



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 Rule 6(2) for Movable / Immoveable Properties and Rule 8(6) for Immoveable 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 / Movable 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 30.12.2025 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@psbaliance.com.

Date & Time of Auction : 30th December, 2025 from 12:00 Noon to 05:00 P.M.

Last Date of Submission of Bid / EMD : On or Before the 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	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. Sri Sukalyan Ghosh b. Property : All that part & Parcel of the Land along with structure thereon bearing J.L. No. 50, C.S. Dag No. 1445, LR Dag Nos. 1680 & 1681, Proj. Khatian No. 157, Touzi No. 17, Mausa - Dhakuria situated at Vill - Dhakuria, Ramchandrapur Road, P.O. - Dhakuria, P.S. - Gaighata, Dist - 24 Parganas (North) measuring to the extent of 7.261 Satai, in the name of Sri Sukalyan Ghosh & Sri Prosenjit Ghosh. Butted and bounded in the manner following : North : House of Manik Ghosh, East : Panchayat Road, South : House of Shankar Sarkar, West : Land of Eastern Railway. c. Sri Sukalyan Ghosh & Sri Prosenjit Ghosh d. UBINKOLARB6522	a. Rs. 20,00,000.00 b. Rs. 2,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 20,000.00	Rs. 23,97,736.00 (Rupees Twenty Three Three Lakhs Ninety Seven Thousand Seven Hundred Thirty Six only) plus further interest, cost & expenses as per order dated 30.08.2024 in OA No. 68 of 2020, DRT - III, Kolkata	a. SA No. 98/2023, DRT - III, Kolkata b. Physical Possession	a. Rs. 1,10,52,000.00 b. Rs. 11,05,200.00	Extension of 10 minutes with Bid Incremental Amount Rs. 1,10,520.00	Rs. 3,17,89,058.05 (Rupees Three Crore Seventeen Lakhs Eighty Nine Thousand Fifty Eight and Paise Five only) as on 04.01.2019 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession
2.	a. M/s. Tigerhill Vintrade Private Limited b. Property : Commercial Space No. 4A, in the 4th Floor of Central Plaza, 162, G. T. Road (W), Taldanga Sarisha Para, P.S. & P.O - Chanda Nagar, Dist - Hooghly - 713 136, measuring 1757 Sq.Ft. vide Deed No. 2778/15, in the name of M/s. Indigo Agencies Pvt. Ltd. Bounded by : East - G. T. Road, West - Part of L.R. Dag Nos. 530 and 675, North : L.R. Dag No. 606, South : L.R. Dag No. 672 and Common Passage. c. M/s. Indigo Agencies Pvt. Ltd. d. UBINKOLARB4130A	a. Rs. 30,00,000.00 b. Rs. 3,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 30,000.00	Rs. 31,70,88,001.09 (Rupees Thirty One Crores Seventy Lakhs Eighty Eight Thousand One and Paise Nine only) as on 31.12.2023 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	a. Rs. 13,80,000.00 b. Rs. 1,38,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 13,800.00	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.	a. Not Known to Bank b. Physical Possession
3.	a. M/s. Tigerhill Vintrade Private Limited b. Property : Commercial Space No. 3B, in the 3rd Floor Eastern side of Central Plaza, 162, G. T. Road (W), Taldanga Sarisha Para, P.S. & P.O. Chandan Nagar, Dist - Hooghly - Pin - 713 136, measuring 1536 Sq.Ft. vide Deed No. 2776/2015, in the name of M/s. Anita Fiscal Services Pvt. Ltd. Bounded by : East - G. T. Road, West - Part of L.R. Dag Nos. 530 and 675, North : L.R. Dag No. 606, South : L.R. Dag No. 672 and Common Passage. c. M/s. Anita Fiscal Services Pvt. Ltd. d. UBINKOLARB4130B	a. Rs. 27,00,000.00 b. Rs. 2,70,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 27,000.00	Rs. 31,70,88,001.09 (Rupees Thirty One Crores Seventy Lakhs Eighty Eight Thousand One and Paise Nine only) as on 31.12.2023 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	a. Rs. 30,00,000.00 b. Rs. 3,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 30,000.00	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.	a. Not Known to Bank b. Physical Possession
4.	a. M/s. Tigerhill Vintrade Private Limited b. Property : Commercial Space No. 3A, in the 3rd Floor of Central Plaza, 162, G. T. Road (W), Taldanga Sarisha Para, P.S. & P.O. - Chanda Nagar, Dist - Hooghly - Pin - 713 136, measuring 1757 Sq.Ft. vide Deed No. 2779/2015, in the name of M/s. Anita Fiscal Services Pvt. Ltd. Bounded by : East - G. T. Road, West - Part of L.R. Dag Nos. 530 and 675, North : L.R. Dag No. 606, South : L.R. Dag No. 672 and Common Passage. c. M/s. Anita Fiscal Services Pvt. Ltd. d. UBINKOLARB4130D	a. Rs. 30,00,000.00 b. Rs. 3,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 30,000.00	Rs. 31,70,88,001.09 (Rupees Thirty One Crores Seventy Lakhs Eighty Eight Thousand One and Paise Nine only) as on 31.12.2023 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	a. Rs. 12,00,000.00 b. Rs. 1,20,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 12,000.00	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.	a. Not Known to Bank b. Physical Possession
5.	a. M/s. Tigerhill Vintrade Private Limited b. Property : Commercial Space in Ground Floor of 6, Khan Road, Chandrima Apartment, P.O. - Mankundu, P.S. - Bhadravari, Dist - Hooghly, Pin - 712 139, measuring 1015 Sq.Ft. vide Deed No. 04660/2014, in the name of M/s. Indigo Agencies Pvt. Ltd. and bounded by : East - By House of Jayanta Roy, West - By House of Biswanath Ghosh, North - Land of Bishnu Khan, South - By Khan Road. c. M/s. Indigo Agencies Pvt. Ltd. d. UBINKOLARB4130E	a. Rs. 20,00,000.00 b. Rs. 2,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 20,000.00	Rs. 31,70,88,001.09 (Rupees Thirty One Crores Seventy Lakhs Eighty Eight Thousand One and Paise Nine only) as on 31.12.2023 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	a. Rs. 17,60,000.00 b. Rs. 1,76,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 17,600.00	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.	a. Not Known to Bank b. Physical Possession
6.	a. M/s. Tigerhill Vintrade Private Limited b. Property : Commercial Space in 1st Floor of 6, Khan Road Chandrima Apartment, P.O. - Mankundu, P.S. - Bhadravari, Ward No. 1, Dist - Hooghly, Pin - 712 139, measuring 1319 Sq.Ft. vide Deed No. 00010/2015, in the name of M/s. Indigo Agencies Pvt. Ltd. and bounded by : East - G. T. Road, West - Part of L.R. Dag Nos. 530 and 675, North : L.R. Dag No. 606, South : L.R. Dag No. 672 and Common Passage. c. M/s. Indigo Agencies Pvt. Ltd. d. UBINKOLARB4130F	a. Rs. 30,00,000.00 b. Rs. 3,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 30,000.00	Rs. 31,70,88,001.09 (Rupees Thirty One Crores Seventy Lakhs Eighty Eight Thousand One and Paise Nine only) as on 31.12.2023 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	a. Rs. 11,50,000.00 b. Rs. 1,15,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 11,500.00	Rs. 34,00,703.40 (Rupees Thirty Four Lakhs Seven Hundred Three and Paise Forty only) as on 29.05.2023 with further interest, cost & expenses thereon.	a. Not Known to Bank b. Symbolic Possession
7.	a. M/s. Unirivene Overseas b. Property : Piece and parcel of Plot No. 03 of Area 734 Decimals, Khatian No. 150/1, J.L. No. 51, Mouza - Sudarshanpara & Plot No. 06, 07, Khatian No. 224/1, J.L. No. 54, Mouza - Choto Nabagram, Vill - Chottalpar, Raniganj - Chhatna Road, East : Road, West : Property of others. c. M/s. Unirivene Overseas d. UBINKOLARB2524F	a. Rs. 1,07,00,000.00 b. Rs. 10,07,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 1,07,000.00	Rs. 16,04,78,050.13 (Rupees Sixteen Crores Four Lakhs Seventy Eight Thousand Fifty and Paise Thirteen only) as on 30.09.2023 with further interest, cost & expenses thereon.	a. W.P.A. No. 39 of 2021, High Court of Calcutta S.A. No. 838 / 2022, DRT - III, Kolkata b. Symbolic Possession	a. Rs. 17,00,000.00 b. Rs. 1,70,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 17,000.00	Rs. 34,00,703.40 (Rupees Thirty Four Lakhs Seven Hundred Three and Paise Forty only) as on 29.05.2023 with further interest, cost & expenses thereon.	a. Not Known to AO b. Symbolic Possession
8.	a. M/s. Iqbal Jari House b. Property : All that of residential 2 BHK Flat on 2nd Floor of "Bakrhat Paradise Complex" (Locally known as "Haji Market") having super built up area 860 Sq.ft. appertaining to Mouza - Kirtankola, Pargana - Mogura, J.L. No. 47, Touzi No. 397, Part of Dag No. 259, under LR 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 Bhoran 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. 10,800.00	Rs. 26,45,364.78 (Rupees Twenty Six Lakhs Forty Five Thousand Three Hundred Sixty Four and Seventy Eight only) as on 01.11.2019 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	a. Rs. 2,75,40,000.00 b. Rs. 27,54,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 2,75,400.00	Rs. 2,12,34,312.60 (Rupees Two Crore Twelve Lakhs Thirty Four Thousand Three Hundred Twelve and Sixty Paise only) as on 10.01.2020 with further interest, cost & expenses.	a. SA No. 114/2020, DRT - I, Kolkata b. Symbolic Possession
9.	a. M/s. Mondal & Brothers b. Property : All that part and parcel of the Land measuring about 5 Cottah (8/14 Satai) with building and structure at Plot No. 861, Ashrafabad Govt. Colony, P.O. - Manikupur, P.S. - Harba, Dist - North 24 Parganas, Pin - 743 263, Dag No. (CS) 140, 141, 142 (portion), Hal Dag 1/1631, Khatian No. 1381, Plot No. 861 (Bastu), Mouza - Haria, J.L. No. 85, Ward No. 10 of Haria Municipality. Owner of Property : Sri Susanta Mondal vide Deed No. 2996 dt 29.09.2000. It is butted and bounded as follows : North : By property of Mr. Harasit Biswas on L.O.P. No. 862, South : By property of Mr. Kalipada Mondal on L.O.P. No. 660, East : Property of Mr. Bablu Das on L.O.P. No. 872, West : By 15 Ft. wide Ganesh Das Sarani. c. Sri Susanta Mondal d. UBINKOLARB5109	a. Rs. 23,40,000.00 b. Rs. 2,34,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 23,400.00	Rs. 32,63,749.63 (Rupees Thirty Two Lakhs Sixty Three Thousand Seven Hundred Forty Nine and Sixty Three Paise only) as on 30.06.2025 with further interest, cost & expenses.	a. SA No. 390/2022 in DRT - III, Kolkata b. Symbolic Possession	a. Rs. 22,00,000.00 b. Rs. 2,20,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 22,000.00	Rs. 45,18,111.93 (Rupees Forty Five Lakhs Eighteen Thousand One Hundred Eleven and Paise Ninety Three only) as on 01.08.2018 with further interest, cost & expenses.	a. S.A. No. 519 / 2018 DRT - III, Kolkata b. Symbolic Possession
10.	a. M/s. JDK Furnitech Pvt. Ltd. b. Property : All that part and parcel of the property consisting of and measuring 27 Decimal Land situated at Dag No. 722, Khatian No. 1237 & 2108 in Mouza - Dafarpore, P.S. - Domzur, Howrah District, belonging to Mr. Manu Modi. Deed No. I-2724 dated 02.08.2005. Bounded by : North : Border line of Ichapore Mouza, South : Land of Dag No. 720, East : Land of Dag No. 723, West : Land of Dag No. 721. Property 2 : All that part and parcel of the property consisting of and measuring 55 Decimal Land situated Plot No. 723, Khatian No. 200 in Mouza - Dafarpore, P.S. - Domzur, Howrah District, belonging to Mr. Manu Modi. Deed No. I-2725 dated 02.08.2005. Bounded by : North : Border line of Ichapore Mouza, South : Land of Dag No. 720, East : Land of Dag No. 723, West : Land of Dag No. 722. Property 3 : All that part and parcel of the property consisting of and measuring 55 Decimal Land situated Plot No. 723, Khatian No. 200 in Mouza - Dafarpore, P.S. - Domzur, Howrah District, belonging to Mr. Manu Modi. Deed No. I-2724 dated 02.08.2005. Bounded by : North : Border line of Ichapore Mouza, South : Land of Dag No. 720, East : Land of Dag No. 723, West : Land of Dag No. 722. Property 4 : All that part and parcel of the property consisting of and measuring 55 Decimal Land situated Plot No. 723, Khatian No. 200 in Mouza - Dafarpore, P.S. - Domzur, Howrah District, belonging to Mr. Manu Modi. Deed No. I-2725 dated 02.08.2005. Bounded by : North : Border line of Ichapore Mouza, South : Land of Dag No. 720, East : Land of Dag No. 723, West : Land of Dag No. 722.	a. Rs. 70,65,000.00 b. Rs. 7,06,500.00	Extension of 10 minutes with Bid Incremental Amount Rs. 70,650.00	Rs. 6,38,38,212.30 (Rupees Six Crores Thirty Eight Lakhs Thirty Eight Thousand Two Hundred Twelve and Paise Thirty only) as on 29.02.2					

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Union Bank
of India

A Government of India Undertaking

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

Lot No.	a. Name of the Borrower b. Description of Property c. Name of the Owners 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 b. Description of Property c. Name of the Owners 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	
	a. Name of the Borrower b. Description of Property c. Name of the Owners d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	a. Name of the Borrower b. Description of Property c. Name of the Owners d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	a. Reserve Price in Rupees b. Earnest Money Deposit in Rupees	a. Reserve Price in Rupees b. Earnest Money Deposit in Rupees					a. Name of the Borrower b. Description of Property c. Name of the Owners d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	a. Name of the Borrower b. Description of Property c. Name of the Owners d. Property ID (In Case of the Property already uploaded in BAANKNET Portal)	a. Reserve Price in Rupees b. Earnest Money Deposit in Rupees	a. Reserve Price in Rupees b. Earnest Money Deposit in Rupees				
24.	a. Mr. Chinmay Nath b. Property : All that one self-contained residential Flat being No. F1 (Old), New - E/101, on the 1st Floor, Eastern Side floor, measuring more or less 1000 Sq.ft. Super Built up Area consisting of 3 Bed Rooms, 1-Sitting Cum Dining Rooms, 1 Kitchen, 1 Bath / Privy, 1 Verandha in good and complete conditions together with undivided proportionate share of land of building mentioned in the First Schedule hereinabove, lying and situated at Premises No. 25A, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata - 700 008, within the limits of the Kolkata Municipal Corporation under Ward No. 121 vide Assessee No. 41-121-14-2332-1, District - 24 Parganas South, Zone Name: DH Road - JL Sarani (Premises Located on Raja Ram Mohan Roy Road Ward 121, 123)		a. Rs. 22,50,000.00 b. Rs. 2,25,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 22,500.00	Rs. 34,05,906.00 (Rupees Thirty Four Lakhs Five Thousand Nine Hundred Six only) as on 08.02.2024 (Book Balance plus uncharged Interest) with further interest, cost & expenses	a. Not Known to Bank b. Symbolic Possession		35.	a. M/s. S. R. K. Balaji Trading b. Property : Equitable Mortgage of Flat No. 4A, 4th Floor (North West Side) 'Queens Park Residency' 24/1, Budge Budge (Area-992 Sq.ft. more or less super built up) J.L. No. 8, LR. Dag Nos. 1225, 1226, 1228, 1230, LR Khatian Nos. 1186, 4339 and 2164, and Trunk Road, Mouza - Garbhukta Nandanpur, P.O. & P.S. - Budge Budge, District - 24 Parganas (South), Kolkata - 700 137, in the name of Mrs. Monika Samanta. c. Mrs. Monika Samanta d. UBINKOLAR85975		a. Rs. 20,25,000.00 b. Rs. 2,02,500.00	Extension of 10 minutes with Bid Incremental Amount Rs. 20,250.00	Rs. 43,83,133.66 (Rupees Forty Three Lakhs Eighty Three Thousand One Hundred Thirty Three and Sixty Six Paise only) as on 03.09.2019 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession		
	First Schedule : Schedule - A All that piece and parcel of Land measuring 4 (Four) Cottahs 7 (Seven) Chittacks more or less and situated at District - South 24 Parganas, P.S. - Behala, Mouza - Mondalpara, Pargana- Magura, J.L. No. 6, RS No. 190, Touzi No. 1508, within the limits of the Kolkata Municipal Corporation (S.S. Unit) being Holding / Premises No. 25A, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata - 700 008, within the limits of the Kolkata Municipal Corporation under Ward No. 121 vide Assessee No. 41-121-14-2332-1, District - 24 Parganas South, Zone Name: DH Road - JL Sarani (Premises Located on Raja Ram Mohan Roy Road Ward 121, 123)															
25.	a. M/s. Chittaranjan Multipurpose Heemghar Pvt. Ltd. b. Property : Bastu Land measuring 07 Decimal situated at Mouza-Sareng, J.L. No. 223, Khatian No. 2890, L.R. Plot No. 1126, Sub-Division - Khatra Police Station - Sareng, District - Bankura, standing in the name of Sri Kartik Ghosh as per Sale Document No. I-1459/2013 dt. 05.05.2013. Boundary : North - Vacant land of Kamalakanta Cold Storage Pvt. Ltd. South - Private Road connecting Sareng-Brahmandha Road, East - Kamalakanta Cold Storage Pvt. Ltd., West - Vacant land of Sri Kartik Ghosh Plot Nos. 1127, 1129, 1130, 1128, 1078. c. Sri Kartik Ghosh d. UBINKOLARB7614		a. Rs. 8,50,000.00 b. Rs. 85,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 8,500.00	Rs. 12,05,81,423.74 (Rupees Twelve Crores Five Lakhs Eighty One Thousand Four Hundred Twenty Three and Seventy Four Paise only) as on 31.01.2022 with further interest, cost & expenses	a. SA No. 260/2021, DRT - II, Kolkata b. Physical Possession		36.	a. Mrs. Vasudha Saraf b. Property : All that piece and parcel of self-contained flat being No. 1B, admeasuring 1106 Sq.ft. super built up area, with covered parking 1255 Sq.ft. space on Ground Floor, consisting of three bed rooms, living dining space, kitchen, two baths and privy balcony in the first floor of the said building is known as "Heavens Villa" constructed thereupon on piece and parcel of land measuring 5 Cottahs 7 Chittacks 135 Sq.ft. to be the same more or less being portion of R.S. Dag No. 621 (part) and L.R. Dag No. 654, R.S. Khatian No. 1426, L.R. Khatian No. 1232/1 new 2571, J.L. No. 48, R.S. No. 131, Touzi No. 253, Mouza - Kumrakhali, P.O. & P.S. - Sonarpur, Ward No. 27, and Rajpur Sonarpur Municipal Premises / Holding No. 389, Uttar Kumrakhali, ADRS - Sonarpur, District - South 24 Parganas together with Ground Floor plus four storied building together with proportionate undivided importable share in the land of the said Premises / Holding Number in the name of Mrs. Vasudha Saraf, W/o. Sachin Saraf. Butted & Bounded by : North - By 20' wide Jhilar Road; East - By part of Land in Dag No. 621, West - By R.S. Dag No. 619, South - By R.S. Dag No. 619. c. Mrs. Vasudha Saraf d. UBINKOLARB5287		a. Rs. 37,00,000.00 b. Rs. 3,70,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 37,000.00	Rs. 46,16,334.34 (Rupees Forty Six Lakhs Sixteen Thousand Three Hundred Thirty Four and Thirty Four Paise only) as on 02.05.2023 with further interest, cost & expenses.	a. Not Known to Bank b. Symbolic Possession		
	Boundary : North - Vacant land of Kamalakanta Cold Storage Pvt. Ltd. South - Private Road connecting Sareng - Brahmandha Road, East - Vacant land of Sri Kartik Ghosh Plot Nos. 1127, 1129, 1130, 1128, 1078. c. Sri Kamalakanta Singh d. UBINKOLARB3905A															
26.	a. M/s. Chittaranjan Multipurpose Heemghar Pvt. Ltd. b. Property : Bastu Land measuring 09 Decimal situated at Mouza-Sareng, J.L. No. 223, Khatian No. 2863, L.R. Plot No. 1118, Sub-Division - Khatra Police Station - Sareng, District - Bankura, standing in the name of Sri Kamalakanta Singhha as per Gift Deed No. 2100 dt. 15.07.2015. Boundary : North - Kamalakanta Cold Storage Pvt. Ltd., South - Private Road connecting Sareng - Brahmandha Road, East - Vacant land of Sri Ganesh Chandra Ghosh, West - Vacant Land of Owner. c. Sri Kamalakanta Singhha d. UBINKOLARB3905B		a. Rs. 32,00,000.00 b. Rs. 3,20,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 32,000.00	Rs. 12,05,81,423.74 (Rupees Twelve Crores Five Lakhs Eighty One Thousand Four Hundred Twenty Three and Seventy Four Paise only) as on 31.01.2022 with further interest, cost & expenses	a. SA No. 260/2021, DRT - II, Kolkata b. Physical Possession		37.	a. M/s. Adi Bangsaree Bastralaya b. Property : All that flat on entire third floor measuring 1178 Sq.ft. in a G+3 storied building, built and constructed at or upon the plot of land measuring about 2 Cottahs 3 Chittacks be the same of little more or less situated at Premises No. 159/1C, Rash Behari Avenue, in part of old Holding No. 297 under P.S. - Garhatal within limits of KMC in the District - South 24 Parganas, Kolkata - 700 029, in the name of Mr. Mantu Ranjan Saha and Mrs. Soumya Saha. Butted and Bounded by : On the North : By 159/1C, Rash Behari Avenue, On the South : By Road Rash Behari Avenue, On the East : By 161/1, Rash Behari Avenue, On the West : By 159/1A, Rash Behari Avenue. c. Mr. Mantu Ranjan Saha and Mrs. Soumya Saha d. UBINKOLARB6038		a. Rs. 70,00,000.00 b. Rs. 7,00,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 70,000.00	Rs. 84,74,908.28 (Rupees Eighty Four Lakhs Seventy Four Thousand Nine Hundred Eight and Paise Twenty Eight only) as on 04.07.2019 with further interest, cost & expenses thereon.	a. Not Known to Bank b. Symbolic Possession		
	Boundary : North - Vacant land of Kamalakanta Cold Storage Pvt. Ltd., South - Private Road connecting Sareng - Brahmandha Road, East - Vacant land of Sri Ganesh Chandra Ghosh, West - Vacant Land of Owner. c. Sri Kamalakanta Singhha d. UBINKOLARB3905C															
27.	a. M/s. Chittaranjan Multipurpose Heemghar Pvt. Ltd. b. Property : Bastu Land measuring 10 Decimal situated at Mouza-Sareng, J.L. No. 223, Khatian No. 2863, L.R. Plot No. 1095, Sub-Division - Khatra Police Station - Sareng, District - Bankura, standing in the name of Sri Shishu Shankar Singhha as per Gift Deed No. 2099 dt. 15.07.2015. Boundary : North - Vacant land of Gopal Sen, South - Road to Kamalakanta Cold Storage Pvt. Ltd., East - Panchayat Road & Canal Embtt., West - Kamalakanta Cold Storage Pvt. Ltd. c. Sri Shishu Shankar Singhha d. UBINKOLARB3905C		a. Rs. 24,00,000.00 b. Rs. 2,40,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 24,000.00	Rs. 12,05,81,423.74 (Rupees Twelve Crores Five Lakhs Eighty One Thousand Four Hundred Twenty Three and Seventy Four Paise only) as on 31.01.2022 with further interest, cost & expenses	a. SA No. 260/2021, DRT - II, Kolkata b. Physical Possession		38.	a. Mr. Anand Kumar Gupta b. Property : Residential Flat admeasuring approximately 2022 Sq.ft. situated at Shyam Tower, 5th floor, Flat Nos. 5/1C, Rash Behari Avenue, P.M. Mukherjee Road, Mohishibari Colony, P.S. - Ansals South, P.O. - Ansals, Dist - Burdwan, Pin - 712 303, belonging to Mr. Anand Kumar Gupta, and bounded as below : East - By 30' wide Main Road, West - By House of Mrs. Reba Basak, North - By House of Mrs. Rita Banerjee, South - By House of Dr. Prabir Sengupta. c. Mr. Anand Kumar Gupta d. UBINKOLARB4903		a. Rs. 34,00,000.00 b. Rs. 3,40,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 34,000.00	Rs. 63,09,196.50 (Rupees Sixty Three Lakhs Nine Hundred Ninety Six and Fifty Paise only) with further interest, cost & expenses as per Dated 22.07.2022 in OA. No. 56 of 2019, DRT - I, Kolkata	a. Not Known to Bank b. Physical Possession		
	Boundary : North - Vacant land of Gopal Sen, South - Road to Kamalakanta Cold Storage Pvt. Ltd., East - Panchayat Road & Canal Embtt., West - Kamalakanta Cold Storage Pvt. Ltd. c. Sri Shishu Shankar Singhha d. UBINKOLARB3905C															
28.	a. M/s. Gazi Store / Mr. Jahangir Gazi b. Property : EMG of all that the piece and parcel of Land Double-storied building, carpet area 1633.13 Sq.ft. more or less built constructed on the land measuring about 06 Cottahs 00 Chittacks 30 Sq.ft. lying and situated under Mouza - Amgachia, J.L. No. 93, Touzi No. 85, 87 & 94, R.S. No. 326 comprised in Dag No. 1266 under Khatian No. 201 within the limit of Bishnupur Gram Panchayat, P.S. - Bishnupur, Dist - South 24 Parganas, West Bengal, as per the Sale Deed No. I-167/1996 dated 17/04/1996. The Property is registered with CERSAI vide Security ID No. 400015212573 on dated 29/03/2017 modified on 26/04/2017. Boundary : North : Land of Jamal and Kamal Dag No. 1266, South : Part of Dag No. 1266 & 3 Ft. Common Passage, East : By Panchayat Road, West : Land of Ansar Khan. c. Mr. Jahangir Gazi d. UBINKOLARB8340		a. Rs. 52,00,000.00 b. Rs. 5,20,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 52,000.00	Rs. 24,11,950.00 (Rupees Twenty Four Lakhs Eleven Thousand Nine Hundred Fifty only) as on 30.09.2019 with further interest, cost & expenses	a. SA No. 61/2022, DRT - III, Kolkata b. Symbolic Possession		39.	a. M/s. Jay Ma Kali Enterprise b. Property : All that piece and parcel of Land admeasuring about 10 Decimal and Godown thereon or 3146 Sq.ft. or 6.05 Kathas comprised in LR Dag No. 1984, RS Khatian No. 1812, J.L. No. 99, Touzi No. 253, Mouza - Debjupur, Parganas-Magura, P.S. - Falta at Kalitala, Dist - South 24 Parganas, Pin-743 377, Registered at ADSSR Falta, Owner Sri Ram Prasad Gayen. Butted and Bounded By : North - By House of Shri Dinal Halder under Dag No. 1981, South - Property of Shri Kamal Mondal under Dag No. 1985, East - Property of Shri Kamal Mondal under Dag No. 1985, West - Muchisa to Dighipur Road (PWD Road). c. Sri Ram Prasad Gayen d. UBINKOLARB4122		a. Rs. 17,40,000.00 b. Rs. 1,74,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 17,400.00	Rs. 34,39,644.17 (Rupees Thirty Four Lakhs Thirty Nine Thousand Six Hundred Forty Four and Seventeen only) plus interest at contractual rate from 30.05.2019 and cost minus amount paid if any after the date of demand notice.	a. Not Known to Bank b. Symbolic Possession		
	Boundary : North : By 6 Ft. wide Common Passage, On the East : By 6/12, Satyen Roy Road, On the West : By 6/11, Satyen Roy Road. c. Mr. Biswaroop Banerjee (Legal Heir - M/s. Libra Sales Corporation), S/o. Late Aramnath Banerjee d. UBINKOLARB4191															
30.	a. M/s. Maitri Enterprises b. Property : Land and Building (incomplete) thereon at Holding No. 172/A at Vill - Kora Uttrpara, Ward No. 2, near Nazul Sangha Club, Area - 4249 Sq.ft. RS & LR Dag No. 803, RS Khatian No. 325, Mouza - Kora, owned by Chhhalal Sk., P.S. - Madhyamgram, Dist - 24 Parganas (North). Owner : Chhhalal Sk. c. Chhhalal Sk. d. UBINKOLARB8495C		a. Rs. 32,00,000.00 b. Rs. 3,20,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 32,000.00	Rs. 1,14,71,853.63 (Rupees One Crore Fourteen Lakhs Seventy One Thousand Eight Hundred Fifty Three and Sixty One Paise only) as on 31.01.2022 with further interest, cost & expenses etc.	a. Not Known to Bank b. Symbolic Possession		40.	a. M/s. Keya Chakraborty b. Property : Residential Flat No. 3A on 2nd floor							

Continued from Previous Page ...



A Government of India Undertaking

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

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	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																																
47.	a. M/s. Royal Bengal Seeds Private Ltd. b. Property : All that piece and parcel of Land measuring about 95 Decimal, be the same a little more or less comprised in LR Plot No. 142, LR Khatian No. 2129, 2132, 2137, 2134, 2138, 18, 212, 603/1106, JL. No. 136 under Gobindapur Gram Panchayat, P.S. - Burdwan, Dist - Purba Burdwan, Hatgobindapur classified as godown. Bounded by : On the North : By Land of Gobinda Boral, On the South : By Land of Dutta and Ors., On the East : By Land of Modak, On the West : By 15 feet road. c. M/s. Royal Bengal Seeds Private Ltd. d. UBINKOLARB7616D	a. Rs. 1,66,50,000.00 b. Rs. 16,65,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 1,66,500.00	Rs. 5,27,56,093.41 (Rupees Five Crores Twenty Seven Lakhs Fifty Six Thousand Ninety Three and Forty One only) as on 06.10.2023 with further interest, cost & expenses etc.	a. Not Known to Bank b. Symbolic Possession	54.	a. M/s. Amitraj Investment Private Limited b. Property : All that piece and parcel of land together with bricks built dwelling houses being partly three stories and partly house laying constructed thereon on part where of the same erected and built containing by estimation of area of 1 Cotta and 10 Chittacks to be same and lands covered under Deed No. 4693/1997, Dt. 02.06.1997 (Registered in the office of the District Sub Registrar of Assurances - I, Calcutta); I-3244, Dt. 26.03.2001 and I-3245, Dt. 26.03.2001 (Registered in the office of the additional Registrar of Assurances - I) situated at Premises No. 40B, Hazra Road, P.S. - Ballygunge, Kolkata - 700 019. In the name of Late Shri Sudarshan Kumar Kejriwal Bounded as below : East - By 41/1A, Hazra Road, Calcutta - 700 019, West - By Four feet wide passage leading to 40A, Hazra Road, Calcutta - 700 019, North - By 40/A, Hazra Road, Calcutta belonging to Smt. Roma Roy Chaudhury and Soumitra Roy Choudhury, South - By Hazra Road c. Shri Sudarshan Kumar Kejriwal	a. Rs. 83,00,000.00 b. Rs. 8,30,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 83,000.00	Rs. 26,07,836.00 (Rupees Twenty Six Lakhs Seven Thousand Eight Hundred Thirty Six only) as on 20.07.2016 with further interest, cost & expenses	Rs. 26,07,836.00 (Rupees Twenty Six Lakhs Seven Thousand Eight Hundred Thirty Six only) as on 20.07.2016 with further interest, cost & expenses	a. S.A. No. 206 / 2018, DRT - III, Kolkata b. Symbolic Possession																																
48.	a. M/s. Royal Bengal Seeds Private Ltd. b. Property : EM of double storied building in the name of Tapas Chowdhury and Apurba Kumar Chowdhury at LR Plot No. 1469, LR Khatian No. 2129, JL. No. 136 under Gobindapur Gram Panchayat having an area of 11 Decimals classified as Bastu, occupied by self. Bounded by : North : Srikumar Kundu, South : Panchanan Chowdhury, East : Tapas Chowdhury and Apurba Chowdhury, West : Panchanan Chowdhury. c. Tapas Chowdhury & Apurba Chowdhury d. UBINKOLARB 7616A	a. Rs. 24,30,000.00 b. Rs. 2,43,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 24,300.00	Rs. 5,27,56,093.41 (Rupees Five Crores Twenty Seven Fifty Six Thousand Ninety Three and Forty One only) as on 06.10.2023 with further interest, cost & expenses etc.	a. Not Known to Bank b. Symbolic Possession	49.	a. M/s. Royal Bengal Seeds Private Ltd. b. Property : EM of Vacant Land in the name of Tapas Chowdhury and Rekha Chowdhury at LR Plot No. 1727, LR Khatian No. 106, 2129, JL. No. 136 under Gobindapur Gram Panchayat, P.S. - Burdwan, having an area of 10 Decimals, classified as Bastu, occupied by self. Bounded by : North : Srikumar Kundu, South : Panchanan Chowdhury, East : Tapas Chowdhury and Rekha Chowdhury, West : Panchanan Chowdhury. c. Tapas Chowdhury and Rekha Chowdhury d. UBINKOLARB7616B	a. Rs. 11,47,500.00 b. Rs. 1,14,750.00	Extension of 10 minutes with Bid Incremental Amount Rs. 11,475.00	Rs. 5,27,56,093.41 (Rupees Five Crores Twenty Seven Fifty Six Thousand Ninety Three and Forty One only) as on 06.10.2023 with further interest, cost & expenses etc.	a. Not Known to Bank b. Symbolic Possession	50.	a. M/s. Royal Bengal Seeds Private Ltd. b. Property : EM of single storied residential building in the name of Tapas Chowdhury at LR Plot No. 1726, LR Khatian No. 132, 2129, JL. No. 136, RS Khatian No. 957 under Gobindapur Gram Panchayat having an area of 5 Decimals, classified as Bastu, self occupied. Bounded by : North : Tapas Chowdhury, South : Ganesh Dey, East : Panchayat Road, West : Ajit Kumar Chowdhury. c. Tapas Chowdhury d. UBINKOLARB7616C	a. Rs. 17,55,000.00 b. Rs. 1,75,500.00	Extension of 10 minutes with Bid Incremental Amount Rs. 17,550.00	Rs. 5,27,56,093.41 (Rupees Five Crores Twenty Seven Fifty Six Thousand Ninety Three and Forty One only) as on 06.10.2023 with further interest, cost & expenses etc.	a. Not Known to Bank b. Symbolic Possession	51.	a. Mr. Ramanand Singh b. Property : All that flat on the first Floor South west side measuring about 1100 Sq. ft. super built up area together with a Car parking space on the ground floor measuring about 100 Sq. ft. and constructed at or upon the plot of land measuring about 4 Cottahs be the same little more or comprised in Mouza - Sirital, JL. No. 11, R.S. No. 183, Touzi No. 3, Appertaining to C.S. Khatian No. 84, R.S. Khatian No. 708, under C.S. Dag No. 304/534, R.S. Dag No. 304/1040, Lying and situated at Municipal Premises No. 14, Arya Pally, P.S. - Behala, Kolkata - 700 041, Ward No. 116, within the local limits of Kolkata Municipal Corporation, District-24 Parganas (South). In the name of Mr. Ramanand Singh, Butted and Bounded as : North - Land of Late Upendra Nath Bhattacharya, South - 16 ft wide KMC Road, East - Land and structure of Sri Prianath Bhattacharya, West - Structure of Sri Anil Bhushan and others c. Mr. Ramanand Singh d. UBINKOLARB4500	a. Rs. 28,80,000.00 b. Rs. 2,88,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 28,800.00	Rs. 27,86,484.00 (Rupees Twenty Seven Lakhs Eighty Six Thousand Four Hundred Eighty Four only) as on 28.06.2019 with further interest, cost & expenses.	a. Not Known to Bank b. Physical Possession	52.	a. M/s. Naresh Retail Mart LLP. b. Property : All that piece and parcel of a self contained marble flooring residential flat having lift facility on First Floor (South East Side) of the building having area 1560 Sq.ft. more or less situated at Mouza - Bankra, J.L. No. 55, Revenue Survey No. 1954, appertaining to R.S. Dag No. 994. Corresponding to L.R. Khatian No. 4165 together with all easement rights under Bankra-II Gram Panchayat, P.O. - Bankra, P.S. - Domjur, Dist. - Howrah, Pin - 711403, belonging to Naresh Agarwal (Deed No. 05012091 dts. 20.03.2017) Butted and Bounded : On the North : Stair Case and Lift, On the South : Open to Sky, On the East : Open to Sky, On the West : Open to Sky. c. Naresh Agarwal d. UBINKOLARB4781B	a. Rs. 20,05,000.00 b. Rs. 2,00,500.00	Extension of 10 minutes with Bid Incremental Amount Rs. 20,050.00	Rs. 5,60,92,710.65 (Rupees Five Crores Sixty Lakhs Ninety Two Thousand Seven Hundred Ten and Sixty Five Paise only) as on 30.11.2018 with further interest, cost and expenses.	a. Not Known to Bank b. Physical Possession	53.	a. M/s. Sudharshan Seed Pvt. Ltd. b. Property : EM of two storied residential building property situated at Borehat, Baxirami Marwari Lane, Mouza - Burdwan, JL. No. 30, LR Plot No. 3326 & 3329, LR Kh. No. 8009, 8753, 11091, under Burdwan Municipality, Ward No. 28, P.O. - Nitungan, P.S. - Burdwan, Dist - East Burdwan, Area of Land is 19 Decimal. Boundaries : North : House of Mr. Pradip Sharma, South : Common wall building of Mr. Dilip Khandelwal, East : 12' & 4' wide Road, West : Common wall building of Mr. Dilip Khandelwal & other land. c. Mr. Radhey Shyam Khandelwal d. UBINKOLARB4787A	a. Rs. 1,80,50,000.00 b. Rs. 18,05,000.00	Extension of 10 minutes with Bid Incremental Amount Rs. 1,80,500.00	Rs. 7,27,73,350.63 (Rupees Seven Crores Twenty Seven Lakhs Seventy Three Thousand Three Hundred Fifty and Sixty Three Paise only) as on 22.03.2024 with further interest, cost and expenses.	a. S.A. No. 355 / 2024, DRT - II, Kolkata b. Symbolic Possession									

For any queries, kindly contact : Authorised Officer
MR. DEBABRATA SAHA (AGM), Mob. : 83696 54730, 88600 65851

*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 mandatory should complete KYC norms for participation and registration for E-Auction through the portal.

For any Technical Assistance Please call BAANKNET HELPDESK 82912 20220 & e-mail ID : support.BAANKNET@psballiance.com. Operation / Registration Status <https://baanknet.com>. Finance / EMD status <https://baanknet.com>. Helpline numbers are '82912 20220' 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 :

- 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'.
- E-Auction bid form, declaration, General Terms and Conditions of Online Auction sale are available in Website <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.
- 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.
- The date of online E-Auction will be conducted between 12.00 Noon to 5.00 P.M. on 30.12.2025.
- 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.
- Date of Inspection - till 29.12.2025 till 5.00 P.M.
- Bid shall be submitted through online procedure only.
- 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.
- 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.
- 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 auction from the date of sale. The Auction sale is subject to confirmation by the Bid.
- 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).
- 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.
- 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.
- 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.
- 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.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- 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 / inquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact number given.
- 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 : 12.12.2025

Place : Kolkata

Authorised Officer
Union Bank of India

EAST COAST RAILWAY



Varroc Engineering Limited

Regd. Office: Plot No. L- 4, MIDC Industrial Area, Waluj Chhatrapati Sambhaji Nagar (erstwhile Aurangabad) - 431 136, Maharashtra
CIN : L28920MH1988PLC047335

Tel No: +91 024 6653700; Fax No: +91 024 2564540

Web: www.varroc.com; Email id: investors@varroc.com

DECLARATION OF THE RESULTS OF POSTAL BALLOT

Pursuant to Section 108 and Section 110 of the Companies Act, 2013 read with Rule 20 and Rule 22 of Companies (Management and Administration) Rules, 2014, as amended from time to time, various Circulars issued by the Ministry of Corporate Affairs ("MCA") and Securities and Exchange Board of India ("SEBI") and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations") approval of Members of the Company by way of Special Resolution was sought through Postal Ballot through remote e-voting ("e-voting") as set out in the Postal Ballot Notice dated November 12, 2025.

The Company had provided the facility of e-voting which was open from Friday, November 14, 2025, at 9.00 a.m. (IST) onwards to Saturday, December 13, 2025, at 5.00 p.m. (IST). The Board of Directors of the Company had appointed M/s. Uma Lodha & Co., Practicing Company Secretaries, Mumbai (Membership No: FCS 5363, COP No: 2593) to act as a scrutineer for monitoring Remote e-voting process in fair and transparent manner. M/s. Uma Lodha & Co., has carried out the Scrutiny of all the votes casted by means of e-voting.

Based on the Scrutinizer's Report dated December 13, 2025 the Results of Postal Ballot as declared,