



# ODISHA GRAMYA BANK

REGIONAL OFFICE: Dhenkanal, At/P.O./Dist.: Dhenkanal-759001, Ph.: 06762-223365,  
Mob.: 9437089798, 7873430304, 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 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: Dhenkanal, At/P.O./Dist.: Dhenkanal-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 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 PROPERTIES

Sl. No.	BRANCH / A/c. No. / Name & Address of Borrower / Guarantors / Mortgagors	Description of Properties & Owner of the properties	Amount Dues	Demand/Possession Notice Date	Reserve Price/ Earnest Money Deposit (EMD)
1.	<b>ANGUL BRANCH /</b> A/c. No.: 053903351200006 / <b>Borrower: M/s. Shanti Guest House, Prop.: Mr. Sankaracharya Pradhan, At: Amalapada, Second Lane, P.O./Dist.: Angul-759100 /</b> <b>Guarantors: 1) Anil Kumar Pattanaik, S/o: Late Ratnakar Pattanaik, At: Hemsurpada, Near Town High School, P.O./Dist.: Angul-759100, 2) Saswati Pradhan, D/o: Shankaracharya Pradhan, 3) Sambit Pradhan, S/o: Shankaracharya Pradhan, 4) Shankaracharya Pradhan, S/o: Govinda Chandra Pradhan, All are At: Amalapada, 2<sup>nd</sup> Lane, P.O./Dist.: Angul-759100 / Legal Heirs of Late Sabita Pradhan are: 1) Saswati Pradhan, D/o: Shankaracharya Pradhan, 2) Sambit Pradhan, S/o: Shankaracharya Pradhan, 3) Shankaracharya Pradhan, S/o: Govinda Chandra Pradhan, All are At: Amalapada, 2<sup>nd</sup> Lane, P.O./Dist.: Angul-759100</b>	<b>Property-1)</b> Equitable Mortgage of property situated at Mouza: Angul Town, Khata No.: 432/612, Plot No.: 650/5622, Area: Ac.0.030Dec., Plot No.: 650/5623, Area: Ac.0.010Dec., Plot No.: 651/5624, Area: Ac.0.030Dec. respectively, standing in the name of <b>Shankaracharya Pradhan</b> <b>Property-2)</b> Equitable Mortgage of property situated at Mouza: Angul Town, Khata No.: 432/613, Plot No.: 646/5625, Area: Ac.0.090Dec., standing in the name of <b>Shankaracharya Pradhan</b>	₹1,13,70,942/- as on 11.02.2022 with further interest, costs and expenses thereon	20.03.2019 / 21.12.2021	<b>Property-1</b> ₹1,56,00,900/- / ₹15,60,090/-  <b>Property-2</b> ₹1,32,60,100/- / ₹13,26,010/-

**Date & Time of E-Auction: 21.03.2022 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 **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.
- 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 17.02.2022** and will continue upto **5.00 P.M. (IST) on 18.03.2022**
- Earnest Money Deposit (EMD) shall be deposited through NEFT / RTGS / Fund Transfer to the credit of "AUTHORISED OFFICER, ODISHA GRAMYA BANK, DHENKANAL REGION" in current A/C No.: **050134003002241** of ODISHA GRAMYA BANK, Dhenkanal Branch, At/P.O./Dist: Dhenkanal, PIN-759001, Branch Code: 0501, IFSC Code- IOBA0ROGB01 (5th & 10th letters are numeric zero (0) and 2<sup>nd</sup> & 7<sup>th</sup> are Alphabet 'O')
- Bid form without EMD shall be rejected summarily.
- The property can be inspected from **Dt.17.02.2022 to Dt.18.03.2022 (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- 6352490785/8270955254, 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: Dhenkanal, At/P.O./Dist.: Dhenkanal, PIN-759001** or soft copies of the same be forwarded by **Email to 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 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 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 reason beyond the control of Authorised Officer/approve 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 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.
- For further details regarding inspection of property / e-auction, the intending bidders may contact the **Authorised Officer, Odisha Gramya Bank, Regional Office: Dhenkanal, At/P.O./Dist.: Dhenkanal, PIN-759001, Ph. No.: 06762-223365, Mob.: 9437089798, 7873430304** 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, Contact Person-Mr. Rakesh Nayak - 6352490785 / 8270955254.**

**There is no restrain order against the Bank passed by the Honorable Court.**

Place : Dhenkanal, Date : 05.03.2022

Sd/- Authorized Officer, Odisha Gramya Bank