

 पंजाब नैशनल बैंक punjab national bank		PUNJAB NATIONAL BANK CO SAM, Agartala Circle Akhaura Road, Agartala – 799001 Phone: (0381) 2225874, 2325961, 2315929, 2224236 (Fax)		E-AUCTION SALE NOTICE	
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES					
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Physical / Symbolic Possession of which has been taken by the Authorized Officer of the Bank / Secured Creditor, will be sold on “ As is where is Basis ”, “ As is what is Basis ”, and “ Whatever there is Basis ” 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 (EMD) will be as mentioned in the table below against the respective properties.					
Date of E-Auction: Dated 03.11.2026 (10.00 am to 4.00 pm) (Sl No.1 to 4)					
The sale will be done by the undersigned through E-Auction platform provided at the Web Portal (https://baanknet.com). The General Public is invited to bid either personally or by duly Authorized Agent.					
SCHEDULE OF THE SECURED ASSETS					
SL No	a) Name of the Branch / Sol-ID b) Name of the Account/Guarantor	Description of the immovable properties Mortgaged /Owners Name	a) Date of Demand Notice b) Date of Possession c) Outstanding dues for which property is being sold	1) Reserve Price 2) EMD Amount 3) Incremental Value	
2	a) Khowai/026320 b) M/S Usha Bastralaya Prop: Late Tinku Nath Sharma & Legal heirs Vill: Durganagar, Khowai Dist: Khowai, 799201 Dist: Sepahijala Tripura. Pin: 799102	Equitable mortgage of the property Land and Building situated at Khowai puran bazar, Near PNB Bachaibari branch,Khowai Tripura, Mouja Khowai, Tehshil Khowai, Rev Circle: Khowai, khatian no 759, C.S plot no PB131/886, PB132/887,888,887, R.S plot 1001,1002,1075(HAL) area measuring 0.015 Acres i.e 648 Sq feet vide Govt regd Sale deed no 1-579 dated 11.05.2011, property in the name of Late Tinku Nath Sharma, S/o Subhash Nath Sharma.	a) 06.09.2022 b) 17.11.2022 c) 67,53,422.14 (Rs Sixty seven lacs fifty three thousand four hundred and twenty two and paise one four only)as on 30.06.2026 + Interest and charges	1) Rs. 21,30,000.00 2) Rs. 2,13,000.00 3) Rs 10,000.00	
<u>Terms & Conditions</u>					
*GST applicable as per Govt Rule.					
a) The Sale Shall be Subject to the Terms & Conditions Prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further Conditions. 1) The Properties are being Sold on “ AS IS WHERE IS BASIS ” and “ AS IS WHAT IS BASIS ” and “ WHATEVER THERE IS BASIS ”. 2) The Particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, mis-statement or omission in this proclamation. 3) The Sale will be done by the undersigned through E-Auction platform provided at the Website https://baanknet.com 4) For detailed term and conditions of the Sale, please refer to https://baanknet.com 5) For Detailed Terms & Conditions of E-Auction Sale before Submitting bids and taking part in the E-Auction Sale Proceedings AND/OR Contact Shri Ranjit Kumar (Authorized Officer) Mobile No: 8303131094					
** STATUTORY 15 (FIFTEEN) & 30 (THIRTY) DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002.					

Place: Agartala
Date: 16.09.2026

Authorized Officer
Punjab National Bank