



# ODISHA GRAMYA BANK

REGIONAL OFFICE: DHENKANAL, At/PO/Dist.: Dhenkanal, PIN-759001,  
Mobile: 8260274327, E-mail: roddenkanal@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 rules 6, 8 & 9 of the Security Interest (Enforcement Rules, 2002).

Possession of the following property/ies have been taken over by the **Authorised Officer, Odisha Gramya Bank, Regional Office, Dhenkanal, At/PO/Dist.: Dhenkanal, PIN-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 Rules 6, 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues.

### DESCRIPTIONS OF THE IMMOVABLE PROPERTIES

Sl. No.	BRANCH / MOB. No. / A/c. No. / Name & Address of Borrower(s) / Guarantor(s) / Mortgagor(s)	Description of Property/ies / Owner of Property	Amount Dues	Demand / Possession Notice Date	Reserve Price/ Earnest Money Deposit (EMD)
1.	<b>ANGUL BRANCH, Mob.: 9439115521 / A/c. No.: 053903311100009 &amp; 053903311200002 / Borrower: M/s. Shanti Residency, Prop.: Mrs. Sabita Pradhan (Mortgagor), W/o: Shankaracharya Pradhan / Guarantors &amp; Legal Heirs of Late Sabita Pradhan- 1) Shankaracharya Pradhan, S/o- Govinda Chandra Pradhan, 2) Saswati Pradhan, D/o- Shankaracharya Pradhan, 3) Sambit Pradhan, S/o- Shankaracharya Pradhan, All are At: Amlapada, 2nd Lane, PO/Dist.: Angul-759100 / Guarantor: Anil Kumar Pattanaik, S/o: Late Ratnakar Pattanaik, At: Hemsurpada, Near Town High School, PO/Dist: Angul, PIN-759100</b>	All that part and parcel of property consisting of Land & Building situated at Mouza: Turanga Jungle, Khata No.: 168/898, Plot No.: 1/823/8806, Area: Ac.0.220dec., Declared Owner- <b>Sabita Pradhan, W/o: Shankaracharya Pradhan</b>	<b>₹4,71,61,125/- as on 17.01.2023</b> + further interest & expenses thereon	<b>13.12.2018 / 10.12.2019</b>	<b>₹2,74,46,000/- / ₹27,44,600/-</b>
2.	<b>ANGUL BRANCH, Mob.: 9439115521 / A/c. No.: 053903351200006 / Borrower: M/s. Shanti Guest House, Prop.: Mr. Shankaracharya Pradhan (Mortgagor), S/o- Govinda Chandra Pradhan / Legal Heirs of Late Sabita Pradhan- Shankaracharya Pradhan, S/o- Govinda Chandra Pradhan / Guarantors &amp; Legal Heirs of Late Sabita Pradhan- 1) Saswati Pradhan, D/o- Shankaracharya Pradhan, 2) Sambit Pradhan, S/o- Shankaracharya Pradhan, All are At: Amlapada, 2nd Lane, PO/Dist.: Angul-759100 / Guarantor: Anil Kumar Pattanaik, S/o: Late Ratnakar Pattanaik, At: Hemsurpada, Near Town High School, PO/Dist: Angul, PIN-759100</b>	All that part and parcel of property consisting of Land & Building situated at Mouza: Angul Town, Khata No.: 432/612, Plot No.: 650/5622, 650/5623 & 651/5624, Area: Ac.0.030dec., Ac.0.010dec. & Ac.0.030dec. respectively, Declared Owner- <b>Shankaracharya Pradhan</b>	<b>₹37,78,979/- as on 17.01.2023</b> + further interest & expenses thereon	<b>20.03.2019 / 21.12.2021</b>	<b>₹1,39,58,000/- / ₹13,95,800/-</b>

Date & Time of E-Auction: 08.02.2023 from 11.00 A.M. to 2.00 P.M. (With auto extension of 5 minutes each till sale is completed)

### The terms and conditions of the E-Auction are as under :

- The property/ies will be sold by e-auction on **Dt.08.02.2023 from 11.00 A.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 **Dt.25.01.2023** and will continue upto 5.00 P.M. (IST) on **Dt.07.02.2023**.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT Fund Transfer to credit of **Authorised Officer, Odisha Gramya Bank, Dhenkanal Region in Current Account Number: 05013400300224 of Odisha Gramya Bank, Dhenkanal Branch, At/PO/Dist.: Dhenkanal, PIN-759001, Branch Code: 0501, IFSC Code.: IOBA0ROGB01**.
- Bid form without EMD shall be rejected summarily.
- The property can be inspected from **Dt.25.01.2023 to Dt.07.02.2023 (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 - +91 8270955254 & +91 6352490785 / 9081830222, 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, Odisha Gramya Bank, Regional Office: Dhenkanal, At/PO/Dist.: Dhenkanal, PIN-759001** or soft copies of the same be forwarded by Email to [roddenkanal@odishabank.in](mailto:roddenkanal@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 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. For Reserve Price of Rs.50,00,000/- and above 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.
- The property is being sold on **"as is where is basis"** and **"what is where 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.
- 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 return 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 reasons beyond the control of Authorised Officer/ approved service provider, it may be rescheduled with the prior notice.
- Intending bidders may also visit the Bank's website [www.odishabank.in](http://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 and will be handed over to the successful bidders after taking **Physical Possession** of the same.
- Publication of this e-Auction Sale Notice is also the 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 reasons.
- In case of any 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 should be advised that in such case they have no right to claim interest, damages, compensation or cost for such postponement or cancellation.
- The bank reserves the right to defer or cancel the sale at any point of time before the issuance of sale certificate if by virtue of Section 13(8) of the SARFAESI Act as amended in 2016, if the bank is constrained to cancel the sale at any point of time, no interest amount or any other amount such as damages, charges/costs etc. will be payable on the purchase consideration receipt from the bidder purchaser.
- For further details regarding inspection of property/ies or e-auction, the intending bidders may contact the **Authorised Officer, Odisha Gramya Bank, Regional Office: Dhenkanal, At/PO/Dist.: Dhenkanal, PIN-759001, Mob.: 8260274327** 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: orissa@auctiontiger.net, Contact Person- Mr. Rakesh Nayak, Mob.: +91 8270955254 & +91 6352490785 / 9081830222.**