Regional Office: Jorhat
Surendra Plaza, 5th Floor, Above West Side Mall, Baruah Chariali, Jorhat:785001

Ref: No: CRD:40115013: SARF:2026-27/6 Date:24.08.2026

To:

1. M/s Eastern Transport Agency
Prop: Mr. Mukti Nath Rai
Rahman Road, Jorhat,
Dist. Jorhat, Assam-785001
Mob: 9435092461

Dear Sir,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Jorhat Branch, Dibrugarh (Assam) , the secured creditor, caused a demand notice **dated 06.04.2026** 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 Authorized Officer, has taken 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 20.06.2026** issued by the Authorized 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 29.09.2026 between 12:00 PM to 5:00 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.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Reccied on 24/8/26.
Mrai.
24/8/26.

कृते यूनियन बैंक ऑफ इंडिया
FOR UNION BANK OF INDIA
प्राधिकृत अधिकारी/Authorised Officer

Place- Jorhat

Date-24.08.2026

Authorised Signatory

For Union Bank of India

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Credit Recovery Department, Regional Office, Jorhat
Surendra Plaza, 5th Floor, Baruah Chariali, Jorhat-785001

Ref No- ROJOR/SARF/VN/002/2026-27 Date:24.08.2026

WITHOUT PREJUDICE

To,
Sri Mukti Nath Rai
Rahman Road, Jorhat,
Dist.- Jorhat, Assam - 785001

Dear Sir/Madam,

With reference to bank's letter dated 24.08.2026 under SARFAESI Act 2002, to handover physical and peaceful vacant possession of the secured asset situated at All that Part and parcel of the land and building measuring **A plot of land measuring total area of 1 katha 0.5 lechas (2.74 Are) more or less along with the two storied (G+1) RCC Building standing on the plot bearing Dag No. 2077(O)/1827 (N), Patta no. 662 (O)/323(N), Revenue Village: Block No.6, Mouza- Jorhat Town, District: Jorhat-785001.** in the name of Sri **Mukti Nath Rai** bounded by **:**

North: Land of Lalan Rai

South: Land of Raju Sarkar

East: Land of Putali Das

West: Rai Bahadur Lane

You are once again requested to handover physical and peaceful vacant possession of the said secured asset, failing which Bank shall proceed under the provisions of the SARFAESI Act 2002 and SI (E) Rules, 2002 without any further reference.

Yours faithfully

कृते यूनियन बैंक ऑफ इंडिया
FOR UNION BANK OF INDIA
प्राधिकृत अधिकारी/Authorised Officer

Authorised Officer

Received on 24/8/26.

24/8/26.

24/8/26

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower/s and Mortgagor	**1.** M/s Eastern Transport Agency Prop: Mr. Mukti Nath Rai Rahman Road, Jorhat, Dist. Jorhat, Assam-785001
2. Name and address of the Secured Creditor :	Union Bank of India Jorhat Branch Gar Ali, Jorhat, Assam-786001.
A plot of land measuring total area of 1 katha 0.5 lechas (2.74 Are) more or less along with the two storied (G+1)RCC Building standing on the plot bearing Dag No. 2077(O)/1827 (N), Patta no. 662 (O)/323(N), Revenue Village: Block No.6, Mouza- Jorhat Town, District: Jorhat-785001. **Bounded on the North: Land of Lalan Rai** **Bounded on the South: Land of Raju Sarkar** **Bounded on the East: Land of Putali Das** **Bounded on the West: Rai Bahadur Lane**	
4.The details of encumbrances, if any known to the Secured Creditor	Not known as per the available branch record
5.Details of Stay/ Status Quo/Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals	Not known as per the available branch record
6. Last date for submission of EMD	On or before the commencement of e-Auction.
7. Date & Time of auction	**29.09.2026 between 12:00 Noon 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. 23,46,109.26 (Rupees Twenty Three Lacs Forty Six thousand One Hundred Nine and Twenty Six Paise Only)** as on 31.03.2026 with further interest, cost & expenses
9.1 Reserve price for the properties below which the immovable property may not be sold:	**Rs. 93,19,000/- (Rupees Ninety-Three Lacs Nineteen Thousand Only)**
9.2 EMD Payable	**Rs. 9,31,900/- (Rupees Nine Lacs Thirty One Thousand Nine Hundred 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 can be guided by the Buyer manual provided in the Home page of the website.

10. 2. KYC Verification

While registering as buyers/bidders, the intending bidders/purchasers are required to upload KYC documents and Bank Account details. Further, for approval of the KYC documents the Bidders/purchasers should have "Digi Locker"

10. 2. KYC Verification

While registering as buyers/bidders, the intending bidders/purchasers are required to upload KYC documents and Bank Account details. Further, for approval of the KYC documents the Bidders/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 bidders/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 linked with the property ID from the wallet of the bidder/ purchaser ID, the intending bidder / purchaser 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 no.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** ubin0539317@unionbankofindia.bank **or contact Sri. Rajesh Kumar Verma (Contact No.9734902880), Chief Manager and Authorised Officer, in the contact no. given.**

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 generate9ing) 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 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.

11. 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.

12. (a) In case of bidding the bid increment shall not be less than Rs. 20,000/- (Rupees Twenty Thousand Only) in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of Rs.93,19,000.00 (Rupees Ninety-Three Lacs Nineteen Thousand Only)

(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.

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

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately on the sale day or not later than next working day with the Bank in the **account bearing Number: 393101980050000, Account Name: INWARD RTGS,** Union Bank of India, Jorhat Branch, IFSC Code- **UBIN0539317** 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 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 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 Authorised 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 Authorised Officer shall issue a certificate of sale of immovable property in favour 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).
20. The Authorised Officer will deliver the property based on symbolic 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 EMD of unsuccessful bidders will be refunded on request to their respective A/c No. as registered in e-Auction Portal 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

(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 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.

कृते यूनियन बैंक ऑफ इंडिया
FOR UNION BANK OF INDIA
प्राधिकृत अधिकारी/Authorised Officer

Place- Jorhat

Authorised Signatory

Date-24.08.2026

For Union Bank of India