

THE ASSAM CO-OPERATIVE APEX BANK LTD.

(A Scheduled Bank)

Head Office:: Panbazar, Guwahati-781001 (Assam)

Tel : (0361) 2546413 (O) Email Id: recovery@acab.bank.in



Ref: ACAB/HO/RECOVERY/SARFAESI/LAPPL/2026/

Date: 07.08.2026

To,
Sri Siddartha Phukan,
Dawn Group Tea Estates & Industries LLP,
SSS Plaza, Shankar Mandir Road,
Moranhat, Dist- Sivasagar,
PO- Rajgarh, PIN-785670, Assam.

SUB: DEMAND NOTICE U/S 13 (2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002 TO THE BORROWERS.

The undersigned holding the post of **General Manager(i/c)** in his capacity as the Authorised Officer of The Assam Co-operative Apex Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 (hereinafter called the 'SARFAESI Act', for the sake of brevity) hereby issues this notice to you:

You are aware that at your request, you have been granted by The Assam Co-operative Apex Bank Ltd. (hereinafter called 'Bank', through its **Head Office**, financial assistance as detailed under columns 2 & 6 of **Schedule A** hereto.

The said financial assistance was sanctioned, inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/mentioned in Schedule 'B' along with details of property.

That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by the Bank, you have failed to repay the dues of the Bank.

The facility wise details of the amount due from you are mentioned in columns 2 & 6 of Schedule A hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in columns 2 & 6 of schedule A hereto, comes to **₹22,32,584.53 (Rupees Twenty Two Lac Thirty Two Thousand Five Hundred Eighty Four & Paise Fifty Three) Only** and you have defaulted in repayment of the entire said amount.

Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your liabilities in full by paying the entire amount due being ₹22,32,584.53 (Rupees Twenty Two Lac Thirty Two Thousand Five Hundred Eighty Four & Paise Fifty Three) only with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of notice along with incidental expenses , charges and costs recoverable from you as per terms of contract and/or as per law , within 60 (sixty) days from the date of this notice.

If you fail to repay to the Bank the total dues which you have been called upon to pay herein above the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder.

You are also put on notice that in terms of Section 13(4), you are legally bound not to transfer the secured assets detailed in Schedule 'B', by way of sale, or otherwise, without obtaining prior written consent of the bank.

Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both.

This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/ or may exercise, including any legal action for recovery of the said dues and also for further demands for the sum that may be found /fall due and payable by you to us.

Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

Date: 07.08.2026
Place: Head Office, Guwahati

AUTHORISED OFFICER
The Assam Co-operative Apex Bank Ltd.

Schedule- ‘A’

Details of financial facilities sanctioned and availed and the details of the amount due

Sl. No.		HO- Code 99.
1	Loan A/c No.	206704/5
2	Type of financial sanctioned and availed CC/OD/Housing/Others	STTL
3	Amount Sanctioned	₹37,72,556.00
4	Date of Sanction	05.03.2010
5	Rate of interest at this Loan	10.00%
6	Total amount of ledger balance outstanding on the date of NPA.	₹22,32,584.53

Schedule-‘B’

(Details of Security Documents executed by the borrower)

Date and nature of document (mortgage deed/deeds/ hypothecation/deeds etc) by which the assets mentioned in Column of this table are secured.

SL	Name of Document
1	Certified copies of Sale Deed No.2937 dtd. 13.11.1991, 3245 dtd. 21.12.1991, 3098 dtd. 04.12.1991, 2952 dtd. 14.11.1991, 3093 dtd. 04.12.1991, 3092 dtd. 04.12.1991, 3099 dtd. 04.12.1991, 3086 dtd. 04.12.1991, 3123 dtd. 09.12.1991, 3087 dtd. 04.12.1991, 109 dtd. 13.01.1982, 3104 dtd. 06.12.1991, 108 dtd. 13.01.1992, 107 dtd. 13.01.1992, 460 dtd. 03.03.1992 and 459 dtd. 03.03.1992.
2	20 Years Search Certificate No.80,81,82 & 323 dtd. 07.04.1992 issued by Sub-Registrar, Dibrugarh.
3	A. Certified Copies of Jamabandi.

Schedule- ‘C’

(Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)

Details of the Property:

(i) Land measuring 27 Bigha 0 Katha 11 Lecha covered by Dag No.97,140,138,164 & 120 under Patta No.95,107,128 & 24 under Vill- Kamaladoi Betbari, Revenue Circle-Moran, Mouza- Sepon, District- Dibrugarh and covered by Dag No.58,132,47,147 & 51 under Patta No.24,149,146 & 119 under Vill- No.1 Chakalia gaon, Revenue Circle-Moran, Mouza- Sepon, District- Dibrugarh standing in the name of M/S Luhit Agro Product (P) Ltd. (ii) Land measuring 26 Bigha 3 Katha 19 Lecha covered by Dag No.135,179,171,47,48,151,87 & 88 under Patta No.132,44,126,124,127 & 89 under Vill- Kamaladoi Betbari, Revenue Circle-Moran, Mouza- Sepon, District- Dibrugarh and covered by Dag No.27,43,41 & 43 under Patta No.145,142 & 148 under Vill- No.1 Chakalia gaon, Revenue Circle-Moran, Mouza- Sepon, District- Dibrugarh standing in the name of Sri Jagat Kr. Phukan, Managing Director of the Company.

(iii) Land measuring 48 Bigha covered by Dag No.42,39,33,47,43 & 19 under Patta No.139,144,143 & 142 under Vill- No.1 Chakalia gaon, Revenue Circle-Moran, Mouza- Sepon, District- Dibrugarh and covered by Dag No.150,121,152,158,188,171,130,132,137,170 & 136 under Patta No.66,106,123,44,100,64,95,44 & 115 under Vill- Kamaladoi Betbari, Revenue Circle-Moran, Mouza- Sepon, District- Dibrugarh standing in the name of Sri Naba Prasad Phukan, Director of the Company).

Date: 07.08.2026

Place: Head Office, Guwahati

**AUTHORISED OFFICER
The Assam Co-operative Apex Bank Ltd.**

Copy for information to:

1. Sri Jagat Kr. Phukan, Managing Director, M/S Luhit Agro Product (P) Ltd., SSS Plaza, Shankar Mandir Road, Moranhat, Dist- Sivasagar.

2. Sri Naba Prasad Phukan, Director, M/S Luhit Agro Product (P) Ltd., SSS Plaza, Shankar Mandir Road, Moranhat, Dist- Sivasagar.

**AUTHORISED OFFICER
The Assam Co-operative Apex Bank Ltd.**