately on the sale day or not later than next working day with the Authorized Officer in the account bearing Number **547301980050000** of the Authorized Officer, Union Bank of India **Asset Recovery Branch**, Kolkata IFSC Code **UBIN0554731** and the balance 75% of the Sale Price on or before 15th day of confirmation 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 him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorized 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 additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

On such deposit of money for discharge of encumbrances, the Authorized Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled 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 of payment have been complied with by the successful bidder, the Authorized Officer shall issue a certificate of sale of immovable property in favor of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable 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.

20. The Authorized Officer will deliver the property on the basis of 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 the 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.

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 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 above movable/immovable secured assets will be sold in **“As is where is”, “As is What is” and “whatever there is”** condition.

27. 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 and other dues if any, shall be settled by the proposed purchaser out of his own sources.

28. To the best of information and knowledge of the Authorized 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place: Kolkata

Date: 08.04.2026

**AUTHORISED OFFICER
FOR UNION BANK OF INDIA**