

ASSET RECOVERY BRANCH, DEHRADUN
 LIC BUILDING, CHAKRATA ROAD, OPPOSITE NATRAJ CINEMA, CANNAUGHT PLACE,
 DEHRADUN, PIN 248001.
 EMAIL: ubin0586722@unionbankofindia.bank

By Regd Post & Courier

To

M/s BST Textile Mills Private Limited Through Directors Mukesh Kumar Tyagi and Smt Sangeeta Tyagi Office Address: Office No. 9, 3rd Floor, Woodrow Building, Veera Desai Road, Andheri (West), Mumbai - 400053 Mobile No - 9867354603	Mr. Mukesh Kumar Tyagi (Director) S/o Balraj Singh Tyagi Residing at: 131/2A, Windermere Building, Near Oshiwara Police Station, Andheri (W), Mumbai - 400053 Mobile No - 9867354603
Mrs. Sangeeta Tyagi (Director) W/o Mukesh Kumar Tyagi Residing at: 131/2A, Windermere Building, Near Oshiwara Police Station, Andheri (W), Mumbai - 400053 Mobile No - 9867354603	

Dear Sir/Madam,

Sub: Notice of 30 days for sale of movable secured assets under Rule 6(2) of the Security Interest (Enforcement) Rules, 2002 - M/s BST Textile Mills Private Limited

1. **Union Bank of India, Asset Recovery Branch, Dehradun (Account transferred from UMFB Rudrapur Branch)**, the secured creditor, caused a **demand notice dated 04.06.2026** 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 **Constructive possession** of the movable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **08.09.2026**

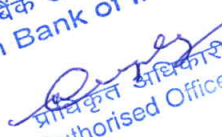


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2. As you have failed to clear the dues of the secured creditor, the movable secured assets that have been taken possession of by the Authorized Officer, will be sold by holding public **E-auction on 28.10.2026 (Wednesday) from 12.00 PM to 05.00 PM with unlimited extension of "10" minutes i.e. the end time of e- auction will be extended by 10 Minutes each time if bid is made within the last 10 minutes before closure of auction** by inviting Bids from the public through online mode on <https://baanknet.com>
3. The Reserve Price will be **Rs. 97,00,000 /- (Rupees Ninety-Seven Lacs 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.

Place: DEHRADUN
Date: 19.09.2026

Yours faithfully

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

प्रधिकृत अधिकारी
Authorised Officer

**AUTHORIZED OFFICER
FOR UNION BANK OF INDIA**

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APPENDIX- II-A

[See proviso to rule 6 (2)]

Sale notice for sale of movable properties

Sale notice for sale of movable properties E-Auction Sale Notice for Sale of movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) 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 movable property hypothecated/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized 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 28-10-2026, for recovery of **Rs. 2,65,49,161.00 (Rupees Two Crore Sixty-Five Lacs Forty-Nine Thousand One Hundred Sixty-One Only)** as per demand notice dated **04.06.2026** with further interest, expenses and other charges thereon due to Union Bank of India less amount recovered thereafter to Secured Creditor, Union Bank of India from **M/s BST Textile Mills Private Limited Through Directors Mukesh Kumar Tyagi and Smt Sangeeta Tyagi.**

The reserve price will be **Rs. 97,00,000 /- (Rupees Ninety-Seven Lacs only)** and the earnest money deposit will be **Rs. 9,70,000 /- (Rupees Nine Lacs Seventy Thousand only)**

Description of movable Hypothecated stock / Goods / unused stock at site / within the premises of Plot No 9, Sector – 9, SIDCUL Rudrapur, Distt. Udham Singh Nagar.

Asset 1: Rooftop Solar Power Plant of capacity **399.68 KWP** including all associated solar panels, inverters, structures, wiring, electrical installations, and appurtenances installed at [Plot No 9, Sector – 9, SIDCUL Rudrapur, Distt. Udham Singh Nagar].

Asset 2: Rooftop Solar Power Plant of capacity **281.88 KWP** including all associated solar panels, inverters, structures, wiring, electrical installations, and appurtenances installed at [Plot No 9, Sector – 9, SIDCUL Rudrapur, Distt. Udham Singh Nagar].



यूनियन बैंक
ऑफ इंडिया
भारत सरकार का उपक्रम



Union Bank
of India
A Government of India Undertaking

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For detailed terms and conditions of the sale, please refer to the link provided in
<https://www.unionbankofindia.bank.in/auction-property/viewauctionproperty.aspx> Secured Creditor's website i.e. www. (give details of website).

Place: Delhi

Date: 19.09.2026

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

AUTHORISED OFFICER
FOR UNION BANK OF INDIA
Authorised Officer

Encl: Terms of sale

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TERMS AND CONDITIONS OF SALE OF MOVABLE SECURED ASSETS:

1. Name and address of the Borrower, Co-Applicant and Guarantor	<u>Borrower:</u>M/s BST Textile Mills Private Limited Through Directors Mukesh Kumar Tyagi and Smt Sangeeta Tyagi Office Address: Office No. 9, 3rd Floor, Woodrow Building, Veera Desai Road, Andheri (West), Mumbai - 400053 Mobile No - 9867354603	<u>Borrower:</u>Mr. Mukesh Kumar Tyagi (Director) S/o Balraj Singh Tyagi Residing at: 131/2A, Windermere Building, Near Oshiwara Police Station, Andheri (W), Mumbai - 400053 Mobile No - 9867354603
	Mrs. Sangeeta Tyagi (Director) W/o Mukesh Kumar Tyagi Residing at: 131/2A, Windermere Building, Near Oshiwara Police Station, Andheri (W), Mumbai - 400053 Mobile No - 9867354603	
2. Name and address of the Secured Creditor :	ASSET RECOVERY BRANCH, DEHRADUN LIC BUILDING, CHAKRATA ROAD, OPPOSITE NATRAJ CINEMA, CANNAUGHT PLACE, CHAKRATA ROAD, DEHRADUN, PIN 248001.	
<u>Description of Movable Asset</u>		
Asset 1: Rooftop Solar Power Plant of capacity 399.68 KWP including all associated solar panels, inverters, structures, wiring, electrical installations, and appurtenances installed at [Plot No 9, Sector – 9, SIDCUL Rudrapur, Distt. Udham Singh Nagar].		
Asset 2: Rooftop Solar Power Plant of capacity 281.88 KWP including all associated solar panels, inverters, structures, wiring, electrical installations, and appurtenances installed at [Plot No 9, Sector – 9, SIDCUL Rudrapur, Distt. Udham Singh Nagar].		



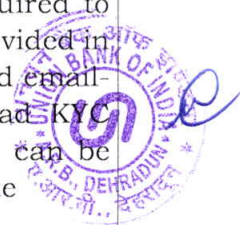
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4.The details of encumbrances, if any known to the Secured Creditor	Not known to A.O.
5. Details of Stay / Status Quo /Litigation pending against the movable asset, if any, known to the secured creditor in Courts/Tribunals etc.,	NA
6. Last Date & Time for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Movable asset ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the movable asset ID well in advance to avoid any technical glitch.
7. Date & Time of auction	28.10.2026 (Wednesday) from 12.00 PM 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 movable secured asset is to be sold:	Rs. 2,65,49,161.00 (Rupees Two Crore Sixty-Five Lacs Forty-Nine Thousand One Hundred Sixty-One Only) as per demand notice dated 04.06.2026 & further interest thereon, charges and costs.
9.1 Reserve price for the movable asset below which the movable asset may not be sold:	Rs. 97,00,000 /- (Rupees Ninety-Seven Lacs only)
9.2 EMD Payable	Rs. 9,70,000 /- (Rupees Nine Lacs Seventy Thousand 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 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



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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, they will not be allowed to participate.

10.4 Bidding

The bidder has to select the movable asset for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Movable asset ID (as mentioned in <https://ibapi.in>). The movable asset will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

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.com or contact –Union Bank of India ARB, Dehradun, Asset Recovery Branch, Dehradun, LIC Building, Opposite Natraj Cinema, Cannaught Place, Chakrata Road, Dehradun, Pin code 248001 : or Authorized Officer **Praveen Kumar Gupta 9988712023**

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> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings.



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Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd 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 movable asset /assets and claims/ dues affecting the movable asset under Sale in all respects.

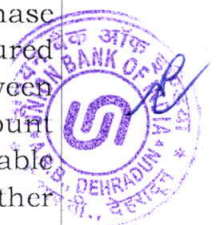
12. (a) In case of bidding, the bid increment shall not be less than **Rs- 1,00,000 /-** in excess of highest bid amount or the immediately preceding bid, as the case may be with multiple increment value of **Rs- 1,00,000 /-.**

(b) Invariably, the first bid of the movable asset/ts 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 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 867201980050000 of the INWARD RTGS of Union Bank of India, IFSC Code-UBIN0586722** 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 movable asset 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 movable asset shall forthwith be sold again and the defaulting purchaser shall neither have claim on the movable asset nor on any part of the sum for which it may be subsequently sold.



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16. The Authorized Officer may, where the movable asset 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 movable asset 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. The purchaser shall bear all the necessary expenses like applicable GST, applicable stamp duties/ additional stamp duties/transfer charges, fee /tax etc. and all the statutory /non statutory dues taxes rates, assessment charges fees etc. owing to anybody accrued and to be accrued if any.

20. The Authorized Officer will deliver the movable asset based on 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 movable/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 movable asset to sale once again on any date and at such time as may be decided by the Bank



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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 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 movable asset. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the movable asset put to auction and the claims / rights/ dues affecting the movable asset, 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 movable asset. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place: **DEHRADUN**

Date: **19.09.2026**

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For Union Bank of India

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