यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

SHARMA CHHAKA TALCHER BRANCH
PLOT NO -1605, SHARMA CHHAKA MARKET
TALCHER-759100
ई मेल-Email: UBIN0919942@unionbankofindia.bank

To:
THE BORROWER/S

1. **Nabaghan Biswal**
   S/O Sanatan Biswal
   At-Joragadia, po-Padamabatipur
   Ps- Talcher, Dist-angul
   Odisha-759103

2. **Kushadwaja Biswal**
   S/O Sanatan Biswal
   At-Joragadia, po-Padamabatipur
   Ps- Talcher, Dist-angul
   Odisha-759103

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Sharma Chhaka Talcher Branch, the secured creditor, caused a demand notice dated 13-01.2025 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken coonstructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 01-11-2025
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on 29-09-2026 from 12:00 Noon to 05:00 PM (with 10 minutes unlimited auto extensions) by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be ₹. 5,14,000/- (Rupees Five Lakhs Sixty Fourteen Thousand Only)

Vetted and approved by Law officer
10.09.20

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[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** possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29-09-2026, for recovery of Rs 8,63,529.06 as on 31-08-2026 plus further interest, cost and expenses due to Secured Creditor, Union Bank of India from **Mr.Nabaghan Biswal.** The reserve price will be **Rs 5,14,000/-** and the earnest money deposit will be **Rs 51,400/-.**

Description of Immovable Property

All the Part and parcel of land and building at Khata No. 77/7, Plot no. 306/886 measuring an area of 0.030 decimal AT-Joragadia, P.S-Talcher, Dist. Angul in the name of Mr Nabaghan Biswal & Mr Kush Biswal. Boundary of the Property: North: - Padmanabh Pradhan South: - Achatuita Pradhan East: - Road West: - Dinabandhu pradhan

List of Encumbrances: Nil

For detailed terms and conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx . The same is also enclosed herewith.

Place : **Cuttack**
Date : **10-08-2026**

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

9.2 EMD Payable	Rs 51,400 (Rupees Fifty One Thousand Four Hundred Only)

10. 1. Registration
The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10. 2. KYC Verification
While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment
On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding
The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in https://ibapi.in). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- For auction related queries contact Branch Manager, Sharma Chakk Talcher Branch, Mr, Augustin Dung Dung- 8697160433

10.6 Steps Involved

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID

be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
16. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.
17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002
18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.
19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value 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 quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.
20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.
21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.
22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

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From,	To,
The Branch Head Bajrakabati Road Branch(02112)	The Regional Head Regional Office, Cuttack

UBOI/BKR/02112/Aug/SKM 31.08.2026

Respected Sir,

Sub: Renewal of ODGEN and Non-Fund Based Limits (BG & LC) against 100% FD Margin

This is to inform you that our customer M/s S.K. Mohapatra is presently sanctioned with the following credit facilities against Fixed Deposit Receipts (FDRs). The borrower has now requested for renewal of the non-fund-based limits for meeting business requirements. Accordingly, they have proposed renewal of the existing limits as under:

[Amt. in Lacs]

Facility Type	Present limit	Proposed limit
Overdraft (ODGEN)	₹645.00 (against Fixed Deposit)	₹645.00 (against Fixed Deposit)
Bank Guarantee (BG)	₹2,150.00 (against 100% FD margin)	₹2,150.00 (against 100% FD margin)
Inland Letter of Credit (LC)	₹600.00 (against 100% FD margin)	₹600.00 (against 100% FD margin)

Further, the borrower has requested the following operational flexibility:

1. Interchangeability: The BG and LC limits may be utilized interchangeably within the combined limit of ₹2,750.00 lakh, subject to overall limit availability and 100% FD margin, in case either of the individual limits is fully utilized.

2. Closure of FDRs: The customer may be permitted to request closure of any FDR linked to the above BG/LC limits as per their requirement, subject to the condition that the utilized portion of BG/LC exposure is backed by 100% FDR margin at all times.

The facility wise FDR Details attached to ODGEN, BG100 & LC100 is Furnished in the Annexure.

<u>Recommendation:</u>

Considering the request of the borrower and the fact that the facilities continue to be fully secured by fixed deposits, we recommend the following:

- Renewal of BG limit at the existing level of ₹2,150.00 lakh and LC limit to ₹600.00 lakh, subject to condition that the utilized portion of BG/LC exposure is always backed by 100% FDR margin. The BG and LC limits may be utilized interchangeably within the combined limit of ₹2,750.00 lakh
- Renewal of the OD limit at the existing level of ₹645.00 lakh against Fixed deposit.

We recommend the proposal for approval.

कृते यूनियन बैंक ऑफ इंडिया
FOR UNION BANK OF INDIA

Credit Officer/Manager
बि.के.रोड शाखा, कटक/B.K.Road Br. CTC

यूनियन बैंक ऑफ इंडिया बि.के.रोड शाखा, कटक
B.K.ROAD BR., CTC
UNION BANK OF INDIA

कृते यूनियन बैंक ऑफ इंडिया
FOR UNION BANK OF INDIA

मुख्य प्रबंधक/Branch Head/Chief Manager
बि.के. रोड शाखा, कटक/B.K.Road Br., CTC.