

Asset Recovery Management Branch (ARMB) Silchar (831500)
Circle Office, Central Road, Silchar-788001 (Assam). Email: cs8315@pnb.bank.in

Ref No ARMB/Silchar/E-Auction/sale-notice/26-2027

Date: 04/06/2026

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 constructive/physical/ symbolic possession of which has been taken by the Authorised 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 priorities.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	A) 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(in Rs.) C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	B) Name of the Account			B) EMD		
	C) Name & addresses of the Borrower/Guarantors Account			C) Bid Increase Amount		
1	Silchar(003720) M/S Dream House	Equitable Mortgage of IP land and building measuring 02 kathas 10 chataks 6 gondas under 2nd RS Dag No. 520,527 2nd RS Patta No. 304, Ward No. 3 & Holding No. 11 Silchar Municipal Board, Silchar-788002 pertaining to Pargona Barakpar, Mouza- Silchar town in the name of Abhineet Srivastava situated at Itikhola Cachar-788002 Boundary of property: North : Sri Ajay Srivastava & Others South : Smt. Poonam Srivastava & Others East : PWD Road (Malugram Road) West : Municipal Drain & thereafter land & building of Eklas Mazumder.	A) 25.06.2021 B) Rs. 37,02,730 + further interest w.e.f. 26.06.2021 and other charges C) 20.10.2021 D) Symbolic Possession	A) Rs. 56.34 B) Rs. 5.634 (on or before 16.07.2026) C) Rs 0.50 lakhs	17.07.2026 From 11:00 AM to 04:00 PM	Not Known to Bank
	2	Silchar (003720) KRISHNA SHARMA	Equitable mortgage of RCC Building measuring 2034 sqft under 2nd Rs Dag No. 3403, Patta No. 462, Pargona-Barakpar, Mouza- Silchar Town in the name of Smt Ira Nath and Suman Kumar Nath , situated at Ambicapatty, Near Rajib Gandhi Institute, Silchar-788004. Bounded by North- Road (Sanjib Kr. Nath road. South- Road. East- Land of Subhash Chandra Nath. West- Road residence of Rabi Roy.	A) 20.04.2021 B) Rs.1,10,94,645.21 + further interest w.e.f. 21.04.2021 and other charges C) 05.10.2021 D) Symbolic Possession		
3	M/S OLICHA HOTEL & RESTAURANT	All that part and parcel of the properties consisting of Landed property located at Mouza -Karimganj Town Pt-III, Pargona-Kushiarkul, Block 02, Dist-Karimganj measuring 2 Katha 10 Chatak 14 Gonda under old Dag No. 1768, New Dag No. 161,164 Katian No. 497 and Patta No. 145 in the name of Rajesh Kumar Dey S/o- Lt. Ranjit Kumar Dey which is bounded by North : 4.5 ft common passage South : Land and Building of Jadab Bhattacharjee & Pannalal Dey, East : Land and Building of Jadab Bhattacharjee and 2 ft wide drain, West : Municipal Road.	A) 20.12.2021 B) Rs.16,13,284.53 + further interest w.e.f. 21.12.2021 and other charges C) 20.06.2022 D) Symbolic Possession.	A) Rs. 30.14 B) Rs. 3.014 (on or before 16.07.2026) C) Rs 0.50 lakhs		
4	Silchar (311000) M/s Panorama International	P1) Equitable mortgage of all that part and Parcel of the properties consisting One no of residential flat in Nabin Apartment located at Durga Shankar lane, Ambikapatty, Silchar having Flat No. 3F in the 3rd floor measuring 1128 Sq Feet inclusive of 172 sq feet common area with undivided proportionate share of land measuring 261 sq feet in the name of Prasun Choudhury and Smt. Dipanjali Choudhury. The 4 storied apartment Nabin Apartment is located on Two plots of of land measuring 11 Kathas 4 Chatak in total which is covered by 2nd RS Patta No. 672, Dag No. 4088, 4089 pertaining to Mouza- Silchar Town, Pargona-Barakpar. Boundaries by : North - Land of Dag No. 1983 Entrance passage, South - Durgasankar lane, East - Land of Probodh Das Gupta, Flat No 3E, West - Land and house of Chaya Rani Das, Flat No. 3A.	A) 10.12.2024. B) Rs.1,25,91,489.50 + further interest w.e.f. 11.12.2014 and other charges. C) 13.03.2025. D) Symbolic Possession.	A) Rs. 30.99 B) Rs. 3.10 (on or before 16.07.2026) C) Rs 0.50 lakhs		
5	Silchar (311000) M/s Panorama International & CP Yellow Bite Private Limited	P2) Equitable mortgage of all that part and prcel of the properties consisting One no of residential flat in Nabin Apartment located at Durga Shankar lane, Ambikapatty, Silchar having Flat No. 4E in the 4th floor measuring 1269 Sq Feet inclusive of 194 sq feet common area, services etc. with undivided proportionate share of land measuring 360 sq feet and a car parking space No P-5 measuring 165 sq feet in the name of Prasun Choudhury and Smt. Dipanjali Choudhury. The Nabin Apartment is located on Two plots of land measuring 11 Kathas 4 Chatak in total which is covered by 2nd RS Patta No. 672, Dag No. 4088, 4089 pertaining to Mouza- Silchar Town, Pargona-Barakpar. Boundaries by : North - Land of Dag No. 1983, South - Durgasankar lane, East - Land of Probodh Das Gupta, Dilip Kumar Das Gupta & others, West - Land and house of Chaya Rani Das & others.	A) 10.12.2024 B) Rs.1,25,91,489.50 + further interest w.e.f. 11.12.2014 and other charges C) 13.03.2025 D) Symbolic Possession & for CP Yellow Bite Private Limited A) 05.03.2026 B) Rs.34,51,052.73 + further interest w.e.f. 01.03.2016 and other charges C) 15.05.2026 D) Symbolic Possession	A) Rs. 38.43 B) Rs. 3.843 (on or before 16.07.2026) C) Rs 0.50 lakhs & for CP Yellow Bite Private Limited A) Rs. 38.43 B) Rs. 3.843 (on or before 16.07.2026) C) Rs 0.50 lakhs		
6.	Silchar (311000) M/s Smart Motors Pvt. Ltd.	1. All the part and parcel of the land measuring 2 Bigha in total and RCC commercial Building constructed thereon in Dag No 218, 2nd RS Patta No. 91 pertaining to Mouza- Tarapur Part V of Pargana-Barakpar, Silchar, Dist- Cachar. Bounded By: North: Silchar-Karimganj Road, South: Land of Dag No. 244, East: Land of Dag No, 257/258/259, West: Lane. 2. All the part and parcel of the land measuring 3 Katha, 2nd RS Patta No. 106, Dag No. 257, pertaining to Mouza -Tarapur Part-V of Pargana-Barakpar, Silchar, Dist-Cachar, Bounded By: North: Land of Nijam Uddin, South: Land of Owner (borrower), East: Land of intaz Alim, West : Land of 1 No. Baya Goy.	A) 28.04.2016 B) Rs.10,03,55,359.00 + further interest w.e.f. 29.04.2016 and other charges C) 01.08.2016 D) Physical Possession.	A) Rs. 416.70 B) Rs. 41.67 (on or before 16.07.2026) C) Rs 0.50 lakhs		
7	Ghunghur M/S Bela Traders	IP Land and building in the name of MD Nazrul Haque Choudhury area measuring 07 Kathas under Dag No. 294, 2nd RS Patta No. 100, Mouza-Kanakpur Part-I, Porgana- Barakpur, Dist. Cachar Assam vide sale Deed No. 2510 dated 11.11.2011 read in conjunction with amendment Deed No. 118 dated 12.01.2012 duly registered in the office of Senior Sub-Registrar, Silchar, Cachar (Assam). Bounded by :- North: 12 ft Road, South: Land of Moin Uddin Choudhury, East: Land of Siraj Uddin Choudhury, West: Remaining land of Gias Uddin Choudhury Dag No. 294.	A) 15.10.2016 B) Rs.41,91,359.83 + further interest w.e.f. 16.10.2016 and other charges C) 27.02.2017 D) Physical Possession.	A) Rs. 34.42 B) Rs.3.442 (on or before 16.07.2026) C) Rs 0.50 lakhs		
8	Karimganj (003620) Burhan Uddin	All that part and parcel of the properties consisting of IP of landed property at Mouza-Kanishshail Part. 1 Block No. 9, Pargona-Kushiarkul, Dist. Karimganj covered by Old Dag No. 730, 757 &755, Khatian No. 236 & 255, New Dag No. 956, 925, & 957, Patta No. 671 vide Deed No. 2032 dated 17.05.2006 & Deed No. 3937 dated 15.09.2009 in the names of Md Burhan Uddin, Md. Sahab Uddin, Md. Jamal Uddin, Md. Amin Uddin Ahmad and Md. Halim UddinAhmad. North:- Property of Md. Abdul Karim South:- Land of Owner in other deed East:- Land of Owner in other deed West:- Land of Owner in other deed & bye lane.	A) 20.04.2021 B) Rs.1,19,56,902.39 + further interest w.e.f. 21.04.2021 and other charges C) 28.10.2021 D) Symbolic Possession.	A) Rs. 122.44 B) Rs. 12.244 (on or before 16.07.2026) C) Rs 0.50 lakhs		
9	Hailakandi (059620) Mrs. Dipa Roy	All that part and parcel of properties consisting of land and building located at Mouza-Rangauti, Part-II, Pargana, Hailkandi bearing 2nd RS Dag No. 279 of 2nd RS Patta No. 234, Ward No. 4 Measuring 2 Katha vide Regd Title Deed No. 1865 dt 01.07.1991 in the name of Sri Satya Roy s/o Subodh Chandra Roy, Bounded on the East : Railway property, West: Land of Sunil Das & Sashi Singh, North : Sunil Das & 8ft pucca passage and, South : Manipuri Mandir.	A) 25.08.2021 B) Rs.36,31,199.50 + further interest w.e.f. 26.08.2021 and other charges C) 13.12.2021 D) Symbolic Possession	A) Rs. 21.87 B) Rs. 2.187 (on or before 16.07.2026) C) Rs 0.50 lakhs		
10	Karimganj (003620) M/S M. S. Hardware	All part and parcel of the properties consisting of Equitable Mortgage of landed property of land measuring 16 katha 05 chatak covered under Dag No. 96, Patta No. 01 of Mouza- Darkhali Kitte, Hailer ILLAM & Porgona- Kushiarkul, Village- Bagarsangan PO-Chugrakuna, Jagannathi, Dist Karimganj-788709 in the name of Abdul Hasib. Bounded by:- East: House of Ekin Ali, West : Land of Moin Uddin, North : House of Sihab Uddin, South : PWD Road.	A) 20.04.2021 B) Rs.1,01,60,984.72 + further interest w.e.f. 21.04.2021 and other charges C) 03.01.2022 D) Symbolic Possession.	A) Rs. 25.88 B) Rs. 2.588 (on or before 16.07.2026) C) Rs 0.50 lakhs		
11.	Karimganj (003620) Sanjukta Best Bake	Equitable Mortgage / Registered Mortgage of Immovable property of land and building measuring 5 Kathas 3 Chataks covered by Dag No 160, Patta No. 485/37, Registered Deed No. 153 dated 07.01.1961, & Partition Deed No. 4032 dated 29.01.1986 Ward No. 20, Holding No. 139, at Pargana- Kushiarkul, Mouza - Banamali Kitte, Daspaty, Karimganj -788710 in the name of Sri Nityananda Banik. Bounded in the- North : Daspaty PWD Road, South : Land of Karimganj Municipality, East : Land of Nirode Ranjan & Others and West : Land of Apu Nath & Others.	A) 18.05.2019 B) Rs.1,10,80,496.31 + further interest w.e.f. 19.05.2019 and other charges C) 28.08.2019 D) Symbolic Possession.	A) Rs. 118.57 B) Rs. 11.86 (on or before 16.07.2026) C) Rs 0.50 lakhs		

TERMS AND CONDITIONS OF E-AUCTION SALE-

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

1. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
2. 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.
3. **The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.baanknet.com>.**
4. **For detailed term and conditions of the sale, please refer <https://www.baanknet.com>.**
5. The authorised officer or the bank shall not be responsible for any charge, lien, encumbrances or any other dues to the government or anyone else in respect of properties (E-auction) not known to the bank. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues, etc.
6. The authorised officer reserves the right to accept any or reject any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
7. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.

Date: 01/07/2026

Place : Silchar

Sd/- Authorized Officer
Punjab National Bank
Secured Creditor