



ASSET RECOVERY BRANCH, KOLKATA
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Working at: Yamuna Bhavan, 1st Floor, 55/58, Ezra Street
Kolkata - 700 001
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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 proviso to Rule 6(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 Immoveable / Moveable 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 14.11.2025 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 : 14th November, 2025 at 12:00 Noon 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

Lot No.	a. Name of the Borrower b. Description of Property c. Name of the Owner/s d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	a. Reserve Price in Rupees b. Earnest Money Deposit in Rupees	Extension of Bid & Bid Incremental Amount	Debt Due	Encumbrance Known to Bank /SA / Litigation pending if any Possession Symbolic / Physical	Lot No.	a. Name of the Borrower c. Name of the Owner/s d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	b. Description of Property c. Name of the Owner/s d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	a. Reserve Price in Rupees b. Earnest Money Deposit in Rupees	Extension of Bid & Bid Incremental Amount	Debt Due	Encumbrance Known to Bank /SA / Litigation pending if any Possession Symbolic / Physical
1.	a. M/s. Sun Enterprises b. Property : Land situated at D/2 measuring 3 Cottahs 1 Chittack 25 Sq. ft. Plot D/2, Mouza - Ganti, J. L. R. & R. S. Dag No. 382, R. S. Khatian 21 present L. R. Khatian Nos. 367, 19, 220, 295, 112 & 398, P. O. - Ganganagar under Police Station - Airport, Bidhannagar Municipal Corporation, Ward No. 1, Salt Lake, District - 24 Pargana (N), West Bengal, belonging to Mrs. Madhumita Ghosh. Bounded by - On the North : By Plot D/1, On the South : By Plot E, E/2 and 6 feet Common Passage, On the East: Plot D, On the West: R. S. Dag No. 827. c. Mrs. Madhumita Ghosh d. UBINKOLARB0913	a. Rs. 9,75,000.00 b. Rs. 97,500.00	Extension of 10 minutes with Bid Incremental Amount Rs. 9,750.00	Rs. 30,05,522.46 (Rupees Thirty Lakhs Five Thousand Five Hundred Twenty Two and Paise Forty Six only) as on 31.12.2024 with further interest, cost & expenses	Not Known to A. O. Symbolic Possession	8.	a. Ms. Amrit Bio Energy & Industries Ltd. b. Property : Equitable mortgaged of Residential Flat situated at "Amitdharam" on Mezzanine Floor, Unit No. M 1, J. L. No. 40, R. S. Plot No. 402, L. R. Plot No. 510, R. S. Khatian No. 142, L. R. Khatian No. 1276, Mouza - Makawa, P. S. - Sankrail, District - Howrah within Howrah Municipality, admeasuring 2488 Sq. Ft. more or less. Property owned by M/s. Amrit Projects Ltd. c. M/s. Amrit Projects Ltd. d. UBINKOLARB5005B	a. Rs. 31,50,000.00 b. Rs. 3,15,000.00	Rs. 32,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 32,000.00	Rs. 44,88,04,109.06 (Rupees Forty Four Crores Eighty Eight Lakhs Four Thousand One Hundred Nine and Paise Six only) as on 30.06.2024 with further interest, cost & expenses	Not Known to A. O. Physical Possession
2.	a. Shambhu Roy b. Property : All that piece and parcel of double storied Residential Building measuring 255.69 Sq. mtr. situated under a plot of land measuring 1 Cottah 13 Chittack 36 Sq. ft. more or less situated under Mouza - Talbanda, P. S. - New Barrackpore formerly Khardha, J. L. No. 28, LOP No. 83, C. S. Dag Nos. 578, 579 Bilkanda No. 02 Gram Panchayat, District - North 24 Parganas, Kolkata - 700110. Butted and bounded by - North : By Common Passage, South : By Village Pond, East : By the house Mr. Niren Biswas, West : By Road. c. Shambhu Roy d. UBINKOLARB02912	a. Rs. 19,80,000.00 b. Rs. 1,98,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 19,800.00	Rs. 36,52,911.00 (Rupees Thirty Six Lakhs Fifty Two Thousand Nine Hundred Eleven only) as on 30.06.2025 with further interest, cost & expenses	Not Known to A. O. Symbolic Possession	9.	a. M/s. Amrit Bio Energy & Industries Ltd. b. Property : Equitable mortgaged of Residential Flat situated at "Amitdharam" on Mezzanine Floor, Unit No. MB 1, J. L. No. 40, R. S. Plot No. 402, L. R. Plot No. 510, R. S. Khatian No. 142, L. R. Khatian No. 1276, Mouza - Makawa, P. S. - Sankrail, District - Howrah within Howrah Municipality, admeasuring 935 Sq. Ft. more or less. Property owned by M/s. Amrit Projects Ltd. c. M/s. Amrit Projects Ltd. d. UBINKOLARB5005C	a. Rs. 12,50,000.00 b. Rs. 1,25,000.00	Rs. 13,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 13,000.00	Rs. 44,88,04,109.06 (Rupees Forty Four Crores Eighty Eight Lakhs Four Thousand One Hundred Nine and Paise Six only) as on 30.06.2024 with further interest, cost & expenses	Not Known to A. O. Physical Possession
3.	a. M/s. Rahul Plywood Centre b. Property : All the piece and parcel of Entire 3rd Floor total area 3550 Sq. Ft. situated at G+3 stored RCC frame structure residential Building situated at 118, Raja Dinendra Street, P. O. Shyambazar, P. S. Burttola, Kolkata - 700004. Under the jurisdiction and Municipal limit of Ward No. 12 of Municipal Corporation, West Bengal in the name of M/s. Ma Kareeng Construction Private Limited, Smt. Manju Pandey, W/o. Sri Akhilesh Pandey and Smt. Manju Pandey, W/o. Sri Suresh Pandey. Bounded as below : East - By Premises No. 70/1/2, Gouri Baru Lane, West - By Raja Dinendra Street, North - Premises No. 120-A, Raja Dinendra Street, South - By Aurobindo Sarani c. M/s. Ma Kareeng Construction Private Limited, Smt. Manju Pandey, W/o. Sri Akhilesh Pandey and Smt. Manju Pandey, W/o. Sri Suresh Pandey. d. UBINKOLARB6786B	a. Rs. 1,50,00,000.00 b. Rs. 15,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 1,50,000.00	Rs. 5,44,21,428.46 (Rupees Five Crore Forty Four Lakhs Twenty One Thousand Four Hundred Twenty Eight and Paise Forty Six only) as on 30.09.2025 with further interest, cost & expenses	SA No. 382 / 2023 DRT - III, Kolkata Physical Possession	10.	a. M/s. Purna Pharmaceuticals Pvt. Ltd. b. Property : Room No. A & B on the Ground Floor at multi storied building known as "SHREE NIWAS", being Premises No. 24 & 25, Maulana Abul Kalam Azad Road (Dobson Road), measuring about 616.467 Sq.ft. Super built up. P.S. - Golabari, Howrah, West Bengal. Property owned by Mr. Madhusudhan Balasaria, S/o. Late B. L. Balasaria. Boundary of the Property : North - By Bhajinal Lohia Lane, Howrah, South - By Burnt Salt Gola Lane, Howrah, East - By Premises No. 2/1, Bhajinal Lohia Lane, Howrah, West - By Maulana AbulKalan Azad Road. c. Mr. Madhusudhan Balasaria d. UBINKOLARB1115A	a. Rs. 18,50,000.00 b. Rs. 1,85,000.00	Rs. 19,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 19,000.00	Rs. 44,88,04,109.06 (Rupees Forty Four Crores Eighty Eight Lakhs Four Thousand One Hundred Nine and Paise Six only) as on 30.06.2024 with further interest, cost & expenses	Not Known to A. O. Physical Possession
4.	a. M/s. Rahul Plywood Centre b. Property : All the piece and parcel of Ground Floor admeasuring 2079 Sq. ft. within which 4 Nos. of car parking space of 1153 Sq. ft. (North East side), Shop Room (previously used for Vodafone) 846 Sq. ft. (South West side) and ATM space 80 Sq. ft. situated at G+3 storied RCC frame structure Residential Building situated at 118, Raja Dinendra Street, P. O. Shyambazar, P. S. Burttola, Kolkata - 700004. Under the jurisdiction and Municipal limit of Ward No. 12 of Municipal Corporation, West Bengal, in the name of M/s. Ma Kareeng Construction Private Limited, Smt. Manju Pandey, W/o. Sri Akhilesh Pandey and Smt. Manju Pandey, W/o. Sri Suresh Pandey. Bounded as below : East - By Premises No. 70/1/2, Gouri Baru Lane, West - By Raja Dinendra Street, North - Premises No. 120-A, Raja Dinendra Street, South - By Aurobindo Sarani c. M/s. Ma Kareeng Construction Private Limited, Smt. Manju Pandey, W/o. Sri Akhilesh Pandey and Smt. Manju Pandey, W/o. Sri Suresh Pandey. d. UBINKOLARB6786C	a. Rs. 1,30,00,000.00 b. Rs. 13,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 1,30,000.00	Rs. 5,44,21,428.46 (Rupees Five Crore Forty Four Lakhs Twenty One Thousand Four Hundred Twenty Eight and Paise Forty Six only) as on 30.09.2025 with further interest, cost & expenses	SA No. 382 / 2023 DRT - III, Kolkata Physical Possession	11.	a. M/s. Purna Pharmaceuticals Pvt. Ltd. b. Property : Room No. A & B on the Ground Floor at multi storied building known as "SHREE NIWAS", being Premises No. 24 & 25, Maulana Abul Kalam Azad Road (Dobson Road), measuring about 616.467 Sq.ft. Super built up. P.S. - Golabari, Howrah, West Bengal. Property owned by Mr. Madhusudhan Balasaria, S/o. Late B. L. Balasaria. Boundary of the Property : North - By Bhajinal Lohia Lane, Howrah, South - By Burnt Salt Gola Lane, Howrah, East - By Premises No. 2/1, Bhajinal Lohia Lane, Howrah, West - By Maulana AbulKalan Azad Road. c. Mr. Madhusudhan Balasaria d. UBINKOLARB1115A	a. Rs. 32,40,000.00 b. Rs. 3,24,000.00	Rs. 32,400.00	Extension of 10 minutes with Bid Incremental Amount Rs. 32,400.00	Rs. 18,25,03,610.80 (Rupees Eighteen Crore Twenty Five Lakhs Three Thousand Six Hundred Ten and Paise Eighty only) as on 25.09.2017 with further interest, cost & expenses	SA No. 662 / 2023, DRT - III, Kolkata Physical Possession
5.	a. M/s. Iqbal Jari House b. Property : All that piece and parcel of Entire 2BHK Flat on 2nd Floor of "Bakrahatal Paradise Complex" (Locally known as "Haji Market") having super built up area 860 Sq. Ft. appearing to Mouza - Kirtankola, Pargana - Mogura, J. L. No. 47, Touzi No. 397, part of Dag No. 259, under L. R. Khatian No. 413 SRO - Bishnupur, South 24 Parganas, owned by Mr. Sekh Mukendar and Mrs. Babita Bibi. It is butted and bounded as follows - North : Nibaran Dutta Road, South : By the property under part of Dag No. 259, East : By the property under part of Dag No. 259, West : By the property of Borhan Mir & Others. c. Mr. Sekh Mukendar and Mrs. Babita Bibi d. UBINKOLARB2017	a. Rs. 10,80,000.00 b. Rs. 1,08,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 11,000.00	Rs. 26,45,364.78 (Rupees Twenty Six Lakhs Forty Five Thousand Three Hundred Sixty Four and Paise Seventy Eight only) as on 01.11.2019 with further interest, cost & expenses	Not Known to A. O. Physical Possession	12.	This may also be treated as notice u/r Rule 6(2) & 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.	For any queries, kindly contact : Authorised Officer MR. DEBABRATA SAHA (AGM), Mob. : 83696 54730, 88600 65851				
6.	a. M/s. T Sona & Co. b. Property : All that piece and parcel of land measuring 22 Decimal be the same a little more or less together with a two storied building standing thereon, situated under Mouza - Chakmanik, J. L. No. 58, Re Sa 61, R. S. Khatian No. 84, L. R. Khatian No. 975, L. R. Dag No. 855, P. S. Nodakhali, within the limit of Chakmanik Gram Panchayat, District - South 24 Parganas. Butted and bounded by - North : Property of Amar Mallick, South : Property of Ramkrishna Path Mandir, East : Village Road, West : Land of Siddeswar Chattopadhyay. c. Swapna Biswas d. UBINKOLARB0366	a. Rs. 39,00,000.00 b. Rs. 3,90,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 39,000.00	Rs. 25,48,877.00 (Rupees Twenty Five Lakhs Forty Eight Thousand Eight Hundred Seventy Seven only) as on 31/06/2017 with further interest, cost & expenses	Not Known to A. O. Symbolic Possession	13.	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 properties 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 Noon to 5.00 PM on 14.11.2025 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 13.11.2025 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.50,00,00/- (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. AACAU0564G 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 or 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 proceeding 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 /enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact number					