



# ODISHA GRAMYA BANK

REGIONAL OFFICE, PIPLI, AT/PO: PIPLI, DIST.: PURI, PIN-752104,  
Mob.: 9937069487, 8594826591, E-mail: ropipli@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 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 borrowers' accounts 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.	BMC (KALPANA SQUARE) BRANCH, MOB.: 8984205131, 9583052512 / 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)	Date & Time of E-Auction
1.	<b>Borrower &amp; Mortgagor: 1) Maa Shanti Paddy Processing Pvt. Ltd., Managing Director: Mr. Sushant Kumar Sahoo</b> , Plot No.: B-15, Indradhanu Market, Nayapalli, Bhubaneswar, Dist.: Khurda, PIN-751015 / <b>Guarantors &amp; Mortgagors: 2) Mr. Sushanta Kumar Sahoo</b> , S/o- Minaketan Sahoo, Plot No.: B-15, Indradhanu Market, Nayapalli, Bhubaneswar, Dist.: Khurda, PIN-751015, <b>3) Mr. Prasanna Kumar Panigrahi</b> , S/o- Bhagaban Panigrahi, Plot No.: 1142/2894, Bhagabat Sadan Colony, Gada Gopinath Prasad, Rasulgarh, Bhubaneswar, Dist.: Khurda / <b>Guarantors: 4) Mrs. Pravasini Sahoo</b> , W/o- Sushanta Kumar Sahoo, Plot No.: B-15, Indradhanu Market, Nayapalli, Bhubaneswar, Dist.: Khurda, PIN-751015, <b>5) Mr. Pradipta Kumar Sahoo</b> , S/o- Minaketan Sahoo, At/PO: Kalapathara, Banki, Dist.: Cuttack	<b>Property No. 1:</b> All that part & parcel of the mortgaged property consisting of Mouza: Odakhanda, Khata No.: 289/05, Plot No.: 463/1015, 463/1014, 463/1009 & 463, Area: Ac.0.060dec., Ac.0.160 dec., Ac.0.190 dec. & Ac.0.210 dec. respectively, Khata No.: 289/04, Plot No.: 462, Area: Ac.0.390dec., Khata No.: 283/06, Plot No.: 464, Area: Ac.0.550dec. and Khata No.: 283/50, Plot No.: 461, Area: Ac.0.260dec., standing in the name of <b>Maa Shanti Paddy Processing Pvt. Ltd.</b> Bounded by- East: Road, West: Plot No. 465, 454 & 455, North: Plot No. 451, 452 & 1038, South: Plot No. 474, 475 & others	<b>₹5,91,60,503/- &amp; ₹65,54,296/- as on 23.12.2022 + further interest &amp; expenses thereon</b>	<b>31.10.2018 / 15.01.2019</b>	<b>Property No. 1: ₹4,23,23,500/- / ₹42,32,350/-</b>	
		<b>Property No. 2:</b> All that part & parcel of the mortgaged property consisting of Mouza: Gada Gopinath Prasad, Khata No.: 423/1417, Plot No.: 1142/2894, Area: Ac.0.040dec., standing in the name of <b>Mr. Prasanna Kumar Panigrahi</b> . Bounded by- East: Plot No. 1142(P), West: Road, North: Plot No. 1142(P), South: Ratan Singh Jasal.			<b>Property No. 2: ₹68,59,600/- / ₹6,85,960/-</b>	
		<b>Property No. 3:</b> All that part and parcel of the mortgaged property consisting of Mouza: Nayapalli, Khata No.: 1427, BDA Drawing No. BS-867/88(R), Plot No.: 977(P) (House No. SCR-B/15), Area 1200 sqft., standing in the name of <b>Sushant Kumar Sahoo</b> . Bounded by- East: House No. SCR-B/16, West: House No. SCR-B/14, North: Private Plot, South: Road			<b>Property No. 3: ₹98,48,500/- / ₹9,84,850/-</b>	
2.	<b>Borrower: 1) M/s Puspalata Educational Charitable Trust, Managing Trustee: Sri Sashi Sekhar Garabadu</b> , S/o- Uma Shankar Garabadu, At/PO: Badadanda Sahi, Old Town, Bhubaneswar, Dist.: Khurda, PIN-751002 / <b>Guarantors &amp; Mortgagors: 2) Smt. Linesh Garabadu</b> , W/o- Sashi Sekhar Garabadu, <b>3) Sri Sashi Sekhar Garabadu</b> , S/o- Uma Shankar Garabadu, both are At/PO: Badadanda Sahi, Old Town, Bhubaneswar, Dist.: Khurda, PIN-751002 / <b>Guarantors: 4) Smt. Puspalata Garabadu</b> , W/o- Uma Shankar Garabadu, <b>5) Sri Bhabani Shankar Garabadu</b> , S/o- Uma Shankar Garabadu, <b>6) Smt. Namita Garabadu</b> , W/o- Bhabani Shankar Garabadu, SI. No. 4, 5 & 6 are At/PO: Badadanda Sahi, Old Town, Bhubaneswar, Dist.: Khurda, PIN-751002, <b>7) Sri Narayan Panda</b> , S/o- Nityananda Panda, Plot No.: 384, Budheswari Colony (Panda Colony), Laxmisagar, Bhubaneswar, Dist.: Khurda	<b>(a)</b> All that part and parcel of the mortgaged property consisting of Mouza: Pitapalli, PS: Jatni-01, Dist.: Khurda, Khata No.: 180, Plot No.: 400, Area: Ac.0.633dec. (Corresponding Hal Khata No.: 265/91), Khata No.: 110, Plot No.: 396, Area: Ac.0.415dec., Khata No.: 188, Plot No.: 397, Area: Ac.0.600dec., Khata No.: 239, Plot No.: 482 & 482/689, Area: Ac.0.050dec. & Ac.0.590dec., Khata No.: 55, Plot No.: 394, Area: Ac.0.425dec., Khata No.: 50, Plot No.: 398, Area: Ac.0.200dec. (Corresponding Hal Khata No.: 265/359), Khata No.: 238, Plot No. 484 & 485, Area: Ac.0.045dec. & Ac.0.230dec., Khata No.: 221, Plot No.: 385/801, Area: Ac.1.560dec., Khata No.: 208, Plot No.: 389, Area: Ac.0.275dec. (Corresponding Hal Khata No.: 265/356), standing in the name of <b>M/s Puspalata Educational Charitable Trust, Managing Trustee: Mr. Sashi Sekhar Garabadu</b>	<b>₹7,93,24,225/- as on 23.12.2022 + further interest &amp; expenses thereon</b>	<b>13.03.2015 / 06.01.2016</b>	<b>(a) ₹17,27,98,000/- / ₹1,72,79,800/-</b>	
		<b>(b)</b> All that part and parcel of the mortgaged property consisting of Mouza: Bhubaneswar Sahar, Unit No. 28, Goutam Nagar, Khata No.: 1253, Plot No.: 2673(P), Area: Ac.0.050dec., standing in the name of <b>Sri Sashi Sekhar Garabadu</b> . Bounded by- East: Contributed Road, West: Plot No. 2673(P), North: Plot No. 2674, South: Contributed Road.			<b>(b) ₹47,21,000/- / ₹4,72,100/-</b>	
		<b>(c)</b> All that part and parcel of the mortgaged property consisting of Mouza: Bhubaneswar Sahar, Unit No. 28, Goutam Nagar, Khata No.: 1331/642, Plot No.: 907/5676, Area: Ac.0.037dec., standing in the name of <b>Smt. Linesh Garabadu</b> . Bounded by- East: Brajakishore Mohanty & Road, West: Debendranath Panda, North: Plot No. 875, South: Sanjukta Mohapatra.			<b>(c) ₹34,92,000/- / ₹3,49,200/-</b>	

**16.01.2023 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.16.01.2023 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.07.01.2023** & will continue upto 5.00 P.M. (IST) on **Dt.13.01.2023**.
- The EMD and other deposits shall be remitted through EFT/NEFT/RTGS in favour of "Authorized 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)**.
- The property can be inspected from **Dt.05.01.2023 to Dt.12.01.2023 between 12.00 Noon to 4.00 P.M** (Except on Bank Holidays) by taking prior appointment from Authorized 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](mailto: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 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.
- 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 Authorized 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.
- The property/s mentioned above are under symbolic possession of the Bank and will be handed over to the successful bidder after taking physical possession of the same.
- 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](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.
- If the auctions fail due to any technical reasons beyond the control of Authorized Officer/ approved service provider, it may be rescheduled with the prior notice.
- 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.**
- 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, Mob.: 9937069487, 8594826591** 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: 26.12.2022**

**Sd/- Authorized Officer, Odisha Gramya Bank**