

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the following borrowers taken by Authorised Officer for recovery of the secured debts dues as mentioned below to The Karur Vysya Bank Ltd, of the under mentioned branches from the following borrowers/guarantors/Partners.

Whereas the undersigned has decided to put up for E-auction of the immovable properties, offers are invited by way of E-Tender for purchase of the following assets on “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” basis.

Aska Branch Sl. No.1.1).Mr. Ranil Kumar Nayak (Borrower), S/o Mr. Niranjana Nayak, Babanpur, Aska, Ganjam Odisha 761111 **2).Mr. Anil Kumar Nayak (Guarantor)** At Babanapur, Aska, Ganjam Odisha-761111 **3).Mrs. Manjulata Nayak Mohanty (Guarantor)**, At-Babanapur, Aska, Ganjam, Odisha-761111. **Total dues: As on 30.04.2025 is Rs.92,77,264.38** (Rupees Ninety Two Lakh Seventy Seven Thousand Two Hundred Sixty Four and Paise Thirty Eight Only) together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Properties

Item No.1. All that piece and parcel residential land and building measuring Ac.0.022 Dec (958.32 Sq. ft.) situated at old Khata No.938, New Khata No.615/401, Old Survey No.1059/2440, New Plot No.1059/2440 at Bada Street, Mouza Babanpur, P.S./Tahasil: Aska, Dist.: Ganjam, Odisha, standing in the name of Mrs. Manjulata Nayak and the property is butted and bounded as follows:-

On the North: By Road

On the East: By Residential House

On the South: By Drain

On the West: By Residential House

Property under Symbolic Possession



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.8,77,000/-	Rs.87,700/-	Rs.50,000/-

Sl. No.2.1).M/s. Mahanta Cashew Industry (Borrower), At-Sahapur, Aska, Ganjam Orissa 761110 **2).Mrs. Gayatri Patra (Partner)** **3).Mrs. Rina Kumari Patro (Partner)** **4).Mrs. Rajlaxmi Patra (Partner)** **5).Mrs. Manasmita Patra (Partner)**, **6).Mrs. Jyoti Patra (Partner)** **7).Mr. Surendranath Patra (Guarantor)** **8).Mrs. Sulabha Patra (Guarantor)** **9).Mr. Panchanan Patra (Guarantor)** **10).Mr. Rabindra Kumar Patra (Guarantor)** **11).Mr. Bulu Patra (Guarantor)** **12).Mr. Manoj Kumar Patra (Guarantor)**, all residing at At-Sahapur, Aska, Ganjam Orissa 761110 **Total dues: As on 30.04.2025 is Rs.74,38,804.53** (Rupees Seventy Four Lakhs Thirty Eight Thousand Eight Hundred Four and Paise Fifty Three Only) together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Properties

Item No 1. All that piece and parcel of commercial land and building thereon situated at Hal Khata No.269/102, Plot No.835/1664 measuring area Ac.0.243DC standing in the name of Mr. Panchanan Patra and the property is butted and bounded by:

North: Land of Panchanan Patra

East: Land of Panchanan Patra

South: Land of Kaibalya Das

West: Land of Abhimanyu Gouda

Property under Symbolic Possession



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.39,70,000/-	Rs.3,97,000/-	Rs. 50,000/-

Item No.2. All that piece and parcel of land situated at Village Sahapur, Aska Ganjam, Odisha, Khata No.269/94, 269/71, Plot No.834/1659, 764/1635 measuring about Ac.0.415DC standing in the name of Mr. Panchanan Patra and the property is butted and bounded by:

North: Land of Panchanan Patra

East: Land of Khalia Gouda

South: Land of Jhuna Barik

West: Land of Kartika Gouda

Property under Symbolic Possession



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.3,01,000/-	Rs.30,100/-	Rs. 10,000/-

Item No.3. All that piece and parcel of residential land and building thereon situated at Sabik Patta No.409, 223, Sabik Plot No.4765, 4749, Hal Khata No.942, 451, Hal Plot No.5466, 5449, measuring about AC.0.034DC standing in the name of Mrs. Sulabha Patra and the property is butted and bounded by:

North: Road

East: Land of Chandra Sekhar Moharana

South: Sasanka Sekhar Subudhi

West: Land of Saroj Nalini Moharana and others

Property under Symbolic Possession



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.42,50,000/-	Rs.4,25,000/-	Rs. 50,000/-

Sl. No.3.1).M/s. Bhaskar Stone Crusher (Borrower), At Binayak Bazar, PO/PS-Aska Aska, Ganjam Orissa 761110
2). Mr. Nilamadhab Achary K (Partner cum Guarantor) At Binayak Bazar, PO/PS-Aska, Aska, Ganjam Orissa 761110 **Also At,** At-Balipadar, PS-Gangapur, Ganjam Orissa-761001 **3). Mr. P Trimal Rao** (Partner cum Guarantor) At Binayak Bazar, PO/PS-Aska, Aska, Ganjam Orissa 761110 **Also At,** S/o. Late Patanala Bhaskar Rao, Sree Jewellers, Binayak Bazar, Aska, Orissa 761110 **4). Mr. Manoj Kumar Achary** (Guarantor) At Binayak Bazar, PO/PS-Aska, Aska, Ganjam Orissa 761110 **And At,** Ballipadar, Buguda, Ganjam Orissa 761001.**Total dues: As on 30.04.2025 is Rs.1,45,59,333.98** (Rupees One Crore Forty Five Lakhs Fifty Nine Thousand Three Hundred Thirty Three and Paise Ninety Eight Only) together with further interest, Costs, other charges and expenses thereon.

Description of the Immovable Property

Item No.1. All that piece and parcel of residential land and building measuring area Ac.0.045dc situated at Mouza Balipadar under SRO/Tahasil-Buguda Dist. Ganjam covered under Khata No.1179/69, Plot No.1624 corresponding to old khata No.1074, Plot No.1624, Kisam-Gharabari, standing in the name of Mr. K. Manoj Kumar Achary and Mr. K. Nilamadhab Achary and the land is butted and bounded by:-

North: House site of G.Jagnya Nayaran Patra and anr.

East: P.W.D. Road.

South: House site of K.Manoj Kumar Patra and K.Nilamadhab Patra **West:** Hanuman Mandir

Property under Symbolic Possession

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.64,31,000/-	Rs.6,43,100/-	Rs.50,000/-

Item No.2. All that piece and parcel of residential land and building measuring Area Ac.0.035dc situated in mouza Balipadar under SRO/Tahasil-Buguda Dist. Ganjam covered under Khata No.418 Plot No.1627, Kisam-Gharabari, standing in the name of Mr. K. Manoj Kumar Achary and Mr. K. Nilamadhab Achary and the land is butted and bounded by:-

North: Dharmasala.

East: P.W.D. Road.

South:House site of G.Jagnya Narayan Patra & G.Kanhu Charan Patra **West:** Hanuman Mandir

Property under Symbolic Possession

Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.51,21,000/-	Rs.5,12,100/-	Rs.50,000/-

Item No.3. All that piece and parcel of residential land and building situated in mouza Banamalipalli under SRO/Tahasil-Polasara, Dist.Ganjam covered under khata No.72, Plot No.498 Area Ac.0.440dc, Plot No.526 Area Ac.0.440dc, Plot No.508 Area Ac.0.620dc corresponding to old Khata No.99, Plot No.508 Padar Ac.0.620dc, Khata No.72, Plot No.498, Kisam-Padar Area Ac.0.440dc, Plot No.526, Kisam-Padar Area Ac.0.440dc, standing in the name of Mr. Nilamadhab Achary K and the land is butted and bounded by:-

Khata No.	Plot No.	Area	Boundary	
72	498	Ac.0.440 Dec	East: Plot No. 511 North: Plot No. 508	West: Plot No. 497 South: Hill top
72	526	Ac.0.440 Dec	East: Plot No. 533 North: Plot No. 529	West: Plot No. 518 South: Road
72	508	Ac.0.620 Dec	East: Plot No. 509 and 510 North: Road	West: Plot No. 499 and 507 South: Plot No. 498

Property under Symbolic Possession



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.55,58,000/-	Rs.5,55,800/-	Rs.50,000/-

Sl. No.4. 1.M/s. Raghunath Motors (Borrower), Proprietor: **Mr. Susanta Kumar Nahak**, AT-Kalasandhapur, Po-Kalasandhapur, Ward No.7, PS-Aska, District- Ganjam, Orissa-761111 **2. Mrs. Kalyani Nahak (Guarantor),** W/o - Susanta Kumar Nahak, AT-Ghatakhuri, Kharia, Asika District- Ganjam, Orissa-761111. **Total dues: As on 30.04.2025 is Rs.39,83,912.55 (Rupees Thirty Nine Lakhs Eighty Three Thousand Nine Hundred Twelve and Paise Fifty Five Only)** together with further interest, Costs, other charges and expenses thereon.

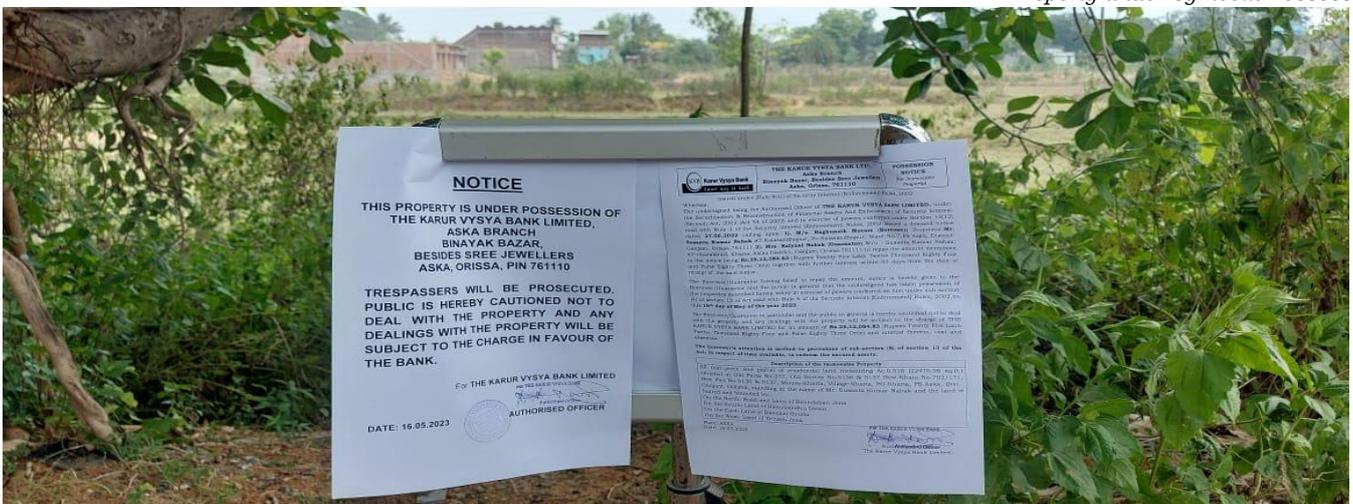
Description of the Immovable Property

All that piece and parcel of residential land measuring Ac.0.516 (22476.96 sq.ft.) situated at Old Patta No-337, Old Survey No-5136 & 5137 New Khata No-702/171, New Plot No-5136 & 5137, Mouza-Kharia, Village-Kharia, PO-Kharia, PS-Aska, Dist.-Ganjam, Odisha, standing in the name of Mr. Susanta Kumar Nahak and the land is butted and bounded by:-

On the North: Road and Land of Brundaban Jena
On the East: Land of Dandasi Gouda

On the South: Land of Hadubandhu Swain
On the West: Land of Trinath Jena

Property under Symbolic Possession



Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
Rs.31,20,000/-	Rs.3,12,000/-	Rs.50,000/-

Inspection of the Asset	All working Days – From 29/05/2025 to 19/06/2025 between 11.00am to 05:00pm
Last date and time for submitting online Tender & Application Forms	Date: 19/06/2025 Time: 05:00pm
Date and Time of E-Auction	The E-Auction will take place through portal https://bankauctions.in on 20/06/2025 between 11:00am to 12:00Noon with unlimited extensions of 10minutes each till sale is concluded.
Nodal Bank account Name (EMD by RTGS/NEFT)	Account No: 1101351000000973 IFSC Code: KVBL0001101. Name of account : BID COLLECTION A/c of SARFAESI E-auction Proceed: Name of the Account.
Contact Person & Phone No	ARB Kolkata- Mr. Samir Ghosh Mob: 6382373682 Email: samirghosh@kvbmail.com Aska Branch- Mr. Somanath Nayak, Mob: 9363456082, Email: somanathnayak@kvbmail.com ADT2 For all property contact Mr. Anbarasan M, Mob: 9047012170, Email: anbarasanm@kvbmail.com

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS/NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at **respective Orissa branches** along with Bid Form.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. E – Auction is being held on **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS”** basis.
2. The E-auction will take place through portal <https://bankauctions.in> on **20/06/2025** from **11:00am to 12:00 noon** with unlimited extensions of 10 minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://bankauctions.in> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank.
6. The intending purchaser / bidder is required to submit amount of EMD and register their name at <https://bankauctions.in> to the above mentioned account and get user ID and Password free of cost and get training on E-Auction from Mr. T Jaya Prakash@8142000064 and M. Kiranmai@8142000066 E-mail: prakash@bankauction.in and info@bankauctions.in. Cheques will not be accepted for EMD. Bidders are required for participating in the E-auction to hold Digital Signature Certificate and also to furnish the details in the Auction Application Form available on the site.
7. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.
8. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.
9. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the properties mentioned herein provided he should be legally qualified to bid at all stage.
10. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
11. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.
12. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.
13. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.
14. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

15. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of **Odisha** and other Authorities.
16. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.
17. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.
18. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.
19. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
20. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.
21. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.
22. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.
23. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.
24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.
25. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/-(Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16B, containing the Bank's Name and the PAN No. AAAC3373J as a seller and submit the original receipt of the TDS Certificate to the Bank.
26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.
27. All statutory dues and maintenance charges, if any has to be paid separately by the successful bidder.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Statutory 15 days' Notice under Rule 9(1) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 27/05/2025

Place: Kolkata

**Authorized Officer
The Karur Vysya Bank Ltd.,**