यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

MEGA E-AUCTION FOR SALE OF IMMOVEABLE/ MOVABLE PROPERTIES (under SARFAESI Act)

E-Auction Sale Notice for Sale of Movable/Immoveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule6(2) for Movable/Immoveable Properties and Rule 8(6) for Immovable properties 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 mentioned movable/immoveable property(ies) mortgaged/hypothecated/pledged/charged to Union Bank of India/Secured Creditor, the constructive/physical possession of which have been taken by the respective Authorized Officer of the under mentioned branches of Union Bank of India as secured Creditor, will be sold on "As is where is", As is what is", and Whatever there is" on **28.10.2026** for recovery of Rupees mentioned below against the relevant account due to Union Bank of India from the Borrower(s) and Guarantor(s).

The details of Reserve Price and EMD are mentioned against the said secured property (ies). The sale will be done by the undersigned through E-Auction Platform provided at the Web Portal. For details terms & conditions of the sale, please refer to the link provided in the website i.e. https://baanknet.com and www.unionbankofindia.co.in.

The under-mentioned properties will be sold by "Online E-Auction through website https://baanknet.com and through **BAANKNET** e commerce website i.e. support.BAANKNET@psballiance.com

Date & Time of Auction: 28th October 2026 at 12:00 P.M. to 05:00 P.M.
Last Date of submission of Bid/EMD: On or before commencement of E-Auction

MODE OF PAYMENT OF EMD - Bidder shall deposit EMD amount in his **BAANKNET** Wallet

Sl. No.	a. Name of the borrower b. Name of branch c. Description of property	a. Reserve price in rupees b. Earnest Money Deposit in rupees	a. Extension of Bid & Bid Incremental Amount	a. Debt Due	Encumbrance Known to Bank/SA pending if any Possession Constructive Physical
1	**a. Mr. Nabendu Das & Mrs. Munmun Das** **b. Sarat Bose Road Branch** **c. Property** All that one self-contained flat on the first floor(mosaic flooring), measuring 400 sq.ft. super built up area more or less, consisting of one bedroom, one kitchen and two bath cum toilet, at 1st floor of the two storied residential building constructed over a plot of Land measuring 3 Cottahs 8 Chittacks a little more or less lying and situated under P.S.- Jadavpur(old), Regent Park Porogona Mogara, Premises No. 29, Aurobindo	**a. Rs. 7,50,000.00** **b. Rs. 75,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 7,500.00**	**a. Rs. 16,40,542.52/- (Rupees Sixteen Lakhs Forty Thousand Five Hundred Forty-Two and Paise Fifty-Two Only) as on 30.06.2026 plus subsequent interest, and costs and charges due to the Union Bank of India.**	**NOT KNOWN** **Physical Possession**

	Park block, within the limits of Kolkata Municipal Corporation, and bounded by North: By Road(Rani Rashmoni Garden Lane), South: By tank plot of East Calcutta Refugees welfare association, East: By tank plot of East Calcutta Refugees welfare association, West: By 12 feet wide road				
2	**a. Mr. Arindom Kar & Mrs. Banani Kar** **b. Sarat Bose Road Branch** **c. Property** All the piece and parcel of residential Flat No. F-1 at Ground floor admeasuring 1000 sq ft consisting of 2 bed rooms, 1 living cum dining and kitchen, 2 toilets and a verandah having marble floor on the said building standing on the land comprised in Dag no. 143, Khatian No. 34 Mouza Naktala Premises No. 35C/2 Naktala Road PO Naktala PS Netaji Nagar within the municipal limits of Kolkata Municipal Corporation, Ward No. 100, Kolkata-700047, Dist-South 24 Parganas. The property is bound and butted as follows: On the North: By rest land of Dag no. 143 and Road On the South: By House of Dipali Gupta On the East: By House property of others On the West: By 10' wide common passage.	**a. Rs. 25,00,000.00** **b. Rs. 2,50,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 25,000.00**	**a. Rs. 21,20,618.93 (Rupees Twenty-One Lakhs Twenty Thousand Six Hundred Eighteen and Paise Ninety-Three Only) as on 30.06.2026 plus subsequent interest, and costs and charges due to the Union Bank of India.**	**NOT KNOWN** **Physical Possession**
3	**a. Mr. Ramkrishna Mishra & Mrs. Sujata Mishra** **b. Kasba Branch** **c. Property** All that part of the property consisting of Flat. No. 304 on the 3rd Floor in the Block B measuring a built up area of 703 square feet a little more or less together with undivided proportionate share or interest in the piece and parcel of land measuring 19 cottahs 1 chittacks and 12.5 sqft more or less with 2 new G+4 storied building as standing thereon comprised in C.S. plot no 5913,5912,5915,5903,5910,5911 and 5914 under Khatian no 1541, 1547,1544,1278/1,1279,1281 ans 1255, J.L. no. 1 ,Touji no 173, Mouza Ariadah Kamarhati municipality within ward no. 11 now known and numbered as premises no 7/2, Mahesh Mukherjee road commonly known as M.M. Feeder road being municipal holding on F-67/1, Kolkata 700057 alongwith proportionate share of all amenities and facilities attached thereto alongwith one car parking space no CP6/B on the ground floor of the building within ARA-IV kolkata north 24 parganas Bounded by: On the North by By Flat no 303 On the South by open space of the premises On the East by Flat no 305 and lift well On the West by open space of premises	**a. Rs. 27,00,000.00** **b. Rs. 2,70,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 27,000.00**	**a. Rs. 7,03,959.39 (Rupees Seven Lakhs Three Thousand Nine Hundred Fifty-Nine and Paise Thirty-Nine Only) as on 30.06.2026 plus subsequent interest, and costs and charges due to the Union Bank of India.**	**NOT KNOWN** **Constructive Possession**
4	**a. Mr. Samarjit Kar & Mrs. Suiti Kar** **b. Kolakta-C R Avenue branch** **c. Property** All that part and parcel of the property consisting of one residential Flat on the First Floor South-East-North Side, measuring about 600 sq. ft. super built up area more or less in the building at Premises No.9/1, Rai Charan Ghosh Lane , P.S.-Tiljala , Kolkata -700039, District-South 24 Parganas, within Kolkata Municipal Corporation Ward No. 66, together with undivided impartible proportionate share in the land measuring about 02 cottahs more or less of said Premises No.9/1, together with all common right and facilities, amenities, benefits etc., within Office of the D.S.R.-III South 24 Parganas, District-South 24 Parganas. The property is bounded by: On the North: 12 feet Road On the South: Others Land On the East: 12 feet Road On the West: Others Land	**a. Rs. 24,00,000.00** **b. Rs. 2,40,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 24,000.00**	**a. Rs. 8,15,585.49 (Rupees Eight Lakhs Fifteen Thousand Five Hundred Eighty-Five and Paise Forty-Nine Only) as on 30.06.2026 plus subsequent interest, and costs and charges due to the Union Bank of India.**	**NOT KNOWN** **Constructive Possession**

5	**a. M/s Gourab Logistics** **b. Bagha Jatin Branch** **c. Property** All that piece and parcel of a finished residential flat (Entire Third Floor), being Flat no 3A, on the third floor of G+3 storied Building named as "Rohini Bhavan", Having its covered area of 1152 SQ FT more or less (corresponding to its super built up area of 1382.4 Sq Ft. More or less of Tiles Floor)Consisting of 3 Bed Rooms, 1 Drawing Room,2 Toilets, 1 kitchen, 1 Verandah Therein, lying and situated within Mouza Garbhukta Nandanpur, J.L no 8, R.s No.33, Touzi No.353, comprised in R.s dag No. 326, R.S Khatian No. 230 corresponding to its L.R Dag No.432 under L.R Khatian No. 1246 at present L.R Khatian No.4577, Pargana-Balia, Lying and situated within the Budge Budge Municipality, Holding no.4, Ward no.13, D.B.C.R Road, P.s-Budge Budge, Dist- South 24 Paraganas, Kolkata-700137. The Property is butted and bounded by: North: Vacant Land of Sk Ali Jalil South: House of Pama Singh East: Vacant Land of Sk Ali Jalil West: 20 feet wide D.B.C.R Road	**a. Rs. 30,00,000.00** **b. Rs. 3,00,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 30,000.00.**	**a. Rs. 21,56,858.43 (Rupees Twenty-One Lakhs Fifty-Six Thousand Eight Hundred Fifty-Eight and Paise Forty-Three Only) as on 30.06.2026 plus subsequent interest, and costs and charges due to the Union Bank of India.**	**NOT KNOWN** **Constructive Possession**
6	**a. Mr.Soojit Kumar Bose** **b. Beckbagan Branch** **c. Property** Residential Flat at left side of 3rd floor, in an extent of 640 sq.ft.,at P.No: 234(present),P.No. 184(old), of Gorakshabasi Road, Dum Dum PS, Dum Dum Municipality, Kolkata-700028,(WB) The land is Butted and Bounded as follows: On the North by : 12' WIDE Gorakshabasi Road On the South by : Pond On the East by : House of Surendra Lal Kundu On the West by : 8' wide Road	**a. Rs. 17,00,000.00** **b. Rs. 1,70,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 17,000.00**	**a. Rs. 23,98,556.40 (Rupees Twenty-Three Lakhs Ninety-Eight Thousand Five Hundred Fifty-Six and Paise Forty Only) as on 30.06.2026 plus subsequent interest, and costs and charges due to the Union Bank of India.**	**NOT KNOWN** **Constructive Possession**
7	**a. Mr. Manas Panda** **b. Kolkata C R Avenue Branch** **c. Property** All that part and parcel of the property consisting of one residential flat being no. 102, on the first floor, North – Eastern facing of the building measuring about carpet area 588.33 Sq Ft, 706 Sq Ft super built up area more or less which consisting of two bed rooms, one living cum dining room, one kitchen, one toilet, and balcony which is lying and situated at the Mouza-Kotrung, J L No 8, comprised in R S Dag No. 1032, 1034, under R S Khatian No 1684, 799, corresponding to L R Dag No. 1431, under L R Khatian No. 7102, 7064, within the limits of Uttarpara - Kotrung Municipality, being Municipal Holding No 240, (Old 240 240/1), Debai Pukur Road, within the jurisdiction of A.D.S.R. Office Serampore, P.O. Hindmotor, P.S. Uttarpara, District- Hooghly. The said premises is bounded by: On the North: House of Jatindra Nath Chakraborty On the South: House of Sova Rani Ray On the East: House of Jatindra Nath Chakraborty On the West: Municipal Road	**a. Rs. 22,00,000.00** **b. Rs. 2,20,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 22,000.00**	**a. Rs. 20,97,351.00 (Rupees Twenty Lakhs Ninety-Seven Thousand Three Hundred and Fifty-One Only) as on 30.06.2026 with further interest, cost & expenses.**	**NOT KNOWN** **Constructive Possession**
8	**a. Mr. Debabrata Pakrashi** **b. India Exchange Place Road** **c. Property** All that piece & parcel of the flat measuring about 605 sq.ft. super built area on the third floor, Flat No. 301 situated at Holding No. 39/22,Bazar lane Ward No. 16, under Uttarpara Koturng Municipality , P.S. Uttarpara , Dist - Hooghly-712258 , West Bengal. Property is bounded by: On the North - By Stair On the South - By Pass at - GR-FL On the East - By open Sky / Pass at GR-FL On the West - By other Flats	**a. Rs. 17,00,000.00** **b. Rs. 1,70,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 17,000.00**	**a. Rs. 14,64,254.05 (Rupees Fourteen Lakhs Sixty-Four Thousand Two Hundred Fifty-Four and Paise Five Only) as on 30.06.2026 with further interest, cost & expenses.**	**NOT KNOWN** **Constructive Possession**

9	**a. Mr. Sanjay Kumar Jha** **b. India Exchange Place Road** **c. Property** All that part & parcel of the flat measuring about 529 sq.ft. super built area on the South Western portion of the Second floor, Flat No. 2A situated at Premises No. 315, Holding No 557/17 Block A, Bangur Avenue, PS- Lake Town, Ward No. 22, Dist- North 24 Parganas, Kolkata- 700055, West Bengal together with all easement rights all rights appertaining thereto butted and bounded in the manner following: North- By other land East- By plot no. 314 South - By 20 feet wide Municipal Road. West- Partly by Plot no. 316 and partly by Plot No. 319	**a. Rs. 21,00,000.00** **b. Rs. 2,10,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 21,000.00**	**a. Rs. 24,85,976.59 (Rupees Twenty-Four Lakhs Eighty-Five Thousand Nine Hundred Seventy-Six and Paise Fifty Nine Only) as on 30.05.2026 with further interest, cost & expenses.**	**NOT KNOWN** **Constructive Possession**
10	**a. Mr. Prakash Kumar Nandi & Mrs. Tumpa Nandi** **b. Vivekananda College for Women** **c. Property** All that piece and parcel of residential flat no. SVA/2 of Shyama Venkatesh Apartment on the first floor situated on the North East side of the G+3 storied building measuring more or less 800 sq.ft super built up area(all mosaic floor), consisting of 2 bedrooms, 1 drawing room, 1 kitchen room, 1 toilet and 1 covered balcony under Kolkata Municipal Corporation being Assesse no. 41-128-02-0434-5 together with all proportionate share of common areas and parts including stair case, common passage, roof rights along with all easement rights and liberties of all that piece and parcel of Bastu land measuring 7 Cottah together with a G+3 storied building known as Shyama Venkatesh Appartments standing thereon situated and lying in Mouza Ramnarayan Taluk JL no. 4, RS Khatian No. 80,81,82 & 83, Dag No. 336,337, 338, 340, 341 under police station previously Behala at present Parnasree, South 24 Parganas Premises No. Becharam Chatterjee Road, under Ward No.128 of KMC. The Property is butted and bounded by: North: Pond and Land of Mr. Arun Kumar Das South:16 feet wide KMC Road East: Portion of land RS Dag No. 336 and 341 West: Land of Sri Radha Krishna Santhalia	**a. Rs. 26,00,000.00** **b. Rs. 2,60,000.00**	**a. Extension of 10 minutes with Bid Incremental Amount Rs. 26,000.00**	**a. Rs. 23,07,012.83 (Rupees Twenty-Three Lakhs Seven Thousand Twelve and Paise Eighty-Three Only) as on 30.05.2026 with further interest, cost & expenses.**	**NOT KNOWN** **Constructive Possession**

*GST applicable as per Govt. rules

*TDS applicable as per Govt. rules

For detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India's E-Auction website i.e. www.unionbankofindia.co.in and also visit to **BAANKNET** portal website https://baanknet.com. For registration as a bidder and to participate in E-Auction please visit **BAANKNET** e commerce website i.e. support.BAANKNET@psballiance.com. All Bidders are mandatorily should complied KYC norms for participation and registration for E-Auction through the portal.

For any Technical Assistance Please call **BAANKNET HELPDESK 8291220220 & email ID -** support.BAANKNET@psballiance.com Operation/Registration Status https://baanknet.com Finance/EMD status https://baanknet.com. Helpline numbers are '**8291220220**' for problems related to **BAANKNET** portal.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6(2) & 8(6)/Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice u/r Rule 6(2) and 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date.

Terms and Conditions of the E-Auction are as under:-

1. The sale will be done on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”, and “WHATEVER THERE IS BASIS” is will be conducted on “On Line”.
2. E-Auction bid form, declaration , General Terms and Conditions of Online Auction sale are available in Website (a) https://www.unionbankofindia.co.in/auctionproperty/view-auction-property.aspx and www.unionbankofindia.co.in (b) https://baanknet.com Bidder may visit https://baanknet.com, where “Guidelines” for bidder are available with educational videos. Bidders have to complete following formalities well in advance:

   Step 1:- Bidder/Purchaser Registration: Bidder to register on E-Auction Platforms (Link given above) using his mobile no. and E-Mail Id. **Step 2:-** KYC verification: Bidder to upload requisite KYC documents. (Registration will be activated within 3 days after receipt of full KYC documents and verification thereof) KYC documents submitted by Bidder will be made available to respective Bank on successful completion of e auction.

   Step 3:- Transfer of EMD amount of Bidder Global EMD Wallet: Online/Offline transfer of fund using NEFT/Transfer using challan generated on E-Auction Platform. The EMD Amount shall be made available in the bidder wallet before participation in E-Auction so that the EMD amount fulfilled for further Auction.

   Step 4:- During the time of Auction log on to the **BAANKNET** Portal mentioned above for participation.
3. To the best of knowledge and information of the Authorised Officer, there are no known encumbrances on the property (ies). However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and 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 representative of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.

4. **The date of online E-Auction will be conducted between 12.00 PM to 5.00 PM on 28.10.2026.**
5. **Last date and time of submission of EMD and Document** 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 will in advance to avoid any technical glitch.
6. **Date of Inspection – till 27.10.2026 till 5.00 PM.**
7. Bid shall be submitted through online procedure only.
8. The Bid price shall be available in his Wallet for participation in E-Auction. The Bidder won’t be required to specify the property (ies) for which such EMD amount is being deposited.
9. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the Bid. **BAANKNET** shall process such refund within 3 Days.
10. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the successful bid amount (purchase price) (including 10% of reserve price as EMD amount already paid from your global EMD Wallet) immediately i.e. on the same day of auction or not later than next working day, being knocked down in his favour and balance 75 % of successful bid amount (purchase price) within 15 days from the date of e-auction from the date of sale. The Auction sale is subject to confirmation by the Bank.
11. As per Section 194-IA of the Income Tax Act 1961, TDS @ 1.00 % will be applicable on the sale proceeds where the sale consideration 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 in form no.16-B, containing the Bank’s Name and the PAN No. AAACU0564G as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for Immovable Property, other than Agricultural Land).
12. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount.
13. The purchaser shall bear the applicable stamp duties/Registration Fee/TDS on auction price/other charges, etc. and also the statutory / non statutory dues, taxes, assessment charges, etc. owing to anybody.

14. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. The decision of the Authorised Officer is final, binding and unquestionable.
15. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges and will not be issued in any other names.
16. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
17. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details /enquires if any on the terms and conditions of sale can be obtained from the respective branches on the contact number given.
18. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

Special Instructions / Caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Union Bank of India nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 06.10.2026

Place: Kolkata

AUTHORIZED OFFICER
UNION BANK OF INDIA