

Appendix – IV (A)
[See Provision to Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 provision 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 UCO Bank; Bishramganj Branch, will be sold on **“As is where is”, “As is what is” and “Whatever there is”** on **Dated 11.09.2026**.

Sl. No.	Name & Address of Mortgager (Borrower/ Guarantor)	Description of the Mortgaged (Immovable) Property	1.Date of Demand Notice 2.Date of Possession Notice 3.Present outstanding Balance	Reserve Price (Rs.)	EMD (Rs)
1.	<u>BORROWER:</u> Mr. Ajit Kumar Saha S/o- Late Ramesh Ch Saha Village – Bagmara, Post Office – Bishramganj District – Sepahijala, PIN – 799103	1. An area of total land admeasuring 0.34 acre out of 0.52 acre situated in Dag No./C.S. Plot No. pb-172, 987/8849, R.S. Plot No. 874/9768 , Touji No. 1387/P, Khatiyani No. 2741 under Registered Sale Deed No. I-716 dt. 04.06.2003 in the name of Sh. Ajit Saha S/o Sh. Ramesh Ch. Saha of Baghmara, P.S. Melaghar, Dist. Sepahijala, Tripura and an area of total land admeasuring 0.18 acre out of 0.52 acre situated in Dag No./C.S. Plot No. pb-172, 987/8849, R.S. Plot No. 874/9768 , Touji No. 1387/P, Khatiyani No. 2741 under Registered Sale Deed No. I-717 dt. 04.06.2003 in the name of Sh. Ajit Saha S/o Sh. Ramesh Ch. Saha of Baghmara, P.S. Melaghar, Dist. Sepahijala, Tripura	1. 26.09.2023 2. 20.12.2023 3. 5,00,19,879.37/-	46,96,000/- 45,21,000/-	4,69,600/- (10%) 4,52,100/- (10%)
2.	<u>GUARANTOR:</u> Mrs. Jhunu Saha W/o- Ajit Kumar Saha Village – Bagmara, Post Office – Bishramganj District – Sepahijala, PIN – 799103	2. An area of total land measuring 0.20 acres situated in Dag No./C.S. Plot No. 654/7952, R.S. Plot No. 934, Touji No. NIL, Khatian No. 2731 under Registered Sale Deed No. I – 1229 dated 06.10.1994 in the name of Shri Ajit Saha S/o Late Ramesh Ch. Saha of Baghmara, P.S. Melaghar, District: Sepahijala, Tripura		93,43,000/-	9,34,300/- (10%)
3.	<u>GUARANTOR:</u> Mr. Subrata Saha S/o- Ajit Kumar Saha Village – Bagmara, Post Office – Bishramganj, District – Sepahijala, PIN – 799103	3. An area of total land admeasuring 4.74 acre situated in Dag No./C.S. Plot No. 654 R.S. Plot No. 931, Khatiyani No. 1677 under Allotment Order No. 12 dt. 30.11.1992 in the name of Sh. Ajit Ch. Saha S/o Sh. Ramesh Ch. Saha & Smt. Jhunu Rani Saha W/o Sh. Ajit Ch. Saha of Baghmara, P.S. Melaghar, Dist. Sepahijala, Tripura			

For detailed terms and conditions of the sale, please refer to the link provided in website <https://baanknet.com>.

Date: 21/08/2026
Place: Bishramganj

AUTHORISED OFFICER
UCO BANK

- (i) **DATE & TIME OF E-AUCTION: DATE: 11/09/2026; TIME: 01.00 PM TO 05:00 PM (WITH UNLIMITED EXTENSIONS OF 10 MINUTES FOR EACH BID)**
- (ii) **Date & Time for inspection of the property: Date: 24/08/2026 to 10/09/2026 during office hours.**
- (iii) **Bidders shall improve their further offers in multiple of Rs. 10,000.00/-**
- (iv) **Date and time for submission of request letter of online participation / KYC documents / Proof of EMD etc for all: On or before 11/09/2026 upto 05.00 P.M.**

****Authorised Officer details: Mr. L Neihsial (Chief Manager, Agartala), Mob:9615834600, (E-mail: zoagartala.rec@ucobank.co.in, bishra@ucobank.co.in)**