यूनियन बैंक ऑफ इंडिया
Union Bank of India
A Government of India Undertaking
Azadi Ka Amrit Mahotsav

BANSGAON Branch, Azamgarh-276301
Email: ubin0546674@unionbankofindia.bank

Annexure K

SALE NOTICE FOR IMMOVABLES

By Regd Post & Courier

To:

1(a)	M/s. S Milan Agro Industries (Partnership Firm) (Partners -1. Mrs. Madhuri Rai 2. Mrs. Kanchan Rai and 3.Mr. Sanjay Kumar Rai) (BORROWER)	1(b)	Mrs. Madhuri Rai w/o Sanjay Rai, 264, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142(PARTNER)
1(c)	Mrs. Kanchan Rai W/o Late Manoj Rai, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142 (PARTNER)	1(d)	Mr. Sanjay Kumar Rai s/o Shri Dayashankar Rai, 264, Pauhari baba ka sthaan, Saraiya Ratnave, Amari, Azamgarh 276142 (PARTNER & MORTGAGER)
1(e)	Deceased Mr. Manoj Kumar Rai s/o Shri Dayashankar Rai, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142 (GUARANTOR) Estate of deceased Manoj Kumar Rai S/o Shri Dayashankar Rai represented by: - Mrs. Kanchan Rai W/o Late Manoj Rai, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142 & Others	1(f)	Mr. Sunil Kumar Gupta s/o Late Vijaynarayan Gupta, Atraith, Azamgarh 276142 (GUARANTOR & MORTGAGER)
1(g)	Mr. Anil Kumar Gupta s/o Late Vijaynarayan Gupta, 130 Atraith, Azamgarh 276142 (GUARANTOR & MORTGAGER)	1(h)	Mr. Sanjay Kumar Gupta s/o Late Vijaynarayan Gupta, Atraith, Azamgarh 276142 (GUARANTOR & MORTGAGER)
1(i)	Mrs. Kalawati Gupta w/o Late Vijaynarayan Gupta, Vill And Post-Atraith, Azamgarh-276142 (GUARANTOR & MORTGAGER)		

Dear Sir/Madam,

Sub: 15 days E-Auction Sale Notice for Sale of Immovable Asset under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, BANSGAON Branch the secured creditor, caused a demand notice dated **06/05/2024** 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. 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 **02/08/2024** 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** 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.

Yours faithfully

AUTHORISED OFFICER

FOR UNION BANK OF INDIA

Union Bank of India
यूनियन बैंक ऑफ इण्डिया
प्राधिकृत अधिकारी
Authorised officer

Place: BANSGAON, Azamgarh

Date: **08.09.2026**

Encl: Terms of sale

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	1	M/s. S Milan Agro Industries (Partnership Firm) (Partners -1. Mrs. Madhuri Rai 2. Mrs. Kanchan Rai and 3. Mr. Sanjay Kumar Rai) (BORROWER)
	2	Mrs. Madhuri Rai w/o Sanjay Rai, 264, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142(PARTNER)
	3	Mrs. Kanchan Rai s/o Manoj Rai, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142 (PARTNER)
	4	Mr. Sanjay Kumar Rai s/o Shri Dayashankar Rai, 264, Pauhari baba ka sthaan, Saraiya Ratnave, Amari, Azamgarh 276142 (PARTNER & MORTGAGER)
	5	Deceased Mr. Manoj Kumar Rai s/o Shri Dayashankar Rai, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142 (GUARANTOR) Estate of deceased Manoj Kumar Rai S/o Shri Dayashankar Rai represented by: - Mrs. Kanchan Rai W/o Late Manoj Rai, Vill Saraiya, Ratnava, Post Amari, Azamgarh-276142 & Others
	6	Mr. Sunil Kumar Gupta s/o Late Vijaynarayan Gupta, Atraith, Azamgarh 276142 (GUARANTOR & MORTGAGER)
	7	Mr. Anil Kumar Gupta s/o Late Vijaynarayan Gupta, 130 Atraith, Azamgarh 276142 (GUARANTOR & MORTGAGER)
	8	Mr. Sanjay Kumar Gupta s/o Late Vijaynarayan Gupta, Atraith, Azamgarh 276142 (GUARANTOR & MORTGAGER)
	9	Mrs. Kalawati Gupta w/o Late Vijaynarayan Gupta, Vill And Post- Atraith, Azamgarh-276142 (GUARANTOR & MORTGAGER)
2. Name and address of the Secured Creditor	*Union Bank of India, BANSGAON BRANCH*	
3. Description of immovable secured assets to be Sold: -		

Collateral Security:

Property 1.
Equitable Mortgage of Land & Building situated at Plot No. 449 admeasuring 0.218 Hect out of which ½ share area 0.109 hec or 270 link or 1102 sq mt (in this 0.109 hect. **constructed area** is 325.97 sq. mt.) situated at Village Saraiya Ratnawe, Pargana Atraulia, Tehsil Burhanpur, Dist Azamgarh in the name of **Shri Sanjay Kumar Rai S/o Shri Dayashankar Rai** vide sale deed no. **249** dated **20.02.2003** bounded by:

North- Land Ramdheen S/o Bahal
South-Road Ataraith to Atraulia
East- Land of Dayashankar Rai
West-Land of Lalji etc s/o Doodhnath Singh

Property 2.
Equitable Mortgage of land & building being Plot No. 163 admeasuring 0.638 Hect. Or 6380 Sq. Mt.(Actual area upon valuation 4972.7 Sq. Mt.) Situated at Village Nebuadih, Pargana Atraulia, Tehsil Burhanpur, District Azamgarh wherein the 5/6 SHARE TOWARDS NORTH SIDE in the name of **Shri Sanjay Kumar Rai S/o Shri Dayashankar Rai** and 1/6 SHARE TOWARDS SOUTH SIDE in the name of Kalawati w/o Late Vijay

Narain Gupta, Mr. Anil Kumar, Mr. Sunil Kumar Gupta & Mr. Sanjay Kumar Gupta Ss/o Late Vijay Narain Gupta. vide **Sale deed No.1382 Dt.26.08.2004** bounded by:

North- Chak Road
South- Land of Ramplat Gupta
East- Land of Ranjeet Chaubey
West- Road

Property 3.
Part A) Equitable mortgage of Land and commercial Building Arazi no 225 Mi situated at Rev. Village -Kodar Ward no 4 Mauza Kodar Azamatpur , Tappa -Aithasi, Pargana- Nizamabad & Tehsil- Sadar Dist. Azamgarh admeasuring area ***042 links(1/2 of 225m/84link)*** or 170.10 Sq. Mt.in the name of **Sunil Kumar Gupta s/o Late Vijay Narain Gupta** R/o Vill & Post Atraith, Pargana -Koriya Tehsil Burhanpur Azamgarh vide **Sale deed No. 5147 Dt. 09.11.2012** bounded by:

North- Land of Dinesh Chand
South- Land of Dinesh Chand
East- Chak Marg
West- Land of Dinesh Chand

Part B) Equitable mortgage of Land and Building Arazi no 225 Mi situated at Rev. Village -Kodar Ward no 4 Mauza Kodar Azamatpur , Tappa -Aithasi, Pargana- Nizamabad & Tehsil- Sadar Dist. Azamgarh admeasuring area *077 links(077 link out of 225mi/423link)* or 311.85 Sq. Mt. in the name of **Sunil Kumar Gupta s/o Late Vijay Narain Gupta** R/o Vill & Post Atraith Tehsil Burhanpur Azamgarh vide **Sale Deed No.447 Dt.27.01.2016** bounded by:

North-Prastavit Rasta
South- Land of Sunil Kumar
East- Prastavait Rasta
West- Land of Shanti Devi

NOTE: as per actual (valuation report) joint area of sale deed 447 & 5147 is 485.54 Sq. Mt.

Property 4.
{Part A}
Equitable mortgage of Abadi Land and Building situated at Rev. Village Atraith, Pargana-Atraulia, Tehsil -Burhanpur Dist. Azamgarh admeasuring area ***018 Link or 75 sq.mt.*** in the name of Anil Kumar Gupta, Sunil Kumar Gupta and Sanjay Kumar Gupta Ss/o Late Vijay Narain Gupta vide **Sale deed no. 1423 Dt.21.08.1991** bounded by:

North-Khor
South- Land of Vijay Narain
East-House of Vijay narain
West-Land of Jairam

{Part B}
Equitable mortgage of Abadi Land and Building situated at Rev. Village Atraith, Pargana-Atraulia , Tehsil -Burhanpur Dist. Azamgarh admeasuring area ***36.75 Link*** or 148.83 Sq. Mt in the name of **Kalawati w/o Late Vijay Narain Gupta** R/o Vill & Post Atraith Tehsil Burhanpur Azamgarh vide **Sale deed No. 1480 Dt.28.07.2006** bounded by:

North-Road Atraith to daasupur
South- Land of Rajaram
East-Land of Jai Ram
West- Land of Vijay Narain

{Part C}
Equitable mortgage of Abadi Land and Building situated at Rev. Village Atraith, Pargana- Atraulia, Tehsil -Burhanpur Dist. Azamgarh admeasuring area ***18.5 Link or 75 sq.mt.*** in the name of **Kalawati w/o Late Vijay Narain Gupta** R/o Vill & Post Atraith Tehsil Burhanpur Azamgarh vide **Sale Deed No. 1723 Dt. 28.08.2009** bounded by:

North-Road Atraith to Atraulia South- Land of Vijay Narain Sav East- House of Anil Kumar Etc West Land of Kalawati NOTE: as per actual (valuation report) joint area of sale deed 1723, 1480 & 1423 is 313.49 Sq. Mt 5. Plant & Machinary (Rice Mill) situated at Village Nebuadih, Pargana Atraulia, Tehsil Burhanpur, District Azamgarh	
4. The details of encumbrances, if any known to the Secured Creditor	Not Known. However, the details of litigation are mentioned on point No.5 below.
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc	SA No. 1012/2024 Kalawati Devi Vs Union Bank of India is pending before DRT Allahabad. No stay granted as on 05/09/2026, Next date of hearing is 13/11/2026.
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	29-09-2026, Tuesday from 12.00 NOON to 05.00 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. 6,50,66,576.35 (Rupees Six Crore Fifty Lakh Sixty-Six Thousand Five Hundred Seventy-Six and Paise Thirty-Five Only) + Interest and other charges (As per demand notice dated 06.05.2024)
9.1. Reserve price for the property / Properties below which the property will be sold: Property no. 1: Rs. 78,57,000.00 (Rupees Seventy-Eight Lakh Fifty-Seven Thousand Only) Property no. 2: Rs. 324,00,000.00 (Rupees Three Hundred Twenty-Four Lakh Only) Property no. 3: Rs. 70,47,000.00 (Rupees Seventy Lakh Forty-seven Thousand Only) Property no. 4: Rs. 35,64,000.00 (Rupees Thirty-Five Lakh Sixty-Four Thousand Only) Rice Mill (Plant & Machinary): Rs. 37,75,500.00 (Rupees Thirty-Seven Lakh Seventy-Five Thousand Five Hundred only)	
9.2. EMD Payable Property no. 1: Rs. 7,85,700.00 (Rupees Seven Lakh Eighty-Five Thousand Seven Hundred Only) Property no. 2: Rs. 32,40,000.00 (Rupees Thirty-Two Lakh Forty Thousand Only) Property no. 3: Rs. 7,04,700.00 (Rupees Seven Lakh Four Thousand Seven Hundred Only) Property no. 4: Rs. 3,56,400.00 (Rupees Three lakh Fifty-Six thousand Four Hundred Only) Plant & Machinery (Rice Mill): Rs 3,77,550.00 (Rupees Four Lakh Seventy-Seven Thousand five hundred Fifty only)	

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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 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

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading 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*** sarfaesi@unionbankofindia.bank.in & crld.roazamgarh@unionbankofindia.bank.in ***or contact Mr. Vishal Singh (*****9453114994)**

10.6 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://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 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.

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12. In case of bidding the bid increment shall not be less than **Rs. 78,570/- (Rupees Seventy-Eight Thousand Five Hundred Seventy Only), Rs. 3,24,000/- (Rupees Three Lakh Twenty-Four Thousand Only), Rs. 70,470/- (Rupees Seventy thousand Four hundred Seventy Only), Rs. 35,640/- (Rupees Thirty Five Thousand Six Hundred Forty Only) and Rs.37,755/-(Rupees Thirty seven thousand Seven hundred fifty Five only)** for property No. 1,2,3,4 & Plant/machinery respectively in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of than **Rs. 78,570/- (Rupees Seventy-Eight Thousand Five Hundred Seventy Only), Rs. 3,24,000/- (Rupees Three Lakh Twenty-Four Thousand Only), Rs. 70,470/- (Rupees Seventy thousand Four hundred Seventy Only), Rs. 35,640/- (Rupees Thirty-Five Thousand Six Hundred Forty Only) and Rs.37,755/-(Rupees Thirty-seven thousand Seven hundred fifty-Five only)** for property No. 1,2,3,4 & Plant/machinery respectively.
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/Cheque subject to realization, immediately on the sale day or not later than next working day with the Bank in the **account bearing Number 457801980050000 and IFSC Code- UBIN0545783** 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 amount already deposited by the auction purchaser 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.

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20. The Authorized Officer will deliver the property on the basis of 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 Authorized Officer in favor 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 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, maintenance charges and other dues/charges 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 : BANSGAON, Azamgarh

Date : 08-09-2026

CHIEF MANAGER

AUTHORISED OFFICER

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