



बैंक ऑफ बड़ौदा
Bank of Baroda



TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession (s) of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr/ Lot No	Name & address of Borrower/s / Guarantor/ s/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any	Demand notice Possession Notice Outstanding.	Date of e-Auction Time of E-auction - Start Time to End Time	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time
1	Mrs. Sangeeta Samant W/o- Mr. Biswajit Samant Ward No- 04, Kainthapolla Gudianali, Dhenkanal Odisha-759001 (Borrower) Mrs. Rojalin Samant W/o- Mr. Himanshu Samant Kainthapolla, Gudianali Dhenkanal, Odisha-759001 (Guarantor) Mr. Himanshu Samant Kainthapolla, Gudianali Dhenkanal, Odisha-759001 (Guarantor)	EQUITABLE MORTGAGE of Land and Building situated at Khata No.387/1113, Plot No. 447/2140 having total area 0.090 dec, Mouza: Sanasathiabatia, Tahsil: Dhenkanal Sadar, District: Dhenkanal in the name of Mrs. Rojalin Samant W/o Mr. Himanshu Samant Boundary of Plot No. 447/2140 (As per valuation report dated 18.07.2022): North: Plot of Sarangadhar Sahoo South: Plot of Biranchi Das West: Plot of Sarangadhar Sahoo East: Road	12.11.2024 17.01.2025 Rs.5540250.95 + up to date interest plus expenses incurred	29.06.2026 2.00pm to 6.00pm	Rs.8469900/- Rs.846990/- Rs.50000/-	Physical	23.06.2026

Bank of Baroda, Kunjakanta Branch, OPP BB HIGHSCHOOL, Dhenkanal, Odisha – 759001.

Mob Ph.: +91- 7077722135, Email: dbdhen@bankofbaroda.co.in (ALPHA: - DBDHEN & SOL: 8561)



9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.





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16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer 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. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile 7077722135.

Date: 11.06.2026

Place :- Kunjakanta,Dhenkanal

Authorised officer BANK OF BARODA

अधिकृत अधिकारी/ Authorised Officer
देंकनाल शाखा/ Dhenkanal Branch



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