



ODISHA GRAMYA BANK

REGIONAL OFFICE: Dhenkanal, At/P.O./Dist.: Dhenkanal-759001, Ph.: 06762-223365, Mob.: 9437089798, E-mail: rodhenkanal@odishabank.in

E- AUCTION SALE NOTICE
(Under SARFAESI Act 2002)

Auction Sale of Immovable Property mortgaged to the Bank under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with rule 6, 8 & 9 of the Security Interest (Enforcement Rules, 2002).

Possession of the following properties have been taken over by the **Authorised Officer, Odisha Gramya Bank, REGIONAL OFFICE: Dhenkanal, At/P.O./Dist.: Dhenkanal-759001**, pursuant to the Notice issued u/s 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 in the following borrower's account with a right to sell the same on "AS IS WHERE IS" AND "WHAT IS WHERE IS" BASIS under Sec 13(4) of the Act and Rule 6,8 & 9 of the Security Interest (Enforcement) Rules, 2002, for realization of Bank's dues.

DESCRIPTIONS OF THE IMMOVABLE PROPERTIES

Sl. No.	BRANCH / A/c. No. / Name & Address of Borrower / Guarantors / Mortgagors	Description of Properties & Owner of the property	Amount Dues	Demand/Possession Notice Date	Reserve Price / Earnest Money Deposit (EMD)
1.	ANGUL BRANCH / A/c. No.: 053903311100009, 053903311200002/ Borrower : M/s. Shanti Residency, Prop. & Mortgagor: Late Mrs. Sabita Pradhan, W/o: Shankaracharya Pradhan, At: Amlapada, 2 nd Lane, P.O./Dist.: Angul-759100 / Guarantor: Anil Kumar Pattanaik, S/o: Late Ratnakar Pattanaik, At: Hemsurpada, Near Town High School, P.O./Dist.: Angul-759100, Guarantors and Legal Heirs of Late Sabita Pradhan: 1) Shankaracharya Pradhan, S/o: Gobinda Ch. Pradhan, 2) Sambit Pradhan, S/o-Shankaracharya Pradhan, 3) Saswati Pradhan, D/o-Shankaracharya Pradhan, All are At: Amlapada, 2 nd Lane, P.O./Dist.: Angul-759100	All that part & parcel of the Property situated at Mouza: Turanga Jungle, Khata No.: 168/898, Plot No.: 1/823/8806, Area: Ac.0.220dec., Kissam: Gharbari, Recorded Owner- Sabita Pradhan	₹6,15,02,976/- as on 30.06.2021 + Further Interest & expenses thereon	13.12.2018 / 10.12.2019	₹2,86,97,000/- / ₹28,69,700/-
2.	ANGUL BRANCH / A/c. No.: 053913048000006/ Borrower : M/s. Brahmani Developers (All Partners & Guarantors), At: Amlapada, 2 nd Lane, P.O./Dist.: Angul-759100 / Guarantor/Mortgagor: Ashok Kumar Modi, S/o- Sagarmal Modi, Guarantors: 1) Ranju Modi, W/o- Ashok Kumar Modi, 2) Mukti Modi, D/o- Ashok Kumar Modi, 3) Pragati Modi, D/o- Ashok Kumar Modi, All are At: Shankar Cinema Road, Opposite Andhra Bank, P.O./Dist.: Angul-759122	All that part & parcel of the Property situated at Mouza: Karadapali, Khata No.: 105/268, Plot No.: 85, 87, 88, Area: Ac.0.350dec., Ac.0.120dec., Ac.0.140dec. respectively, Recorded Owner- Ashok Kumar Modi	₹2,34,15,432.18 as on 30.06.2021 + Further Interest & expenses thereon	28.09.2018 / 11.12.2018	₹3,32,17,000/- / ₹33,21,700/-
3.	GADASILA BRANCH / A/c. No.: 050213045000013, 050214001000013/ Borrower & Mortgagor: Banita Sahoo, W/o: Bipin Bihari Sahoo, At: Chainpur, P.O.: Gadasila, Dist.: Dhenkanal-759025 / Guarantors: 1) Manas Ranjan Sahoo, S/o: Ramesh Chandra Sahoo, At/P.O.: Gadasila, Dhenkanal-759025, 2) Bipin Bihari Sahoo, S/o: Pravakar Sahoo, At: Chainpur, P.O.:	All that part & parcel of the Property situated at Mouza: Shankarpratappur Sasan, Khata No.: 76/186, Plot No.: 128 & 128/971, Area: Ac.0.68dec. & Ac.1.00dec., Respectively, Recorded Owner- Banita Sahoo	₹58,84,272/- as on 30.06.2021 + Further Interest & expenses thereon	26.06.2019 / 18.10.2019	₹54,75,000/- / ₹5,47,500/-
4.	GADASILA BRANCH / A/c. No.: 050213045000011/ 050214001000005 Borrower : M/s. Maa Brahmanidei Cashew Kernel, Prop. & Mortgagor : Damayanti Pal, W/o: Prasanna Kumar Pal, At/P.O.: Chitalpur, Dhenkanal-759020 / Guarantors: 1) Pratap Pal, S/o- Late Basanta Pal, 2) Prasanna Kumar Pal, S/o- Late Damodar Pal, Both are At/P.O.: Chitalpur, Dhenkanal-759020	All that part & parcel of the Property situated at Mouza: Chitalpur, Khata No.: 541, Plot No.: 2529, Area: Ac.0.24dec. & Plot No.: 2529/4335, Area: Ac.0.12dec., Recorded Owner- Damayanti Pal	₹44,80,351/- as on 30.06.2021 + Further Interest & expenses thereon	06.10.2017 / 14.12.2017	₹27,50,000/- / ₹2,75,000/-
5.	GANDANALI BRANCH / A/c. No.: 052703331300002/ 052702000000792 Borrower : Khandia Mahadev Cashew Industries, Prop. & Mortgagor: Basanta Samal, S/o- Banamali Samal, At- Alusing, P.O.: Khaliborei, Dhenkanal-759021 / Guarantors: 1) Balaram Behera, S/o- Nilamani Behera, At- Nabakishorepur, P.O.: Khaliborei, Dhenkanal-759021, 2) Rudranarayan Samal, S/o- Late Ratnakar Samal, At/P.O.: Kalanga, Via-Bhapur, Dhenkanal-759015 Ac.0.540 dec., Ac.0.600 dec., Respectively, Recorded Owner- Basanta Samal	1) All that part & parcel of the Property situated at Mouza: Kapisahi, Khata No.: 482, Plot No.: 203/2871, Area: Ac.0.40 dec., Recorded Owner- Basanta Samal 2) All that part & parcel of the Property situated at Mouza: Kalipoi, Khata No.: 102, Plot No.: 5, 10, 24,13/430, 24/534, Area: Ac.0.430 dec., Ac.0.100 dec., Ac.0.560 dec.,	₹24,14,693/- as on 30.06.2021 + Further Interest & expenses thereon	08.02.2017 / 08.08.2017	(1) ₹2,50,000/- / ₹25,000/- (2) ₹2,90,000/- / ₹29,000/-

Date & Time of E-Auction: 16.08.2021 from 11.00 A.M. to 2.00 P.M.
(With auto extension of 5 (five) minutes each if required till sale is completed)

The Terms & Conditions of the E-Auction are as under:

- The property/ies will be sold by e-auction on **16.08.2021 from 11.00A.M. to 2.00 P.M.** through the Bank's approved service provider **M/s. e-procurement Technologies Limited - Auction Tiger portal <https://sarfaesi.auctiontiger.net>** under the supervision of the Authorised Officer of the Bank.
- E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in **<https://sarfaesi.auctiontiger.net>**.
- Intending bidders shall have valid e-mail Id.
- Bids in the prescribed formats given in the Tender document shall be submitted 'ONLINE' through the portal **<https://sarfaesi.auctiontiger.net>** of M/s e-procurement Technologies Limited- Auction Tiger. Bids submitted otherwise shall not be eligible for consideration
- Submission of online application for the bid with EMD will start from **10.00 A.M. (IST) on 01.08.2021** and will continue upto **5.00 P.M. (IST) on 13.08.2021**.
- Earnest Money Deposit (EMD) shall be deposited through NEFT / RTGS / Fund Transfer to the credit of "AUTHORISED OFFICER, ODISHA GRAMYA BANK, DHENKANAL REGION" in savings **A/C No.: 050134003002241 of ODISHA GRAMYA BANK, Dhenkanal Branch, At/P.O./Dist: Dhenkanal, PIN-759001, Branch Code: 0501, IFSC Code IOBA0ROGB01. (5th & 10th letters are numeric zero (0) and 2nd & 7th are Alphabet 'O')**
- Bid form without EMD shall be rejected summarily.
- The property can be inspected from **Dt.31.07.2021 to Dt.12.08.2021 (except Bank holidays) between 11.00 A.M. to 3.00 P.M.** by taking prior appointment from Authorised Officer.
- Bidders shall obtain a valid ID & Password from **M/s e-Procurement Technologies Limited, Ahmedabad** may be conveyed through e-mail, **Contact: Mr. Rakesh Nayak- 6352490785/8270955254, Email ID: orissa@auctiontiger.net & support@auctiontiger.net** (Prospective bidder can also view sale details and bidding through our Auction Tiger Mobile Application).
- A copy of the Bid form along with the enclosure submitted online (mentioning UTR Number) shall be handed-over to the **Authorised Officer / Regional Office: Dhenkanal, At/P.O./Dist.: Dhenkanal, PIN-759001** or soft copies of the same be forwarded by Email to **rodhenkanal@odishabank.in**
- The bid price to be submitted shall be equal to / or more than **Reserve Price (RP)** and Bidders should improve their further offers in multiple of **Rs.20,000/- (Rupees Twenty Thousand only)**.
- The property shall be sold to the highest bidder. The successful bidder (purchaser) shall have to deposit **25%** of the sale price (less the EMD) immediately on the sale being confirmed in his/her favour and the balance **75%** of the sale price within **15 days** from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within stipulated period will result in forfeiture of deposit of **25%** of the tender price and forfeiture of all claims over the property and it will be resold.
- The Sale Certificate will be issued in the name of the purchaser only after payment of the entire sale price amount and other charges if any.
- The purchaser shall bear the charges / fee payable for conveyance such as registration fee, stamp duty, income Tax etc. as applicable as per law. Successful bidder shall bear TDS on the final bid amount.
- The property is being sold on **'As is where is basis'** and **'what is where is basis/condition'**. The purchaser should make their own independent inquiries regarding any statutory liabilities, Arrears of property tax, electricity dues etc. by themselves before participating in the auction and same shall be borne by the purchaser. No claim of whatsoever nature regarding the properties put for sale, charges encumbrances over the property/ies or any other matter etc. will be entertain after submission of online bid.
- Sale is subject to confirmation by the bank if the borrower(s)/guarantor(s) pay(s) the due to the bank in full before the sale, no sale will be conducted.
- EMD of unsuccessful bidders will be returned through EFT/NEFT/RTGS to the Bank account details provided by them in the bid form without interest and will be intimated via their email ID.
- If the auctions fail due to any technical reason beyond the control of Authorised Officer/approve service provider, It may be re scheduled with the prior notice.
- Intending bidders may also visit the Bank's website **www.odishabank.in** / service providers website **<https://sarfaesi.auctiontiger.net>** for further details before submitting their bids and taking part in e-auction sale proceeding.
- All the properties mentioned above are under **Symbolic Possession** of the Bank will be handed over to the successful bidders after taking Physical Possession of the same.
- Publication of this E-auction sale notice is also statutory 15 Days Notice** to the borrowers & guarantors and also meant for the general public.
- The undersigned has the absolute right and discretion to accept or reject any bid or adjourn / postpone /cancel the sale / modify any terms and conditions of the sale without any prior notice and assigning any reason.
- For further details regarding inspection of property / e-auction, the intending bidders may contact the **Authorised Officer, Odisha Gramya Bank, Regional Office: Dhenkanal, At/P.O./Dist.: Dhenkanal, PIN-759001, Ph. No.: 06762-223365, Mob.: 9437089798 or the Bank's approved service provider M/s e-Procurement Technologies Limited-Auction Tiger, B-704, Wall Street-II, Opp Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India , E-mail ID: orissa@auctiontiger.net, Contact Person-Mr. Rakesh Nayak - 6352490785 / 8270955254.**

There is no restrain order against the Bank passed by the Honorable Court.

Place : Dhenkanal, Date : 30.07.2021

Sd/- Authorized Officer, Odisha Gramya Bank