



ODISHA GRAMYA BANK

REGIONAL OFFICE, PIPLI, AT/PO: PIPLI, DIST.: PURI, PIN-752104
Mob.: 9437556445, 9437635389, Email: ropipli@odishabank.in

**E- AUCTION
SALE NOTICE**
(Under SARFAESI Act 2002)

Auction Sale of Immovable Properties 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 property/ies has been taken over by the **Authorised Officer, Odisha Gramya Bank, REGIONAL OFFICE: Pipli, At/Po: Pipli, Dist.: Puri, PIN-752104** 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 PROPERTY/IES

Sl. No.	BRANCH / Name & Address of Borrowers/Guarantors/Mortgagors	Description of Properties / Owner of the Properties	Amount Dues	Demand/Possession Notice	Reserve Price / Earnest Money Deposit (EMD)	Date & Time of E-Auction
1.	KALPANA SQUARE BRANCH, MOB.: 8984205131 Borrower/Mortgagor: 1) M/s. Puspalata Educational Charitable Trust, Managing Trustee: Sri Sashi Sekhar Garabadu, S/o.: Uma Shankar Garabadu, At/PO.: Badadanda Sahi, Old Town, Bhubaneswar, Dist.: Khurda, PIN-751002/ Guarantors: 2) Mrs. Puspalata Garabadu, W/o.: Uma Shankar Garabadu, 3) Mr. Bhabani Shankar Garabadu, S/o.: Uma Shankar Garabadu, 4) Mrs. Namita Garabadu, W/o.: Bhabani Shankar Garabadu, All are At/PO.: Badadanda Sahi, Old Town, Bhubaneswar, Dist.: Khurda, PIN-751002 / Mortgagors/Guarantors: 5) Mrs. Linesh Garabadu, W/o.: Sashi Sekhar Garabadu, 6) Mr. Sashi Sekhar Garabadu, S/o.: Uma Shankar Garabadu, Both are At/PO.: Badadanda Sahi, Old Town, Bhubaneswar, Dist.: Khurda, PIN-751002, Guarantor: 7) Mr. Narayan Panda, S/o.: Nityananda Panda, Plot No.: 384, Budheswari Colony (Panda Colony), Laxmisagar, Bhubaneswar, Dist.: Khurda, PIN-751002, A/c No. : 012003330900202	Property-1: All that part and parcel of the property i.e. Gharabari Land over Mouza: Bhubaneswar Sahar, Unit No.: 28, Goutam Nagar, Khata No.: 1331/642, Plot No.: 907/5676, Area: Ac. 0.037 dec., standing in the name of Mrs. Linesh Garabadu Bounded by East: Braja kishore Mohanty & Road, West: Debendranath Panda, North: Plot No.: 875, South: Sanjukta Mohapatra Property-2: All that part and parcel of the property i.e. Gharabari: 2 land over Mouza: Bhubaneswar Sahar, Unit No.: 28, Goutam Nagar, Khata No.: 1253, Plot No.: 9376(P), Area: Ac. 0.050 dec., standing in the name of Mr. Sashi Sekhar Garabadu , Bounded by East: Contributed Road, West: Plot No.: 2673(P), North: Plot No.: 2674, On the South: Contributed Road Property-3: Mouza: Pitapali, Jatani No. 1, Khata No.: 180, Plot No.: 400, Area: Ac.0.633 Dec., (Corresponding Hal Khata No.: 265/91), Khata No.: 110, Plot No.: 396, Area: Ac.0.415 Dec., Khata No.: 188, Plot No.: 397, Area: Ac.0.600 Dec., Khata No.: 239, Plot No.: 482 & 482/689, Area: Ac.0.050 Dec. & Ac.0.590 Dec., Khata No.: 55, Plot No.: 394, Area: Ac.0.425 Dec., Khata No.: 50, Plot No.: 398, Area: Ac.0.200 Dec. (Corresponding Hal Khata No.: 265/359), Khata No.: 238, Plot No.: 484 & 485, Area: Ac.0.045 Dec. & Ac.0.230 Dec., Khata No.: 221, Plot No.: 385/801, Area: Ac.1.560 Dec., Khata No.: 208, Plot No.: 389, Area: Ac.0.275 Dec., (Corresponding Hal Khata No.: 265/356) standing in the name of Puspalata Educational Charitable Trust, Managing Trustee: Mr. Sashi Sekhar Garabadu	₹ 7,54,37,824.33 as on 04.02.2022 + Further Interest & expenses Thereon	13.03.2015 / 06.01.2016	₹38,25,700/- / ₹3,82,570/- ₹52,25,000/- / ₹5,22,500/- ₹18,98,08,100/- / ₹1,89,80,810/-	21.03.2022 from 11.00 A.M. to 2.00 PM (With auto extension of 5 minutes each if required)
2.	CHANDANPUR BRANCH, MOB.: 8280113525 / Borrower/Mortgagor: 1) M/s. Dulamani Rice Mill, Prop.: Mr. Prakash Kumar Sahoo, S/o.: Late Baban Sahoo, At: Ketakipatana, PO.: Birapratappur, PS.: Chandanpur, Dist.: Puri, PIN-752012 / Guarantors/Mortgagors: 2) Mr. Prafulla Kumar Sahoo, S/o.: Late Baban Sahoo, 3) Mr. Pradeep Kumar Sahoo, S/o.: Late Baban Sahoo, Both are At: Ketakipatana, PO.: Birapratappur, PS.: Chandanpur, Dist.: Puri, PIN-752012, Guarantors: 4) Mr. Ganeswar Sahoo, S/o.: Kelu Charan Sahoo, At: Thentapur, PO.: Biranarasinghpur, PS.: Chandanpur, Dist.: Puri, PIN-752012, 5) Mr. Manoj Kumar Sahoo, S/o.: Gobinda Chandra Sahoo, At: Chandanpur Samil Uttarpatna, PO./PS.: Chandanpur, Dist.: Puri, PIN - 752012/ Mortgagors/Guarantors: 6) Mr. Bhagaban Sahoo, S/o.: Late Baban Sahoo, At: Ketakipatana, PO.: Birapratappur, PS.: Chandanpur, Dist.: Puri, PIN-752012, 7) Mrs. Naliniprava Sahoo, W/o.: Nabaghan Sahoo, At: Kajipatana, PO.: Mangalpur, PS.: Pipli, Dist.: Puri, PIN-752104, 8) Mrs. Kanaklata Sahoo, W/o.: Ganeswar Sahoo, At: Thentapur, PO.: Biranarasinghpur, PS.: Chandanpur, Dist.: Puri, PIN-752012/ A/c No. 002603331200019 & 00260000011034	Property-1: All that part and parcel of the Homestead Land over Mouza: Birapratappur, Khata No.: 391, Plot No.: 3812, Area: Ac.0.55 Dec. standing in the name of Dulamani Sahoo , Bounded by East: Panchanan Sahoo, West: South - East Railway, North: Bhargabi River Embankment (Road), South: Bhargabi River Property-2: All that part and parcel of the Homestead Land over Mouza: Birapratappur, Khata No.: 696, Plot No.: 1510 & 1512, Area: Ac. 0.05 Dec. & Ac.0.04 Dec., standing in the name of Baban Sahoo , Bounded by East: Bajji Sahoo, West: Village Road, North: Owner, South: Village Road	₹ 27,92,808/- 34,14,193.65 Totaling to Rs.62,07,001.65 as on 04.02.2022 + further interest & expenses thereon	14.06.2017 / 02.12.2017	₹52,15,500/- / ₹5,21,550/- ₹23,73,100/- / ₹2,37,310/-	21.03.2022 from 11.00 A.M. to 2.00 PM (With auto extension of 5 minutes each if required)
3.	RASULGARH BRANCH, MOB.: 9861911084 / Borrowers & Mortgagors: 1) Mr. Prasant Kumar Jena 2) Pratap Kumar Jena, S/o.: Pitabas Jena, Plot No.: 259, AIIMS Nagar, Patrapada, PS.: Khandagiri, Bhubaneswar, Dist.: Khurda, PIN-751019/ Guarantors: 3) Mrs. Labangalata Jena, W/o.: Pitabas Jena, Plot No.: 259, AIIMS Nagar, Patrapada, PS.: Khandagiri, Bhubaneswar, Dist.: Khurda, PIN-751019 4) Mr. Santosh Kumar Jena, S/o.: Gokulananda Jena, At.: Haridaposi, PO.: Achalpur, PS.: Tigiria, Dist.: Cuttack, PIN-754030 5) Mrs. Tamaswini Jena, W/o.: Prasant Kumar Jena, Plot No.: 259, AIIMS Nagar, Patrapada, PS.: Khandagiri, Bhubaneswar, Dist.: Khurda, PIN-751019 6) Mrs. Mamatanjali Jena, W/o.: Pratap Kumar Jena, Plot No.: 259, AIIMS Nagar, Patrapada, PS.: Khandagiri, Dist.: Khurda, PIN-751019/ A/c No. 010913008000002	All that part and parcel of Land & Building over Mouza: Patrapada, Bhubaneswar, Sabik Khata No.: 292 (Hal Khata No.: 703/2470), Sabik Plot No.: 259 (Hal Plot No.: 259/3727), Area: Ac.0.050 dec. standing in the name of Mr. Prasant Ku. Jena & Mr. Pratap Kumar Jena , Bounded by East: Plot No.: 260, West: Plot No.: 258, North: Rest of Plot No.: 259, South: Road	₹ 25,59,810.17 as on 09.02.2022 + further interest & expenses thereon	23.09.2021 / 10.12.2021	₹79,16,700/- / ₹7,91,670/-	21.03.2022 11 a.m. to 2 p.m. (With auto extension of 5 minutes each if required)

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

1. The property/ies will be sold by e-auction on **21.03.2022 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.
2. 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>
3. Intending bidders should have valid e-mail.id.
4. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal **M/s. e-Procurement Technologies Limited - Auction Tiger** (portal to be obtained from the service provider). Bids submitted otherwise shall not be eligible for consideration.
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS in favour of "**Authorised Officer, Odisha Gramya Bank, Pipli Region**" to the **Current Account Number: 013432002000021 of Odisha Gramya Bank, Gandamunda Branch, At: Gandamunda, PO.: Khandagiri, Bhubaneswar, Dist.: Khurda, PIN-751030, Tel. No.: 0674 - 2353037, Branch Code 0134, IFSC Code IOBA0ROGB01 (Fifth & Tenth are Numerical Digit Zero).**
6. The Property can be inspected from **Dt.11.03.2022 to Dt.18.03.2022 between 12 Noon to 4.00 P.M. (Except on Bank Holidays)** by taking prior permission from Authorised Officer.
7. Submission of online application for the bid with EMD will start from **10.00 A.M. (IST) on 15.03.2022** and will continue upto **5.00 P.M. on 19.03.2022.**
8. Bidders shall obtain a valid ID & Password from M/s. **E-Procurement Technologies Limited, Ahmedabad** which may be conveyed through e-mail, **Contact: Mr. Rakesh Nayak - 8270955254, Email Id: Orissa@auctiontiger.net & support@auctiontiger.net** (Prospective bidder can also view sale details and bidding through out Auction Tiger Mobile Application).
9. A copy of the Bid form along with the enclosure submitted online (mentioning UTR Number) shall be handed over to the **Authorised Officer, Odisha Gramya Bank, Regional Office, Pipli, At/PO.: Pipili, Dist.: Puri, PIN - 752104** or Soft copies of the same be forwarded by Email to ropipli@odishabank.in.
10. 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.25,000.00 (Rupees twenty five thousand)** for the properties having reserve price less than **Rs.50.00 lakhs** and **Rs.50,000.00 (Rupees fifty thousand)** for the properties having reserve price of **Rs.50.00 lakhs** and above.
11. In the sale notice pertaining to immovable properties of **Rs.50.00 lacs** and above the following clause shall be added. "In compliance with Section 194 IA of the Income Tax Act, 1961 Income Tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% Income Tax on the bid multiplier amount and the Bank shall not take any responsibility for the same."
12. Bid form without EMD shall be rejected summarily.
13. The property shall be sold to the highest bidder. The successful bidder (purchaser) shall deposit 25% of the sale price (less the EMD) immediately on the sale being confirmed in his / her favour and the balance amount of sale price within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the 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.
14. The purchaser shall bear the charges / fee payable for conveyance such as registration fee, stamp duty, income tax etc., as applicable as per law.
15. The Authorized Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be without assigning any reason.
16. The property is being sold on '**as is where is basis**' and '**as is what is basis**' condition' to the best of the knowledge and information of the Authorised Officer, there is no encumbrance, lien charge, statutory dues etc on the properties. However, the intending bidders should make their own independent inquiries with concerned SRO as well as the Revenue Records regarding the title, nature, description, condition, encumbrance, lien, charge, statutory dues etc of properties put on auction and claims / rights / dues affecting to the properties, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The authorised Officer / secured creditor shall not be responsible in any way for any third party claims / rights / dues. Arrears of property tax, electricity dues & water tax etc if any shall borne by the purchaser.
17. 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.
18. All the properties mentioned above are under Symbolic Possession of the Bank and will be handed over to the successful bidders after taking Physical Possession of the same.
19. EMD of unsuccessful bidders will be returned without any interest through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
20. Intending bidders may also visit the Bank's website: www.odishabank.in/**Service provider's website: https://sarfaesi.auctiontiger.net** for further details before submitting their bids and taking part in e-auction sale proceeding.
21. If the auction failed due to any technical reason beyond the control of Authorised Officer / approved service provider, it may be rescheduled with prior notice.
22. Publication of this e-Auction Sale Notice is also statutory **30 days** notice to the borrowers & guarantors and also meant for the general public.
23. In case of stay of further proceedings by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
24. For further details regarding inspection of property / e-auction, the intending bidders may contact the **Authorised Officer, Odisha Gramya Bank, Regional Office, Pipli, At/PO.: Pipili, Dist.: Puri, PIN - 752104** or the **Bank's approved service provider M/s. e-Procurement Technologies Limited - Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India), E-Mail Address: orissa@auctiontiger.net & support@auctiontiger.net Phone No. 9265562821, Contact Person Mr. Rakesh Nayak - 8270955254, Mr. Chintan, Mob-9265562818.**