



# ODISHA GRAMEEN BANK

Regional Office, Baripada: At.: BN Tower, Deulasahi, Near Jagannath Mandir, Baripada-757001, Mob.: 7873430304, Email: robaripada@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 of the Security Interest (Enforcement Rules, 2002).** Possession of the following property/ies has been taken over by the **Authorised Officer, Odisha Grameen Bank, Regional Office, Baripada, At.: Deulasahi, Near Jagannath Mandir, Baripada-757001**, 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 of the Security Interest (Enforcement) Rules, 2002 for realization of Bank's dues.

### DESCRIPTIONS OF THE IMMOVABLE PROPERTY

Sl. No.	BRANCH / Name & Address of Borrowers/Guarantors/Mortgagors	Description of Property / Owner of the Property	Amount Dues	Demand/ Possession Notice	Reserve Price/ Earnest Money Deposit (EMD)
1.	<b>JAMSOLA BRANCH, MOB: 9853786451/ Borrower/Mortgager: Mr. Binod Kumar Agarwal, S/o- Banwarilal Agarwal, At: Purunahatsahi, SK Residency, Ward No.: 6, Baripada, Mayurbhanj-757001 / Borrowers: 1) Mr. Vikas Agarwal, S/o- Binod Kumar Agarwal, Present Address: A 250, Mahaveer Marvel Apartment, Begul Hobli,</b>	Equitable Mortgage of Property situated at Mouza: Raghunathganj, Khata No.: 94/42, Plot No.: 257/450, Area: Ac.0.11dec., Plot No.: 257/406, Area: Ac.0.07dec., standing in the name of <b>Mr. Binod Kumar Agarwal</b> , Bounded by East: Vacant Land, West: Vacant Land, North: Road, South: Surendra Nath Pattnayak	₹ 24,17,909/- as on <b>12.02.2026</b> + Further Interest & expenses thereon	<b>20.06.2025</b> / <b>22.09.2025</b>	₹51,30,000/- / ₹5,13,000/-
Kodichikana Halli, Bangalore, South: Bannerghatta Road, Kamataka-560076, <b>Permanent Address:</b> At: Purunahatsahi, SK Residency, Ward No.: 6, Baripada, Mayurbhanj-757001, <b>2) Mrs. Meenu Ladia, W/o- Vikas Ku. Ladia, Present Address:</b> Road 1, Kishor Ganj Chowk, Near Bhandari Niwas, Ranchi GPO, Ranchi, Jharkhand-834001, <b>Permanent Address:</b> At: Purunahatsahi, SK Residency, Ward No.: 6, Baripada, Mayurbhanj-757001, <b>3) Mrs. Tripti Agarwal, W/o- Vivek Agarwal, At: Purunahatsahi, SK Residency, Ward No.: 6, Baripada, Mayurbhanj-757001/ Guarantor: Mrs. Nirmala Agarwal, W/o- Binod Kumar Agarwal, At: Purunahatsahi, SK Residency, Ward No.: 6, Baripada, Mayurbhanj-757001</b>					

**Date & Time of E-Auction: 20.03.2026** from 11.00 A.M. to 12.00 Noon  
(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 **Dt.20.03.2026 from 11.00A.M. to 12.00 Noon** through the Bank's approved serviceprovider **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 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.20.02.2026** & will continue upto **5.00 P.M. (IST) on Dt.19.03.2026**
- Earnest Money Deposit (EMD) shall be deposited through EFT / NEFT / RTGS to the credit of **"AUTHORISED OFFICER, Odisha Grameen Bank, BARIPADA REGION" in Current A/C No.: 100132002000055 of Odisha Grameen Bank, Baripada Branch, At: Baripada, (Near Roxy Cinema), PO.: Baripada, Dist.: Mayurbhanj, PIN - 757001, Mob.: 7873430304, Branch Code: 1001, IFSC Code IOBA0GB1001.**
- Bid form without EMD shall be rejected summarily.
- The property can be inspected from **Dt.09.03.2026 & Dt.10.03.2026 (except on 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 which may be conveyed through **e-mail, Contact: Mr. Maulik Shrimali- 6351896643 / 9173528727, Email ID: ritik@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 Grameen Bank, Regional Office: Baripada, At.: Deulasahi, Baripada, Dist.: Mayurbhanj, PIN - 757001** or soft copies of the same be forwarded by **Email to robaripada@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 **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 amount 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 the 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. In case of the auction-sale concludes beyond the banking hours, the amount need to be remitted before 3.00 P.M. of the next working day.
- 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 non-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 "as is what 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.
- 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.
- EMD of unsuccessful bidders will be returned through any interest through EFT/NEFT/RTGS to the Bank account details provided by them in the bid form and will be intimated via their email ID.
- If the auction fail due to any technical reasons beyond the control of Authorised Officer/ approved service provider, it may be re-scheduled with 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.
- Property 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 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/modity any terms and conditions of the sale without any prior notice and assigning any reasons.
- In case of 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 shud 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 / e-auction, the intending bidders may contact the **Authorised Officer, Odisha Grameen Bank, Regional Office: Baripada, At.: B N Tower, Deulasahi, Baripada, Dist.: Mayurbhanj, PIN - 757001, Mob.: 9438282917 or the Bank's approved service provider M/s e-Procurement Technologies Limited-Auction Tiger, B-704, Wall Street-II, Opp OrientClub, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat, India, E-mail ID: orissa@auctiontiger.net, Contact Person- Mr. Maulik Shrimali- 6351896643 / 9173528727.**

Place: Baripada, Date: 16.02.2026

Sd/- Authorized Officer, Odisha Grameen Bank

