

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX - IV - A [See Proviso to Rule 6(2) & 8 (6), 9(1)]"

E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6), 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable properties Mortgaged/charged to the Secured Creditor, **POSSESSION** 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" "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS"** basis for recovery of dues in below mentioned accounts. 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-

Sl No.	Name & Address of Borrower(s) /Guarantor(s)	Description of Secured Assets with Boundaries / Status of Possession (Symbolic / Physical)	Demand/Possession Notice Date/ Outstanding (Secured Debt.)	Property Inspection Date & Time	Date & Time of E-auction	Reserve Price EMD of the Property Bid Increment
1.	Borrower: 1) M/s. Swapna Motors Pvt. Ltd., Plot No.: 239A, Khata No.: 1336, Sector-A, Zone-A, Mancheswar Industrial Estate, Bhubaneswar, Dist.: Khordha, PIN-751010, 2) M/s. Swapna Motors Pvt. Ltd., At/PO.: Saha Shyam Kunj, Friends Colony, Cuttack, Odisha, PIN-753001, 3) Mr. Badri Narayan Saha (Managing Director), S/o: Late Shyam Sundar Saha, At: Saha Shyam Kunj, Friends Colony, Cuttack-753001, Odisha, 4) Mrs. Neelam Saha (Director), W/o: Mr. Badri Narayan Saha, At: Saha Shyam Kunj, Friends Colony, Cuttack-753001, Odisha, 5) Mr. Rounak Saha (Director), S/o: Mr. Badri Narayan Saha, At: Saha Shyam Kunj, Friends Colony, Cuttack-753001, Odisha	Equitable Mortgage of Land & Building at Mouza: Pandara, Khata No.: 1336, Rev. Plot No.: 490(P) & 494(P), Idco Plot No.: 239A, Sector-A, Zone A Mancheswar Industrial Estate, Bhubaneswar-751010, Dist.: Khordha, Area: Ac.0.590 Dec. in the name of M/S. Swapna Motors Pvt. Ltd., Bounded by East: Bridge, West: Idco Plot No.: 239/B, North: Idco Plot No.: 490 & 491, South: Road / Symbolic	12.07.2017 / 15.09.2017 / ₹37,20,42,362.63 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	04.07.2026 10.00 AM to 5.00 PM	07.07.2026 2.00 PM to 6.00 PM	₹16,70,29,000/- ₹1,67,02,900/- ₹1,00,000/-
2.	Borrowers: 1) Mr. Abhimanyu Naik, S/o: Ishwar Naik, 2) Mrs. Durga Kumari Naik, W/o: Mr. Abhimanyu Naik, Both are At: Address-1: QRS No.: D/322, Sector-16, Rourkela-3, Sundargarh, Odisha-759016, Address-2: At/P.O.: Karachuli, Dist.: Ganjam, Odisha-761143	Equitable Mortgage of Residential Property situated at Mouza: Gangeswar, Khata No.: 401/760, Plot No.: 593/2539, Area: Ac.0.0482 Dec., Corresponds to Khata No.: 393/81, Plot No.: 593/1598, further corresponds to Mul Khata No.: 248, Mul Plot No.: 593, comes under SRO: Barang, Tahasil: Barang, P.S.: Cuttack Sadar, Dist.: Cuttack, Odisha, Kissam: Gharabari in the name of Mrs. Durga Kumari Naik, Bounded by North: Rest of the Plot, South: Plot No.: 592 & 591, East: Rest of the Plot, West: Internal Road / Physical	23.09.2025 / 26.11.2025 / ₹41,10,677.56 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹ 22,68,000/- ₹ 2,26,800/- ₹20,000/-
3.	Borrower: Mr. Balunki Sahoo, S/o: Mr. Ratnakar Sahoo / Co-Borrower: Mr. Ratnakar Sahoo, S/o: Bira Sahoo, Both are At: Rupadeipur Pada Mauzigeb, PO./P.S.: Balanga, Tahasil: Pipili, Dist.: Puri, Odisha-752105	Equitable Mortgage of Immovable property situated at Mouza: Rupadeipur, Khata No.: 1077, Plot No.: 501, Area: Ac.0.05 Dec, Tahasil/P.S./SRO: Pipili, Dist.: Puri, Odisha, Kissam: Gharabari, in the Name of Mr. Ratnakar Sahoo, S/o: Bira Sahoo, Bounded by (As per Sale Deed) North: Rev. Plot No.: 500, South: Rev. Plot No.: 502, East: Village Road, West: Rev. Plot No.: 457 / Symbolic	19.07.2025 / 30.10.2025 / ₹11,03,634.58 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹3,76,020/- ₹37,602/- ₹10,000/-
4.	Borrower: Mr. Bapina Nayak, S/o: Mr. Bijaya Nayak, At: Khelaur, PO.: Pipili, Dist.: Puri, Odisha-752016	Equitable Mortgage of Immovable Property situated at Mouza: Nuagaon, SRO: Pipili, Tahasil: Delanga, P.S.: Pipili, Dist.: Puri, Odisha, Kissam: Sthitiban, Gharabari, having Khata No.: 191/262, Plot No.: 545/701, Area: Ac.0.0450 Dec., Corresponds to Khata No.: 191/241, Plot No.: 545, Further Corresponds to Khata No.: 172 in the name of Mr. Bapina Nayak, S/o: Shri Bijay Nayak, Bounded by (As per Sale Deed) North: Vendor (Bhimasen Pradhan), South: Revenue Plot No.: 546, East: Vendor, West: Road / Symbolic	09.01.2026 / 05.06.2026 / ₹33,26,511.68 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹13,73,000/- ₹1,37,300/- ₹20,000/-
5.	Borrowers: 1) Mr. Jitu Ranjan Bal, S/o: Mr. Ghanshyam Bal, 2) Mrs. Ranjita Bal, W/o: Mr. Jitu Ranjan Bal, Both are At: Rench, Delanga Station Bazar, PO.: Beraboi, Thana: Delang, Dist.: Puri, Odisha-752016	Equitable Mortgage of Immovable Property situated at Mouza: Abalapur, SRO: Pipili, Tahasil: Pipili, Dist.: Puri, Odisha, Kissam: Sthitiban, Gharabari, having Khata No.: 159/308, Plot No.: 40/695, Area: Ac.0.0374 Dec., Corresponds to Khata No.: 159/199, Plot No.: 40/607, Further Corresponds to Khata No.: 1, Plot No.: 40 in the name of Mrs. Ranjita Bal, Bounded by North: Village Road, South: Sarita Panda, East: Rest Part of the Plot, West: Road / Physical	09.01.2026 / 05.06.2026 / ₹33,64,754.85 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹9,02,000/- ₹90,200/- ₹20,000/-
6.	Borrower: Mr. Niranjan Panda, S/o: Mr. Gobardhan Panda, At: Manijpur, Po.: Beraboi, Thana: Delang, Dist.: Puri, Odisha-752016	Equitable Mortgage of Immovable property situated at Mouza: Abalpur, SRO: Pipili, Tahasil: Pipili No.: 278, P.S.: Pipili, Dist.: Puri, Odisha, Kissam: Sthitiban, Gharabari, having Khata No.: 159/296, Plot No.: 271/689, Area: Ac.0.0300 Dec., Corresponds to Khata No.: 159/236, Plot No.: 271, Further corresponds to Khata No.: 124, Plot No.: 271, in the name of Mr. Niranjan Panda, Bounded by (As per Sale Deed) North: Revenue Plot No.: 272, South: 25 Feet Wide Road, East: Rest Part of the Plot, West: Pani Nala / Physical	09.01.2026 / 05.06.2026 / ₹38,11,506.50 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹7,86,000/- ₹78,600/- ₹20,000/-
7.	Borrower: Mr. Prafulla Biswal, S/o: Mr. Prasanna Kumar Biswal, At: Khandiagiri, Tahasil: Pipili, Dist.: Puri, Odisha-752104	Equitable Mortgage of Residential Property situated at Mouza: Khandiagiri, Khata No.: 107/110, Plot No.: 314, Area: Ac.0.020 Dec, Corresponds to Khata No.: 107/18, Further Corresponds to Khata No.: 75, Plot No.: 314 and Khata No.: 107/111, Plot No.: 313, Area: Ac.0.010 Dec, Corresponds to Khata No.: 74, Plot No.: 313, SRO: Pipili, Tahasil: Pipili, P.S.: Pipili, Dist.: Puri, Odisha, Kissam: Gharabari, in the name of Mr. Prafulla Biswal, S/o: Mr. Prasanna Kumar Biswal, Plot No.: 314 is Bounded by North: Road, South: Revenue Plot No.: 300, East: Revenue Plot No.: 313, West: Revenue Plot No.: 315, Plot No.: 313 is Bounded by North: Road, South: Revenue Plot No.: 301, East: Revenue Plot No.: 312, West: Revenue Plot No.: 314 (Prafulla Biswal) / Symbolic	19.07.2025 / 25.11.2025 / ₹29,66,867.80 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹17,43,000/- ₹1,74,300/- ₹20,000/-
8.	Borrowers: 1) Mrs. Sabita Senapati, W/o: Mr. Tapan Kumar Senapati, 2) Mr. Tapan Kumar Senapati, S/o: Purnananda Senapati, Both are At: Baisalyakarani Lane, PO./P.S.: Madhupatana, Near Kajidihia UP School, Cuttack Sadar, Dist.: Cuttack, Odisha-753010	Equitable Mortgage of Immovable Property Khata No.: 305/1284, Plot No.: 1053/2728, Measuring an Area: Ac.0.010 Dec. and Plot No.: 1053/2729, Measuring an Area: Ac.0.015 Dec, Total Area: Ac.0.025 Dec, of Sthitiban, Gharabari Land Corresponding to Khata No.: 305/178, Plot No.: 1053/1585 and Plot No.: 1055/1586, situated at Mouza: Poparada, SRO: Cuttack, P.S. No.: 71, P.S.: Cuttack Sadar, Tahasil: Cuttack, Tahasil No.: 244, Dist.: Cuttack, in the name of Mrs. Sabita Senapati, Bounded by North: Road, South: Rest Part of the Vendor, East: Plot No.: 1055, West: Plot No.: 1053 / Physical	19.09.2025 / 25.11.2025 / ₹43,59,685.39 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹33,85,000/- ₹3,38,500/- ₹50,000/-
9.	Borrower: Mr. Saumya Ranjan Nayak, S/o: Mr. Durga Prasad Nayak, At: Nuagaon, PO.: Khelaura, P.S.: Pipili, Dist.: Puri, Odisha-752016	Equitable Mortgage of Immovable property situated at Mouza: Abalpur, SRO: Pipili, Tahasil: Pipili No.: 278, P.S.: Pipili, Dist.: Puri, Odisha, Kissam: Sthitiban, Gharabari, having Khata No.: 159/421, Plot No.: 40/607, Area: Ac.0.0362 Dec., Corresponds to Khata No.: 159/199, Plot No.: 40/607, Further Corresponds to Khata No.: 1, Plot No.: 40, in the name of Mr. Saumya Ranjan Nayak, S/o: Mr. Durga Prasad Nayak, Bounded by (As per Sale Deed) North: Village Road, South: Sarita Panda, East: Rev. Plot No.: 41, West: Mrs. Ranjita Bal / Physical	09.01.2026 / 05.06.2026 / ₹40,89,482.89 as on 14.06.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	24.07.2026 10.00 AM to 5.00 PM	28.07.2026 2.00 PM to 6.00 PM	₹9,18,000/- ₹91,800/- ₹20,000/-

For detailed terms and conditions of sale, please refer to the link provided in
<https://baanknet.com/eauction-psb/eproperty/buyer/view-property-detail> or <https://baanknet.com>.
 Also, prospective bidders may contact the Authorized Officer on Phone: 0674-2387100
 Mob. No.: 7328834142

ALSO PLEASE NOTE:

- The Authorized Officer/Bank has the absolute right 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 without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
- All statutory dues/arrears of property tax, electricity dues, other dues if any including registration charges, stamp duty, taxes etc shall have to be borne by the purchaser. Authorised Officer shall not be responsible for any charge, lien, encumbrance, etc. or any other dues to the Government, Local Authority or anybody, in respect of the properties under sale. Bank does not undertake any responsibility to procure any permission/NOC/license in respect of property under sale.
- One SA No. 20/2025 is pending before DRT, Cuttack and the property is mortgaged in Bank of Baroda after deposit of all original title deeds by the borrower in Bank under the povision of section 58(f) of TP Act and in view of deemed provision of Laase deed dt.18.11.2004 as executed by IDCO. (For SI. No. 1)

SCAN HERE
For more details



Last Date of Submission of online payment of EMD :
For SI No.: 1 is 07.07.2026 and For SI. No.: 2 to 9 is 28.07.2026 upto 5.00 P.M.
STATUTORY 15/30 DAYS SALE NOTICE TO THE BORROWERS/ GUARANTORS/ MORTGAGORS FOR SUBSEQUENT SALE UNDER RULE 8(5), 8(6) & 9(1) AS PER AMENDED SARFAESI ACT 2002