

ODISHA GRAMYA BANK

REGIONAL OFFICE, PIPLI, AT/PO: PIPLI, DIST.: PURI, PIN-752104
Mob.: 9937069487, 8594826591, 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(1) 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(1) 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.	RASULGARH BRANCH / Borrowers & Mortgagors: 1) Mr. Prasant Kumar Jena 2) Pratap Kumar Jena, S/o.: Pitabas Jena, Plot No.: 259, AIIMS Nagar, PO.: Patrapada, PS.: Khandagiri, Bhubaneswar, Dist.: Khurda, PIN-751019 / Guarantors: 3) Mrs. Labagalata Jena, W/o.: Pitabas Jena, Plot No.: 259, AIIMS Nagar, PO.: 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	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: Plot No.: 259, South: Road	₹ 23,62,322/- as on 10.02.2023 + further interest & expenses thereon	09.06.2022 / 24.01.2023	₹82,81,500/- / ₹8,28,150/-	12.04.2023 11 a.m. to 2 p.m. (With auto extension of 5 minutes each if required)
2.	RASULGARH BRANCH / Borrowers/Mortgagors: 1) Mr. Rajiv Shukla, S/o- Radhakrushna Shukla, 2) Mrs. Vandana Dixit, W/o.: Rajiv Shukla, Both are at Plot No.: 15, Sabitri Sadan, Satya Nagar, Bhubaneswar-6, Dist.: Khurda / Guarantors: 3) Mr. Debendra Sahoo, S/o.: Hrushi Sahoo, Plot No.: 219, Sastri Nagar, Bhubaneswar, Dist.: Khurda, 4) Mr. Fakir Mohan Dhal (Lecturer in Botany), S/o.: Guru Charan Dhal, HB-30, Vani Vihar, New Colony, Bhubaneswar, Dist.: Khurda	Equitable Mortgage of Land & Building (Flat No.201 in Anand Tulip Garden Apartment having SBA of 1500 Sq.ft) Undivided share of Land Area: Ac.0.014 Dec. out of Khata No.: 474/997, Plot No.: 419/2802, Area: Ac.0.090 Dec. & Khata No.: 474/996, Plot No.: 419/2801, Area: Ac.0.100 Dec., Mouza: Patia, Owner: Rajiv Shukla & Vandana Dixit , Bounded by East: Plot No.: 419, West: Road, North: Pravati Nayak, South: Plot No.: 419/3027	₹ 17,49,438/- as on 02.03.2023 + Further Interest & expenses thereon	30.01.2018 / 11.10.2019	₹64,11,000/- / ₹6,41,100/-	12.04.2023 11 a.m. to 2 p.m. (With auto extension of 5 minutes each if required)

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

- The property/ies will be sold by e-auction on **Dt.12.04.2023 from 11.00 A.M. to 2.00 P.M.** through following service provider approved by Bank under the supervision of the Authorized officer of the Bank at the web portal <https://sarfaesi.auctiontiger.net>
- 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 of **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.
- Submission of online application for the bid with EMD will start: from **10.00 A.M. (IST) on Dt.04.04.2023** & will continue upto **5.00 P.M. (IST) on Dt.11.04.2023**.
- 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: 01343200200021 of Odisha Gramya Bank, Gandamunda Branch, At: Gandamunda, PO: Khandagiri, Bhubaneswar, Dist.: Khurda, PIN-751030, Tel. No.: 0674-2353037, Branch Code: 0134, IFSC Code.: IOBAOR0GB01 (Fifth & Tenth are Numerical Digit Zero).**
- The property can be inspected from **Dt.03.04.2023 to Dt.10.04.2023 between 12.00 Noon to 4.00 P.M** (Except on Bank Holidays) 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 - 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 **Authorized Officer, Odisha Gramya Bank, Regional Office: Pipli, At/PO: Pipli, Dist.: Puri, PIN-752104** or soft copies of the same be forwarded by **Email to ropipli@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.25,000/- (Rupees Twenty Five Thousand only)** for the properties having Reserve Price less than **Rs.50,00,000/- and Rs.50,000/- (Rupees Fifty thousand only)** for the properties having Reserve Price of Rs.50,00,000/- and above.
- 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."
- Bid form without EMD shall be rejected summarily.
- 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 amount of sale price within 30 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.
- 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.
- 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.
- Successful bidder shall bear the TDS on the full bid amount.
- The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. **The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.**
- 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.
- 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.
- 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.
- 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.
- If the auction failed due to any technical reasons beyond the control of Authorised Officer/ approved service provider, it may be rescheduled with the prior notice.
- Publication of this e-Auction Sale Notice is also the statutory 30 days' notice to the borrowers & guarantors and also meant for the general public.**
- 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 **Authorized Officer, Odisha Gramya Bank, Regional Office: Pipli, At/PO: Pipli, Dist.: Puri, PIN-752104, Tel. No.: 0674-2353037**, 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 & support@auctiontiger.net, Phone No.: 9265562821, Contact Person- Mr. Rakesh Nayak - 8270955254, Mr. Chintan-Mob.: 9265562818.**

Place: Pipli, Date: 09.03.2023

Sd/- Authorized Officer, Odisha Gramya Bank