



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 **constructive/physical/symbolic possession** of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

**SCHEDULE OF THE SECURED ASSETS**

Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgaggers of property(ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on date of Demand Notice + Interest C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
				B)EMD C)Bid Increase Amount		
1	<b>Cheuni Ali Branch</b> (i) Mr.Pankaj Saikia S/o Late Aboni Saikia Chengeli Gaon,Kenduguri Jorhat,Assam-785010	Equitable mortgage of residential Land and Building measuring 0B-01K -10L covered by Patta No.204(Old)1248(New),Dag No-881(Old)3167(New),situated at Charigaon Mouza,Chengali Gaon,P.S.Jorhat,District-Jorhat,Assam standing in the name of Minu Saikia,Pankaj Saikia & Rimi Saikia with bounded thereon :On the North :Land of Savaram Kakati,On the South :Land of Dulal Borah,On the East:Public Road,On the West : Land of Jadav Bhuyan.	A)02.08.2022 B)Rs.37,71,827.34 + further interest C)07.02.2023 D)Symbolic Possession	A) Rs.30,00,000.00 B)Rs.3,00,000.00 C) ) Rs. 50,000.00	19.06.2023 From 11.30 A.M to 3.30 P.M.	Not Known
2	<b>Sibsagar Branch</b> (i)M/s Kalpataru Traders Prop : Md.Wazifur Rahman (Borrower) S/o Late Ahidur Rahman (ii) Mrs.Jusna Begum (Guarantor) W/o Late Ahidur Rahman Both residing at Jengonikatia,Dhaiali,Ward No-02 Sibsagar,Assam-785640	Equitable mortgage of all that part & parcel of residential property along with structure there on owned by Mrs Jusna Begum W/o-Late Ahidur Rahman, measuring 0B-03K-03L covered by Dag No-784Patta No-2807 situated at Dhaiali,SibsagarTown,Part-2,Mouza-Nagarmahal, subdivision – Sibsagar, Dist-Sibsagar, Assam with bounded thereon:-On the North-private road of Sakil Ahmed,On the South-Property of Safikul Hussain ,On the East-Municipality Drain & Property of Gyasuddin Ahmed & Hafizur Rohman. On the west:- Dhaiali Road.	A)19.06.2021 B)Rs.21,41,726.38 + further interest C) 06.10.2021 D)Symbolic Possession	A) Rs.42,30,000.00 B)Rs.4,23,000.00 C) ) Rs.50,000.00	19.06.2023 From 11.30 A.M to 3.30 P.M.	Not Known
3	<b>Galeky Branch</b> i) M/s Gargi TVS Motors Prop: Sri Prasanta Gogoi(Borrower) S/o Late Thanesar Gogoi Address: Chutia Gaon P.O. & P.S.Galeky, Dist.Sivasagar Assam-785696	Equitable mortgage of residential land and building measuring 0B-01K -0L covered by Dag No-5015,P.P-No-753 situated at Chutia Gaon,Mouza-Athkhei,Revenue Circle:-Nazira, District-Sivasagar,Assam standing in the name of Sri Prasanta Gogoi with bounded thereon :On the North : Bor River,On the South :Road,On the East:Land of Sarat Gogoi,On	A)25.05.2022 B)Rs.13,58,800.91 + further interest C)03.08.2022 D)Symbolic Possession	A) Rs.16,20,000.00 B) Rs.1,62,000.00 C) Rs.50,000.00	19.06.2023 From 11.30 A.M to 3.30 P.M.	Not Known



		the West : Land of Guluk Sarmah.				
4	<b>Tarajan Branch</b> Mr Manash Protim Rajkhowa S/O-Jiten Rajkhowa <b>Guarantor</b> Jiten Rajkhowa Both Residing at Vill-Upor Garumora Po-Garmur Dist-Jorhat	Equitable mortgage of landed property measuring 0B-3K-04L under Dag No-140&25 Patta No-170 situated at village Upor Garumora ,Mouza-Parbotia,Dist-Jorhat,Assam with building thereon being bounded Land under Dag No-140,On the North-Land of Ranjan Rajkhowa,On the south-Land of Nabin Rajkhowa,On the East-Road, On the West-Land of Lokheswar Borah Land under Dag No-25,On the North-Dessoi River,On the South -Road On the East-Land of Dahasori Rajkhowa,On the West-Land of Ranjan Rajkhowa,Property owned by Sri Manash Protim Rajkhowa.	A) 25.05.2015  B)Rs.7,80,409.02 + interest  C) 29.02.2016  D) Symbolic Possession	A) Rs.7,00,000.00 B) Rs.70,000.00 C) Rs.20,000.00	19.06.2023 From 11.30 A.M to 3.30 P.M.	Not Known
5	<b>Gourisagar Branch</b> (i)Md Nice Rahman(Borrower) S/o Khalilur Rahman (ii)Khalilur Rahman(Borrower) Both residents of Vill-Deoraja,PO-Deoraja Dist-Sibsagar, Assam-785640 (iii)Mr Romen Kalita(Guarantor) Dikhowmukh College Monglow,dikhowmukh PO-Bharalua Tinali , Dist-Sibsagar. Assam-785664	Equitable Mortgage of residential property along with structure there on owned by Md Nice Rahman S/o -Khalilur Rahman measuring 0B-02K-18L, Covered by Dag No-2004,2005 , Patta No:-624, Mouza -Morabazar,Morapukhuri village ,Dist-Sibsagar,Assam,Which is bounded and butted as follows:- On the North:-Land of Imran Hussain .On the South-land of Rekitabuddin.On the East:-Naga ali(Road).On the west:-Land of Joyram Bora	A)05.04.2021  B)Rs.27,78,700.00 + further interest  C) 16.08.2021  D)Symbolic Possession	A) Rs.27,00,000.00 B)Rs.2,70,000.00 C) ) Rs.50,000.00	19.06.2023 From 11.30 A.M to 3.30 P.M.	Not Known

#### TERMS AND CONDITIONS

1.The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

The auction sale will be "online through e-auction" portal <http://www.mstcecommerce.com/>

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

3.Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4.Platform (<http://www.mstcecommerce.com/>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <http://www.mstcecommerce.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5.The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.

(1)<https://www.ibapi.in>

(2)<https://eprocure.gov.in/epublish/app>

(3)<http://www.mstcecommerce.com/>

(4)[www.pnbindia.in](http://www.pnbindia.in)

6.The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditionsof e-auction,HelpManualonoperational part of e-Auction related to this e-Auction from e-Bikray -IBAPI portal (<https://www.ibapi.in>).

7.The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com/>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider(may take 2 working days),theintending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.

8.Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.



9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **Rs.50,000.00** to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

(1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<http://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at **Jorhat**. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".

18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>, <http://www.mstcecommerce.com/> & [www.pnbindia.in](http://www.pnbindia.in),

Date : 04.06.2023  
Place : Jorhat

Varun Kumar Jha  
Chief Manager, Authorized Officer,  
Punjab National Bank, Secured Creditor