



इंडियन बैंक
Indian Bank

YOUR OWN BANK
Zonal Office, Sambalpur

Shyam Arcade, Second Floor,
Khetrajpur, Sambalpur
PIN-768003, Odisha



Mail: zooambalpur@indianbank.co.in

NOTICE OF INTENDED SALE

(Including for e-auction mode)

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement) Rules 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

01. M/s SURIYA KHANI

Mr. Rajiv Pujari (Proprietor & Mortgagor)

S/o. Mr. Ramendra Kumar Pujari,

At-C/60, Palaspali, Bhubaneswar,

Dist-Khurda-751020

02. Mr. Ramendra Kumar Pujari (Guarantor)

At-C/60, Palaspali, Bhubaneswar,

Dist-Khurda-751020

Sub: Loan account 20214392858(CC) with Indian Bank, Rourkela Branch-1 – Reg.

Mr. Rajiv Pujari availed facilities from Indian Bank, Rourkela Branch (AB), the repayment of which are secured by mortgage/hypothecation of schedule mentioned properties hereinafter referred to as "the borrower". Mr. Rajiv Pujari failed to pay the outstanding to the bank. Therefore a Demand Notice dated 19.10.2019 under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon Mr. Rajiv Pujari liable to the Bank to pay the amount due to the tune of Rs.1,36,38,072/- (Rupees One Crore Thirty Six Lac Thirty Eight Thousand Seventy Two only) as on 16.10.2019 with further interest, costs, other charges and expenses thereon. Mr. Rajiv Pujari failed to make payment despite notice dated 19.10.2019.

As Mr. Rajiv Pujari (borrower) failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on 13/01/2020 after complying with all legal formalities.

As per Sec. 13(4) of the Act, Secured Creditor is entitled to effect sale or assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the undersigned / the Authorised Officer intend selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER/AUCTION ADOPTING THE e-AUCTION MODE.

As per under Rule 6(2) & 8(6) of The Security Interest (Enforcement) Rules 2002 framed under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.



The amount due as on **22.07.2021** is **Rs.1, 61, 84,812/-** (Rupees One Crore Sixty One lac Eighty Four Thousand Six Hundred Twelve only) with further interest, costs, other charges and expenses thereon.

****The date of sale is fixed on 25.08.2021, which would be by way of e-auction mode.**

The Tender / bid Form with the terms and conditions can be had on-line from the website (<http://ibapi.in> and www.mstcecommerce.com) and using the provision in the system software, the same could be procured using the "seal bid option" such that the activities could be done on-line. The tender form and the terms and conditions would be available in the website from **11.08.2021 to 21.08.2021** from **10 am to 3.00 pm**

The Intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **24.08.2021** i.e. before the e-auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned in the **SCHEDULE** shall be paid online on after generation of Challan from the website (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in **Bidders Global EMD Wallet**. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The last date for submitting tenders / bids complying with all necessary terms along with **EMD** in the stipulated manner is **24.08.2021**.

The tenders/bids shall be opened on 25.08.2021 in the e-auction mode. The inspection of the Schedule mentioned property and related documents and up to date EC may be had by the Intending purchasers/ bidders at his expense on **18.08.2021** between **11.00 AM to 4.00 PM**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is mentioned in the schedule.

The sealed tenders should be accompanied with EMD taken in DD / RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer without furnishing which the tender becomes disqualified.



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The Nodal Bank account No. /IFSC Code etc. for online money transfer is as under

S.No.	Nodal Bank A/c No.& A/c Name	Branch Name &IFSC Code
1	E-AUCTION EMD A/C SAMBALPUR ZONE A/c No.7016664613,AUTHORISED OFFICER	SAMBALPUR (IB) IDIB000S049

The sale shall be conferred on the person making highest offer / tender / bid subject to confirmation by Secured Creditor. The Authorised Officer reserves right to accept or reject the bid / tender without assigning any reason whatsoever

Once the auction / e-auction is completed and sale is conferred on the person making the highest offer / tender / bid, The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The balance sale price shall be paid within 15 days of confirmation of sale or extended time in writing. If the balance amount is not remitted within stipulated/agreed time, the amount of 25% remitted will also stand to be forfeited. The sale is subject to confirmation by the Secured Creditor

Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount

The sale is made on "As is where is", "As is what is" and "Whatever there is" basis and no representations and warranties are given by the Bank relating to encumbrances statutory liabilities etc.

* If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

** The Notice is without prejudice to any other remedy available to the Secured Creditor.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mrcecommerce.com



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SCHEDULE

The specific details of the assets, which are intended to be brought to sale are enumerated hereunder:

Mortgaged/ Hypothecated assets item-wise	Detailed Description to be given	Reserve Price	EMD	Date & Time for e- auction & property ID No.	Bid increase amount
	As detailed below	91.90 Lakhs	9.19 Lakhs	25.08.2021 11.00 AM to 5 pm. IDIB20214392 858A	Rs.0.10 lakhs
Mortgaged assets	<p><u>Schedule of property:</u> All the part and parcel of the property part and parcel of Land & Building measuring an area of Ac.1.40 Decimil.at Plot.No-280, and another area of Ac 2.180 decimil at Plot No-279, at Khata No.63/70. Total Area 155944.80 square feet together at Mouza – Laidapada, PS -Barbil, TS -Barbil, Dist – Keonjhar in the name of Rajiv Pujari Bounded By North-Plot No.281(Govt Land) & Road South -Village Boundary, East-Plot No. 284 & West- Plot No 2718, 276.</p>				
Last date for submission of closed online bids through e-auction mode	21.08.2021				
Closed on line bids opening	25.08.2021 by authorized officer at the designated place				
Prior Encumbrance	Not Known to Authorized officer. The Property/ies will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS"				

Bidders are advised to visit the website www.mstccommerce.com of online auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPLINE No: 033-22901004 and other help line numbers available in service providers help desk. For Registration Status with MSTC Ltd, please contact help@www.mstccommerce.com and for EMD status please contact help@www.mstccommerce.com

For property details and photograph of the property and auction terms and conditions please visit: www.zibnp.in and for clarifications related to this portal, please contact help line number, "18001125020" and "06741106131"

TERMS & CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.mstccommerce.com/auctionhome/ibap/>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc for online money transfer is as under:

Nodal Bank A/c No. & A/c Name	Branch Name & IFSC Code
E-AUCTION EMD A/C SAMBALPUR ZONE A/c No.7016664613, AUTHORIZED OFFICER	SAMBALPUR (IB) IDIB000S049

In case of failure to deposit the amounts as above within the stipulated time the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 - 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate if any shall be borne by the successful bidder.

6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.



Mall: zosambalpur@indianbank.co.in

8. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-Auction will be provided by our e-Auction service provider M/S **MSTC Limited** having its Registered office at 225-E A.J.C Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 4111 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) <https://www.ibapi.in> (3) <https://www.mstcecommerce.com/auctionhome/ibapi>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from e-B_ब-IBAPI portal (<https://www.ibapi.in>).
11. The intending Bidders / purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's Global Wallet should have sufficient balance \geq EMD amount) at the time of bidding.
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibapi>. Details of which are available on the e-Auction portal.
16. After Finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/email address given by them/ registered with the service provider).

17. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian **Bank, Rourkela -2** Branch (Address, Indian Bank, Chandra Lok, Main Road, Rourkela, Contact No- 0661-2511129)

18. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Rourkela
Date: 23.07.2021




The Authorized Officer
(Indian Bank)