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ARMB Silchar,
Central Road, Silchar - 788001

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) & Rule 9 (1) 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.	A) Name of the Branch B) Name of the Account C) Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on (in Rs.) C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	KARIMGANJ (003620) YOUNUS AHMED 1) Younus Ahmed , S/o Abdus Salam, Vill. & PO- Sadarashi Khalerpar, Karimganj, Dist.: Sribhumi, Assam- 788710 (Borrower & Mortgagor) 2) Mr. Ilias Ahmed , S/o Abdus Salam, Vill. & PO- Sadarashi Khalerpar, Karimganj, Dist.: Sribhumi, Assam- 788710 (Borrower & Mortgagor) 3) Abdul Rajak , S/o Late Abdul Mukit, Vill. & PO- Kanishail, Dist.: Sribhumi, Assam- 788711 (Guarantor & Mortgagor)	All the part and parcel of the properties consisting of: 1) Landed property located at Vill. - Sadarashi, Mouza- Sadarashi Part- I, Pargona- Kushiarkul, Karimganj, Assam measuring an area of 13 Kathas, 15 Chatak under Dag No.- 1491 (O), 1492 (O)/1776 (N) and Patta No.- 457(N) in the name of Mr. Younus Ahmed & Ilias Ahmed. Bounded by: - NORTH: Land of Jyotirmoy Das, SOUTH: PWD Road leading to Laxmi Bazar, EAST: Land of Bibhasindhu Purkayastha, WEST : Land of Jyotirmoy Das & Abdul Sukkur 2) Landed Property located at Vill.: Kanishail, Mouza- Kanishail Part- I, Block- VII, Pargona- Kushiarkul, Karimganj, Assam measuring 8 Kathas, 8 Chataks in the name of Abdul Rajak, S/o Late Abdul Mukit under Dag No.- 631, 632, Patta No.- 479, 520, which is bounded as follows: As per Deed No. 552 dated 27/02/2012, Boundary 1: EAST: Land of Abdul Rajak, WEST: Land of Abdul Matin & Others, NORTH: Panchayat Road, SOUTH: Abdul Matin & Others Boundary 2: EAST: Land of Abdul Khaliq & others, WEST: Land of Abdul Matin & Others, NORTH: Land of Abdul Rajak, SOUTH: Residence of Abdul Khaliq & Others	A) 15.11.2021 B) Rs.60,02,351.50 + further interest W.e.f. 01.11.2021 and other charges C) 02.06.2022 D) Symbolic Possession	A) Rs. 77.00 B) Rs. 7.7 (on or before 23.09.2026) C) Rs. 0.20 Lakhs A) Rs. 57.80 B) Rs. 5.80 (on or before 23.09.2026) C) Rs 0.20 lakhs	24.09.2026 From 11:00 AM to 04:00 PM	Not Known to Bank
2	KARIMGANJ (003620) M/S SAHARA TRADERS 1) M/S SAHARA TRADERS , Prop.: Zakir Hussain Choudhury, S/o Jalal Ahmed Choudhury, Add.: Kanishail Jame Masjid Complex, PO- Kanishail, Dist.- Karimganj, Assam- 788711 2) Zakir Hussain Choudhury , S/o Jalal Ahmed Choudhury, Vill.: East Kanishail, PO- Kanishail, Dist.- Karimganj, Assam- 788711 (Borrower & Mortgagor) 3) Jahanara Begum Choudhury , W/o Jalal Ahmed Choudhury, Vill.: East Kanishail, PO- Kanishail, Dist.- Karimganj, Assam- 788711 (Guarantor)	All that part and parcel of Landed properties situated at Vill: East Kanishail PO: Kanishail, Mouza: Karimganj Town, Kanishail Part- I, Block No.: 5, Pargona: Kushiarkul, Dist. Karimganj, New Dag No. 541, Patta No.- 369 measuring an area of 05 Kathas and 07 Chataks, standing in the name of Sri Zakir Hussain Choudhury as per Tittle Deed No. 3596 dated 02.11.2012 and Rectification Deed No. 2948 dated 14-08-2013/16-08-2013. Bounded by: - NORTH : Land of Abdul Kalam and Abdul Rouf, SOUTH: Common Passage and Panchayat Road, EAST : Land of Jallal Ahmed Choudhury, WEST: Common Passage.	A) 28.05.2021 B) Rs.28,11,788.14 + further interest W.e.f. 01.04.2021 and other charges C) 10.09.2024 D) Symbolic Possession	A) Rs. 27.69 B) Rs. 2.77 (on or before 23.09.2026) C) Rs 0.10 lakhs		

TERMS AND CONDITIONS :

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

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com>
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.
- The Authorised 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-auction) 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.
- The Authorised 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.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.

Date : 01.09.2026

Place : Silchar

Sd/-
Authorized Officer
Punjab National Bank
Secured Creditor