ANNEXURE- A

APPENDIX- IV-A" [See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 immovable property mortgaged/charged to the Secured Creditor, the **Physical ~~/constructive /~~ ~~Symbolic~~** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, Guwahati Fancy Bazar Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **10.02.2026**, for recovery of **Rs.4099504.00 (Rupeess. Forty Lakh Ninety Nine Thousand Five hundred Four only)** as on 23.09.2025 with further interest, costs, other charges and expenses thereon from 24.09.2025 due to the Indian Bank, Guwahati Fancy Bazar Branch, Secured Creditor, from Borrower(s)/Gaurantor(s):

1. **M/S TBM Enterprise Prop.- Sh. Bihu Brahma** s/o Sh. Ram Charan Brahma,

Address-1 Vill & Post Baganpara, PS-Barbari, Distt.Baksa, BTAD, Assam-781344 (Borrower)

Address-2 A.K.Dev Road, Fatashil Ambari, Opp. Idle Nursery School, Guwahati-781025

2. **Shri Bihu Brahma s/o Sh. Ram Charan Brahma** R/o

Address 1. Hill View Path No. 1, A.K Dev Road, Fatashil Ambari, Guwahati-781025

Address2. Tulapia, PO- Gerua Ashram, PS Borbori, Distt- Baksa, BTAD, Assam-781344 (Mortgager & Guarantor)

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	Equitable mortgage of landed/house property under Patta No. 239, covered by C.S.Dag No. 422 having an area of 1 Bigha 10 Lechas = 1.10 Bigha, Ingkhol Class situated at Village- Belguri Pathar, Santipur Near Masalpur Chowk, Mouza Dakshin Baksa, BTAD, Assam-781372 standing in name of Sh. Bihu Brahma, s/o Sh. Ram Charan Brahma through Sale Deed Deed No-731/1 Dt. 26.09.2011 Registered on 26.09.2011 at Book No-1 Volume No- 857 Pages- at SRO-Tihu Distt-Nalbari , **Bounded by as under:-** North:- Seller South:-DTO Office East:- PWD Road West:- Land of Mukunda Chaudhury
Encumbrances on property	**No Encumbrance known to Bank as on date**
Reserve Price	**Rs. 82,50,000/- (Rupees Eighty Two Lac Fifty thousand only).**
EMD Amount	**Rs 8,25,000/- (Rupees Eight Lakh twenty five Thousand Only)**
Bid incremental amount	Rs 20,000/-(**Rupees** Twenty Thousand Only)
Date and time of e-auction	10.02.2026 from 1 PM TO 5 PM
Property ID No.	**IDIB30254480357**

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 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 Number: IDIB30254480357 while searching for the property in the website https://baanknet.com.

Date : 03.01.2026
Place : Guwahati

कृते / For, इंडियन बैंक Indian Bank इलाहाबाद

Authorised Officer

अधिकृत अधिकारी AUTHORISED OFFICER

Contact Person: Pramod Kumar Giri (Authorised Officer and Branch Manager) M 98300-44853