

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

NOTICE OF INTENDED SALE

Branch: Jawahar Nagar

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. M/S. Xenon India Pvt Ltd (Directors Mr.Deepak Bhuyan, Mr. Jagadish Bhuyan, Mr. Satyajit Changkakati & Mr. Jitu Hazarika) At: CHANDAS TOWER, 2ND Floor, Hatigaon Road, Dispur, Guwahati-781006	
2. Mr. Deepak Bhuyan (Director) S/o Chandradhar Bhuyan, At: Rasaraj Upapath, Basisthapur-2, Beltola Basistha Road, Dispur, Guwahati-781028	3. Mr. Jagadish Bhuyan(Director) S/o Chandradhar Bhuyan, At: Rasaraj Upapath, Basisthapur-2, Beltola Road, Dispur, Guwahati-781028
4. Mr. Satyajit Changkakati(Director) S/o Kamud Chandra Changkakati, At: Karmabir Path, Rukmini Nagar, Dispur, Guwahati-781028	5. Mr. Jitu Hazarika (Director) S/o Nitya Hazarika At: 318 Crystal Grove, B N Saikia Road, Guwahati, Assam-781028
6. Mr. Amit Baruah(Guarantor Cum Mortgagor) S/o Mahat Chandra Baruah At: Amulya Bhawan, H. No. 3, P B Road, Rehabari, Guwahati- 781008	7. Mrs. Kabita Baruah (Guarantor Cum Mortgagor) D/o Dharma KantaTalukdar At: Amulya Bhawan, H. No. 3, P B Road, Rehabari, Guwahati- 781008

Sub: Your Cash Credit loan account -50064088366 with Indian Bank, Jawahar Nagar Branch,— Reg.

M/S. Xenon India Pvt Ltd availed Cash Credit Loan facility from Indian Bank, Jawahar Nagar Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as “the Properties”. M/S. Xenon India Pvt Ltd failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **08.04.2026** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as “The Act”), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) 1. M/S. Xenon India Pvt Ltd (Directors Mr.Deepak Bhuyan, Mr. Jagadish Bhuyan, Mr. Satyajit Changkakati & Mr. Jitu Hazarika) 2. Mr. Deepak Bhuyan (Director) S/o Chandradhar Bhuyan 3. Mr. Jagadish Bhuyan(Director) S/o Chandradhar Bhuyan 4. Mr. Satyajit Changkakati(Director) S/o Kamud Chandra Changkakati 5. Mr. Jitu Hazarika (Director) S/o Nitya Hazarika 6. Mr. Amit Baruah (Guarantor Cum Mortgagor) S/o Mahat Chandra Baruah 7. Mrs. Kabita Baruah (Guarantor Cum Mortgagor) D/o Dharma KantaTalukdar, liable to the Bank to pay the amount due to the tune of **Rs. 4345812.00/- (Rupees Forty Three Lakh Forty Five Thousand Eight Hundred Twelve only)** as on 08.04.2026 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated **08.04.2026**.

As M/S. Xenon India Pvt Ltd failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **06.08.2026** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days' notice of intended sale is required to be given and hence we are issuing this notice.

कृते/For,



अधिकृत अधिकारी
AUTHORISED OFFICER

The amount due as on 08.04.2026 amounts to **Rs. 4345812.00/- (Rupees Forty Three Lakh Forty Five Thousand Eight Hundred Twelve only)** with further interest, costs, other charges and expenses thereon.

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 28.10.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from 01.10.2026 to 27.10.2026 between 10.00 am to 4.00 pm.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 01.10.2026 to 27.10.2026.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 27.10.2026 i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
50223978268	IDIB000G502
AUTHORISED OFFICERS INDIAN BANK	Bhangagarh Branch

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

This Notice is without prejudice to any other remedy available to the Secured Creditor

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

PROPERTY 1:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
All that is part and parcel of plot of land measuring 2 Katha (5.36 are) alongwith construction thereon under Dag No. 173 (Old)/ 439 (New) of K.P. Patta No. 15 (Old)/ 191 (New) situated at Revenue Village- 1 No Modghoria under Mouza- Beltola, Sub- Registrar Office- Guwahati, District- Kamrup (Metro) , Assam, vide Sale Deed No. 4285/08 dated 14.03.2008 and deed of rectification No. 10396/13 dated 16/11/2013 , property stands in the name of Mr. Amit Baruah and Mrs. Kabita Baruah. Boundary of the Property (As per Sale Deed):- North: Land of Mr. Uttam Kalita South: Land of Mr. D.P. Sharma East: Road West: Land of Mr. Lakhi Boro	Rs 2,07,12,000/- (Rupees Two Crore Seven Lakh Twelve Thousand Only)	Rs 20,71,200/- (Rupees Twenty Lakh Seventy One Thousand Two Hundred Only)	28.10.2026 11.00 AM to 3:00 PM Property ID NO: IDIB300287 61518A	No Encumbrance known to Bank as on date

PROPERTY 2:

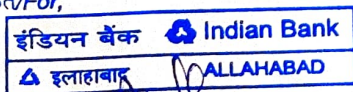
Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
A plot of land measuring 2 Katha 10 Lechas (6.69 are) and construction thereon covered by Dag No. 506/505 (Old)/ 1203/1202 (New) of K.P. Patta No. 113/52 (Old), 258/263(New) situated at Revenue Village- Saukuchi under Mouza- Beltola, Sub- Registrar Office- Guwahati, District- Kamrup (Metro) , Assam, vide Sale Deed No. 9498/7199 dated 23.06.2009, property stands in the name of M/S. XENON INDIA PVT LTD. Boundary of the Property (As per Sale Deed):- North: Land of Md. Paban Ali Saikia South: Others land East: Road West: Others land	Rs 84,37,500/- (Rupees Eighty Four Lakh Thirty Seven Thousand Five Hundred Only)	Rs 8,43,750/- (Rupees Eight Lakh Forty Three Thousand Seven Hundred Fifty Only)	28.10.2026 11.00 AM to 3:00 PM Property ID No: IDIB300287 61518B	No Encumbrance known to Bank as on date

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call **PSB Alliance** No. 8291220220 and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd, please contact support.baanknet@psballiance.com and for EMD status please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: (<https://baanknet.com>) and for clarifications related to this portal, please contact help line number 8291220220

Bidders are advised to use Property ID Numbers mentioned above while searching for the property in the website with (<https://baanknet.com>)

कृते/For,



अधिकृत अधिकारी
AUTHORISED OFFICER

Place: GUWAHATI
Date: 19.09.2026