



ODISHA GRAMYA BANK

REGIONAL OFFICE: Khurda, Plot No.: 411/1225, At: Sanapalla, P.O.: Pallahat, Dist.: Khurda, PIN-752056, Ph.: 06755-296213, Mob.: 9439921454, E-mail: rokburda@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: Khurda, Plot No.: 411/1225, At: Sanapalla, P.O.: Pallahat, Dist.: Khurda, PIN-752056**, 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 borrowers' 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/MOVABLE PROPERTIES

Sl. No.	BRANCH / Name & Address of Borrowers / Guarantors / Mortgagees	Description of Properties & Owner of the properties	Amount Dues	Demand/Possession Notice Date	Reserve Price/ Earnest Money Deposit (EMD)
1.	DUMUDUMA BRANCH/ Borrower : 1) Saraswata Educational Trust, Chairman: Mr. Ratikanta Kanungo, S/o: Anil Kumar Kanungo, Plot No.: 1806, Chintamaniswar, Bhubaneswar-6, Dist.: Khurda-751006, 2) Sri Ratikanta Kanungo, S/o: Anil Kumar Kanungo, Plot No.: 1806, Chintamaniswar, Bhubaneswar-6, Dist.: Khurda-751006 / Guarantors: 1) Sri Narayan Rath, S/o: Late Satyabadi Rath, Plot No.: 217/P, Budheswari Colony, Bhubaneswar-6, Dist.: Khurda, 2) Sri Subrat Kumar Bhuyan, S/o: Sukanta Kumar Bhuyan, At: JA-27, Shakti Nagar, Rourkela-14, Dist.: Sundargarh	Property-1 All that part and parcel of the property consisting of Land and Building situated at Mouza: Bhubaneswar Sahar Unit No.: 30, Laxmisagar, P.S.: New Capital, Tahasil: Bhubaneswar, Dist.: Khurda, Khata No.: 1593/1091, Plot No.: 1806, Area: Ac.0.098Dec., standing in the name of Mr. Ratikanta Kanungo Property-2 All that part and parcel of the property consisting of Land and Building situated at Mouza: Bhubaneswar Sahar Unit No.: 23, Kapilaprasad, Bhubaneswar, Dist.: Khurda, Khata No.: 1206/437, Plot No.: 1374/3579, Area: Ac.0.018Dec., standing in the name of Mr. Ratikanta Kanungo Property-3 All that part and parcel of the property consisting of Land and Building situated at Mouza: Chhatabar, Tahasil: Jatni, Dist.: Khurda, Khata No.: 71, Plot No.: 411, Area: Ac.0.345Dec., Khata No.: 71, Plot No.: 425, Area: Ac.0.175Dec., Khata No.: 108, Plot No.: 402, Area: Ac.0.395Dec., Khata No.: 108, Plot No.: 403, Area: Ac.0.085Dec., Khata No.: 108, Plot No.: 404, Area: Ac.0.135Dec., Khata No.: 113, Plot No.: 379, Area: Ac.1.170Dec., Khata No.: 113, Plot No.: 381, Area: Ac.0.275Dec., Khata No.: 114, Plot No.: 377, Area: Ac.2.115Dec., Khata No.: 157, Plot No.: 375, Area: Ac.0.065Dec., Khata No.: 206, Plot No.: 413, Area: Ac.0.134Dec., Khata No.: 206, Plot No.: 414, Area: Ac.0.034Dec., Khata No.: 213, Plot No.: 392, Area: Ac.0.495Dec., Khata No.: 216, Plot No.: 415, Area: Ac.0.533Dec., Khata No.: 216, Plot No.: 370, Area: Ac.0.300Dec., Khata No.: 217, Plot No.: 386, Area: Ac.1.205Dec., Khata No.: 217, Plot No.: 387, Area: Ac.0.510Dec., Khata No.: 254, Plot No.: 408, Area: Ac.0.550Dec., Khata No.: 254, Plot No.: 366, Area: Ac.0.055Dec., Khata No.: 303, Plot No.: 374, Area: Ac.0.410Dec., Khata No.: 356, Plot No.: 373, Area: Ac.0.415Dec., Khata No.: 385, Plot No.: 408/1325, Area: Ac.0.930Dec., Khata No.: 385, Plot No.: 409, Area: Ac.0.665Dec., Khata No.: 385, Plot No.: 421, Area: Ac.0.310Dec., standing in the name of Saraswata Educational Trust	₹8,36,63,812/- as on 20.01.2022 with further interest, costs and expenses thereon	08.02.2014 / 25.07.2014	Property-1: ₹1,23,65,000/- / ₹12,36,500/- Property-2: ₹24,10,000/- / ₹2,41,000/- Property-3: ₹9,10,68,000/- / ₹91,06,800/-
2.	NAIRI BRANCH/ Borrower : M/s. Sai Ram Rice Mill, Mortgagors: 1) Sri Sukanta Samantaray, S/o: Late Judhisthir Samantaray, 2) Mrs. Manguli Samantaray, W/o: Late Judhisthir Samantaray, 3) Mr. Basanta Samantaray, S/o: Late Judhisthir Samantaray, 4) Mr. Sheta Samantaray, S/o: Late Judhisthir Samantaray, 5) Mr. Sumanta Samantaray, S/o: Late Judhisthir Samantaray, 6) Mr. Hemanta Samantaray, S/o: Late Judhisthir Samantaray, All are At: Gotapalli, P.O.: Kulei, Via: Gangadharpur, Dist.: Khurda - 752034, 7) Mr. Madhab Dalei, S/o: Lokanath Dalei, At/PO: Pratap, Via: Banapur, Dist.: Khurda - 752034 / Guarantors: 1) Mrs. Dhojani Dei, W/o: Basanta Samantaray, 2) Mr. Lokanath Ransingh, S/o: Khali Ransingh, Both are At: Gotapalli, P.O.: Kulei, Via: Gangadharpur, Dist.: Khurda	Property-1 All that part and parcel of the property consisting of Land and Building situated at Mouza: Kulei, Khata No.: 375, Plot No.: 849, Area: Ac.2.286 Dec., standing in the name of Basanta Samantaray, Sheta Samantaray, Sukanta Samantaray, Hemanta Samantaray, Sumanta Samantaray & Manguli Samantaray Property-2 * All that part and parcel of the property consisting of Land and Building situated at Mouza: Kulei, Khata No.: 375, Plot No.: 837, Area: Ac.0.510 Dec., standing in the name of Basanta Samantaray, Sheta Samantaray, Sukanta Samantaray, Hemanta Samantaray, Sumanta Samantaray & Manguli Samantaray , corresponding to mutated Khata No.: 298/152, Plot No.: 837 in other names of Old Khata No.: 375, Plot No.: 837 Property-3 * All that part and parcel of the property consisting of Land and Building situated at Mouza: Gotapalli, Khata No.: 198, Plot No.: 652, Area: Ac.0.344 Dec., standing in the name of Basanta Samantaray, Sheta Samantaray, Sukanta Samantaray, Hemanta Samantaray, Sumanta Samantaray & Manguli Samantaray , corresponding to mutated Khata No.: 198, Plot No.: 652 in other names Property-4 All that part and parcel of the property consisting of Land and Building situated at Mouza: Gotapalli, Khata No.: 141/93, Plot No.: 547/832, Area: Ac.0.054 Dec., standing in the name of Manguli Samantaray Property-5 All that part and parcel of the property consisting of Land and Building situated at Mouza: Pratap, Khata No.: 262/64, Plot No.: 402, Area: Ac.0.185 Dec., Plot No.: 399, Area: Ac.0.117 Dec., Khata No.: 262/67, Plot No.: 404/1239, Area: Ac.0.230 Dec., Plot No.: 400, Area: Ac.0.065 Dec., standing in the name of Madhab Dalei Property-6 * All that part and parcel of the property consisting of Land and Building situated at Mouza: Nachuni, Khata No.: 602/144, Plot No.: 1595, Area: Ac.0.042 Dec., Plot No.: 1596, Area: Ac.0.054 Dec., Plot No.: 1903, Area: Ac.0.071 Dec., standing in the name of Manguli Samantaray , corresponding to mutated Khata No.: 602/144, Plot No.: 1595, 1596 & 1903 in other names Property-7 All that part and parcel of the property consisting of Land and Building situated at Mouza: Nachuni, Khata No.: 180, Plot No.: 1214, Area: Ac.0.880 Dec., Khata No.: 123, Plot No.: 1236, Area: Ac.0.645 Dec., corresponding to mutated Khata No.: 602/517, Plot No.: 1214 & Khata No.: 602/253, Plot No.: 1236 of Old Khata No.: 180, Plot No.: 1214 & Old Khata No.: 123, Plot No.: 1236, standing in the name of Basanta Samantaray, Sheta Samantaray, Sukanta Samantaray, Hemanta Samantaray, Sumanta Samantaray Property-8 All that part and parcel of the property consisting of Land and Building situated at Mouza: Nachuni, Khata No.: 203, Plot No.: 1419, Area: Ac.0.080 Dec., standing in the name of Basanta Samantaray, Sheta Samantaray, Sukanta Samantaray, Hemanta Samantaray, Sumanta Samantaray	₹4,58,42,670/- as on 20.01.2022 with further interest, costs and expenses thereon	17.11.2018 / 28.01.2019	Property-1: ₹1,69,30,000/- / ₹16,93,000/- Property-2: ₹18,40,000/- / ₹1,84,000/- Property-3: ₹68,80,000/- / ₹6,88,000/- Property-4: ₹9,20,000/- / ₹92,000/- Property-5: ₹30,40,000/- / ₹3,04,000/- Property-6: ₹18,20,000/- / ₹1,82,000/- Property-7: ₹10,22,000/- / ₹1,02,200/- Property-8: ₹3,40,000/- / ₹34,000/-

Date & Time of E-Auction: 28.02.2022 from 11.00 A.M. to 2.00 P.M. (With auto extension of 5 (five) minutes each if required till sale is completed)

Sl. No.	BRANCH / Name & Address of Borrowers / Guarantors / Mortgagees	Description of Properties & Owner of the properties	Amount Dues	Demand/Possession Notice Date	Reserve Price/ Earnest Money Deposit (EMD)
3.	TAMANDO BRANCH/ Borrower : M/s. Param Jyoti Charitable Trust, Represented by Chairman: Sri Sushil Kumar Mohanty, S/o: Sri Prahallad Mohanty & Managing Trustee: Mr. Sunil Kumar Mohanty, S/o: Sri Prahallad Mohanty, Both are At: Sahani Kashipur, P.O.: Tamando, Via: Janla, Dist.: Khurda-752054 / Guarantors & Mortgagees: 1) Sri Sushil Kumar Mohanty, S/o: Sri Prahallad Mohanty, 2) Smt. Swarnalata Mohanty, W/o Sri Prahallad Mohanty, Guarantors: 1) Sri Sunil Kumar Mohanty, S/o: Sri Prahallad Mohanty, 2) Smt. Gayatri Mohanty, W/o: Sri Sunil Kumar Mohanty, 3) Sri Prahallad Mohanty, S/o: Sri Jagannath Mohanty, All are At: Sahani Kashipur, P.O.: Tamando, Via: Janla, Dist.: Khurda-752054	Property-1 All that part & parcel of the Land & Building situated at Mouza: Tangiapada, Dist.: Khurda, Khata No.: 273/279, Plot No.: 149/1242 & 132/1241, Area: Ac.1.150Dec., Ac.3.048Dec., standing in the name of Sushil Kumar Mohanty Property-2 All that part & parcel of the Land & Building situated at Mouza: Kasipur, Dist.: Khurda Khata No.: 183/186, Plot No.: 8/563 & 6/562, Area: Ac.0.026Dec. & Ac.0.024Dec., standing in the name of Sushil Kumar Mohanty Property-3 All that part & parcel of the Land & Building situated at Mouza: Kasipur, P.S.: Bhubaneswar(18), Dist.: Khurda, Khata No.: 78 (183/231), Plot No.: 107, Area: Ac.0.100Dec., standing in the name of Swarnalata Mohanty Property-4 All that part & parcel of the Land & Building situated at Mouza: Bhatkhuri, P.S.: Chandaka, Dist.: Khurda, Khata No.: 216, Plot No.: 110, 111 & 335, Area: Ac.0.475Dec., Ac.0.110Dec., Ac.0.300Dec. respectively, standing in the name of Param Jyoti Charitable Trust	₹2,68,85,006/- as on 20.01.2022 with further interest, costs and expenses thereon	23.07.2015 / 03.10.2015	Property-1: ₹93,26,000/- / ₹9,32,600/- Property-2: ₹64,36,000/- / ₹6,43,600/- Property-3: ₹81,17,000/- / ₹8,11,700/- Property-4: ₹1,85,29,000/- / ₹18,52,900/-
4.	GANDAMUNDA BRANCH/ Borrower & Mortgagee: Sri Sritam Nanda, Son & Legal heir of Late Nilamadhab Nanda Prop. of Shree Biotech Research Project, Flat No.: 101, 1st Floor, Kokila Enclave, Indraprastha, Phase-1, Pokhariput, Bhubaneswar-751020 / Guarantor & Mortgagee: Smt. Puspanjali Nanda, W/o: Late Nilamadhab Nanda, Flat No.: 101, 1st Floor, Kokila Enclave, Indraprastha, Phase-1, Pokhariput, Bhubaneswar-751020	All that part and parcel of the Land and Building situated at Mouza: Pokhariput (Unit-21), Bhubaneswar, Khata No.: 190/367 (Kokila Enclave), Rev. Plot No.: 88/1189, Flat No.: 101, 1st Floor, Kokila Enclave, Area: Ac.0.022.75Dec. i.e. 1826 Sq.Ft., standing in the name of Nilamadhab Nanda & Puspanjali Nanda , Bounded by East: Stair Case, West: Open Space, North: Open Space, South: Corridor	₹49,07,776/- as on 20.01.2022 with further interest, costs and expenses thereon	24.10.2018 / 25.02.2019	₹63,50,000/- / ₹6,35,000/-

Date & Time of E-Auction: 28.02.2022 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 28.02.2022 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.
- 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 should 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** (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 15.02.2022 and will continue upto 5.00 P.M. (IST) on 25.02.2022.
- Earnest Money Deposit (EMD) shall be deposited through EFT / NEFT / RTGS to the credit of "AUTHORISED OFFICER, ODISHA GRAMYA BANK, KHURDA REGION" to the current A/C No.: 012532003000044 of ODISHA GRAMYA BANK, Sanapalla Branch, At: Sanapalla, P.O.: Pallahat, Dist.: Khurda, PIN-752056, Branch Code: 0125, IFSC Code IOBA0ROGB01. (5th & 10th 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.10.02.2022 to Dt.25.02.2022 (except on Bank holidays) between 11.00 A.M. to 2.00 P.M. by taking prior appointment from Authorised Officer.
- Bidders shall obtain a valid ID & Password from **M/s e-Procurement Technologies Limited, Ahmedabad** 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 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: Khurda, Plot No.: 411/1225, At: Sanapalla, P.O.: Pallahat, Dist.: Khurda, PIN-752056** or soft copies of the same be forwarded by Email to rokburda@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 For Sl. No. 1: for Property No.: 1 is Rs.2,00,000/- (Rupees Two Lacs Only), for Property No.: 2 is Rs.50,000/- (Rupees Fifty Thousand Only) & Property No.: 3 is Rs.5,00,000/- (Rupees Five Lacs Only), For Sl. No. 2: Property-1 is Rs.2,00,000/- (Rupees Two Lacs Only) and for Property-2 to 8 is Rs.50,000/- (Rupees Fifty Thousand Only), For Sl. No. 3: Property-1, 2 & 3 is Rs.1,00,000/- (Rupees One Lacs Only) and for Property-4 is Rs.2,00,000/- (Rupees Two Lacs Only), For Sl. No. 4 is Rs.1,00,000/- (Rupees One Lacs 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 amount of 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 without any interest through EFT/NEFT/RTGS to the Bank account details provided by them in the bid form and 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 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 30 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.

23. For further details regarding inspection of property / e-auction, the intending bidders may contact the **Regional Manager, Odisha Gramya Bank, Regional Office: Khurda, Plot No.: 411/1225, At: Sanapalla, P.O.: Pallahat, Dist.: Khurda, PIN-752056, Ph.: 06755-296213, Mob.: 9439921454** 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 & support@auctiontiger.net, Phone No.: 9265562821, Contact Person- **Mr. Rakesh Nayak, Mob.: 8270955254 & Mr. Ram Sharma, Mob.: 8000023297**

24. *The scheduled property (2), (3) & (6) of Sl. No.-2 are transferred to some other persons, these properties will be handed over to the auction purchaser after cancellation of transfer deeds by the competent authority.

Place : Khurda, Date : 19.02.2022

Sd/- Authorized Officer, Odisha Gramya Bank