

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX IV-A [SEE PROVISIO TO RULE 6(2) & 8(1)]"
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2007 read with proviso to Rule 6(2) & 8(1) of the Security Interest (Enforcement) Rules, 2007.
Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagee(s) and Guarantor(s) that the below described immovable properties Mortgagee(s) and Guarantor(s) of which have been taken by the Authorised Officer of Bank of Baroda Secured Credit, 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. The details of Borrower(s), Mortgagee(s), Guarantor(s), Secured Asset(s), Dues/Reserve Price/E-Auction Date & Time, EMD and Bid Increment Amount are mentioned below.

Sl. No.	BRANCH/ Name & Address of Borrower(s) Guarantor(s)	Description of Secured Assets & Owner Name	Demand/ Possession Notice Date/ Outstanding (Secured Debt)	Property Inspection Date & Time	Date & Time of E-Auction	Status of Possession (Symbolic/ Physical)	Reserve Price EMD Bid Increment
1.	GANGANAGAR BRANCH Borrower/Guarantor: (1) M/s. Mexica Agro Products Pvt Ltd., Director: Mrs. Nishi Priyadarshini, W/o. Bachi Narayan Patro, A/P.O. Plot No. 613, Sanipuri, Bhubaneswar, Dist. Khordha, Pin- 751007, (2) Mrs. Nishi Priyadarshini (Director), W/o. Bachi Narayan Patro, Address: 1: Maitri Vihar, Near Loyola School, Bhubaneswar, Pin- 751016, Address 2: Radha Krishna Enclave, Aska Road, Flat No. 106, Near Sram Nagar Square, Bhubaneswar, Odisha, Pin- 750002, (3) Mr. K. Swagat Subudhi, S/o. K. Kosaba Subudhi, Old Market Street, A/P.O.: Bhanjanagar, Ganjam, Odisha, Pin- 751026, (4) Mrs. Epari Prasanta Kumar, S/o. Epari Prabhakar, Address-1: A/P.O.: Prem Nagar, 1st Lane, Near Rotary Club, Bhubaneswar, Odisha, Pin- 750002, Address-2: City Post Office, Bazar, Bhubaneswar, Odisha, Pin- 751001.	Equitable mortgage of residential land and building over there situated at Mouza: Badapur, PS: Gopalpur-112, Tahasil: SRO, Khandi, Dist. Ganjam in the name of Mrs. Epari Swarna (guarantor), wife of Epari Prashant Kumar, At / P.O.: City post office, Big Bazar, Berhampur Sadar, Berhampur City, District: Khandi, Odisha - 760002 situated at revenue Khata No. 467/101, (1) Revenue Plot No. 38/1137 (Sub Plot No. -18), KISSAM - (Gharabari), Area: Ac.0.043 dec, Bounded by: East: Land of Banita Mahra, West: Land of S. Laxmi Patra & S. Kasur, North: Road, South: Land of S.N. Subudhi, (2) Revenue plot no. 38/1138 (Sub plot no. 17), KISSAM - (Gharabari), Area: Ac.0.064 dec, Bounded by: East: Land of Golaka Bihari Sahoo, West: Land of Rabi Narayan Sahoo, North: Bidyadham Gouda, South: Road, (3) Revenue plot no. 38/1135 (Sub plot no. -16), KISSAM - (Gharabari), Area: Ac.0.029 dec, Bounded by: East: Land of Miradov Pandit, West: Shiv Temple, North: Road, South: Land of S.N. Subudhi, (4) Revenue plot no. 38/1134 (Sub plot no. -15), KISSAM - (Gharabari), Area: Ac.0.064 dec, Bounded by: East: Land of Bihari Gouda, West: Land of Miradov Pandit, North: Road, South: Land of S.N. Subudhi, (5) Revenue plot no. 38/1133 (Sub plot no. -14), KISSAM - (Gharabari), Area: Ac.0.047 dec, Bounded by: East: Land of Rabi Narayan Sahoo, West: Land of Shashi Devi pattnaik, North: Trilochan Sahoo, South: Road, (6) Revenue plot no. 38/1132 (Sub plot no. -13), KISSAM - (Gharabari), Area: Ac.0.055 dec, Bounded by: East: Land of Shashi Devi pattnaik, West: Shiv Temple, North: Road, South: Land of S.N. Subudhi, (7) Revenue plot no. 38/1131 (Sub plot no. -12), KISSAM - (Gharabari), Area: Ac.0.063 dec, Bounded by: East: Road, West: Bidyadham Gouda, North: Road, South: Land of Golaka Bihari Sahoo, (8) Revenue plot no. 38/1130 (Sub plot no. -8), KISSAM - (Gharabari), Area: Ac.0.087 dec, Bounded by: East: Land of Trilochan Sahu, West: Shiv Temple, North: Road, South: Land of Sashidov Pattnaik & Banita Nayak, (9) Revenue plot no. 38/1128 (Sub plot no. -10), KISSAM - (Gharabari), Area: Ac.0.089 dec, Bounded by: East: Canal & Susanti Dash, West: Road, North: Land of Sabita Kumari Sahu, South: Road, (10) Revenue plot no. 38/1128 (Sub plot no. -9), KISSAM - (Gharabari), Area: Ac.0.081 dec, Bounded by: East: Land of Bhoja Laxmi, West: University land, North: Sudhina Sahu, South: Road, (11) Revenue plot no. 38/1127 (Sub plot no. -8), KISSAM - (Gharabari), Area: Ac.0.083 dec, Bounded by: East: Road, West: University land, North: Road, South: Land of Sashibhusan Sahu, (12) Revenue plot no. 38/1126 (Sub plot no. -7), KISSAM - (Gharabari), Area: Ac.0.103 dec, Bounded by: East: Canal and Susanti Dash, West: Land of Bhagaban, North: Road, South: Land of Sabita Kumari Kapa, (13) Revenue plot no. 38/1125 (Sub plot no. -6), KISSAM - (Gharabari), Area: Ac.0.041 dec, Bounded by: East: Canal and Susanti Dash, West: Land of Manorama Mohanty, North: Purchasing land & Land of Chandraprava, South: Road, (14) Revenue plot no. 38/1124 (Sub plot no. -5), KISSAM - (Gharabari), Area: Ac.0.163 dec, Bounded by: East: Canal and Manorama Mohanty, West: Road, North: Purchasing land & Land of Chandraprava, South: Road, (15) Revenue plot no. 38/1123 (Sub plot no. -4), KISSAM - (Gharabari), Area: Ac.0.055 dec, Bounded by: East: Land of Land of Sushanti Dash, West: Sandhyarani Mahapatra, North: Road, South: Purchasing land, (16) Revenue plot no. 38/1122 (Sub plot no. -3), KISSAM - (Gharabari), Area: Ac.0.041 dec, Bounded by: East: Canal and Land of Chandraprava Sahu, West: Land of Sandhyarani Mahapatra, North: Road, South: Purchasing land, (17) Revenue plot no. 38/1121 (Sub plot no. -2), KISSAM - (Gharabari), Area: Ac.0.041 dec, Bounded by: East: Canal and Land of Sushanti Dash, West: Land of Gopal Krishna Chaudhury, North: Land of Prafula Chandra Panda, South: Road, (18) Revenue plot no. 38/1120, KISSAM - (Gharabari), Area: Ac.0.082 dec, Bounded by: East: Land of Gopal Krishna Chaudhury, West: Land of Ashok Kumar Panigrahy, North: Land of Prafula Chandra Panda, South: Road, (19) Revenue plot no. 38/1118 (Sub plot no. -19), KISSAM - (Gharabari), Area: Ac.0.124 dec, Bounded by: East: Canal & Land of Sushanti Dash, West: Road, North: Land of Santilata Panda, South: Land of S.N. Subudhi.	20.03.2024 / 25.10.2024 / Rs.4,50,00,705.30 as on 31.08.2026 + interest from 01.09.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	21.09.2026 to 05.00 PM	23.09.2026 to 06.00 PM	Symbolic	Rs.2,08,02,800/- Rs.20,80,280/- Rs.1,00,000/-
2.	BERHAMPUR MAIN BRANCH Borrower/Guarantor: (1) M/s. Finlex Poly Pipe, Prop: Suprabha Bishoyi, (2) Mrs. Suprabha Bishoyi, (3) Mrs. Anupya Behera, W/o. Mr. Rama Hari Behera, (4) Mr. Prasanta Behera, S/o. Mr. Rama Hari Behera, all are address At-Silaram Nagar, Taluka: Aska Road, Ward No-6, Berhampur, Dist- Ganjam, Pin-760002.	Equitable Mortgage of all that place and parcel of immovable property consist of Residential Building situated at Mouza: Bada Bazar, Tehsil: Berhampur, PS: Berhampur, SRO: Berhampur -1, Dist: Ganjam, Pin-760001 over Khata No. 390, Plot No.617 having Area: Ac.0.019 Dec, KISSAM - (Gharabari), belongs to Smt. Anupya Behera, W/o. Ramahari Behera, Bounded By: East - Municipal Lane, West- Road, North- House of Harischandra Gouda, South- House of Radha Mohan Behera.	20.01.2024 / 09.04.2024 / Rs.66,39,347.14 as on 31.08.2026 + interest from 01.09.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	21.09.2026 to 05.00 PM	23.09.2026 to 06.00 PM	Symbolic	Rs.51,62,000/- Rs.5,16,200/- Rs.50,000/-
3.	GUMELI BRANCH Borrower: (1) M/s. Mahima Traders, Prop.: Mr. Hrudananda Sahoo, Office Address: Nuasahi, Bandhabhuln, Beruanbari, Dist: Nayagerh, Odisha- 752082, (2) Mr. Hrudananda Sahoo, Guarantor: Mr. Abhimanyu Sahoo, At: Bandhabhuln, Beruanbari, Dist: Nayagerh, Odisha- 752082.	Equitable Mortgage of Land and Building situated at Mouza: Bahadrapole, PS: Odaggon-46, Tahasil: Nuagaon, Dist: Nayagerh, Pin-752082, Khata No. 869/653, Plot No. 1524/4887, Area: Ac.0.06 dec., KISSAM: Gharabari, In the name of Mr. Abhimanyu Sahoo, S/o. Haribandhu Sahoo, bounded by: East- Sahoo, bounded by: East- Gopabandhu Sahoo, West- Bikreta, North- Bikreta, South- Bandidher Sahoo.	27.12.2021 / 18.11.2023 / Rs.82,92,852.52 as on 31.08.2026 + interest from 01.09.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	21.09.2026 to 05.00 PM	23.09.2026 to 06.00 PM	Physical	Rs.23,22,270/- Rs.2,32,227/- Rs.20,000/-
4.	BARAJA NAGAR BRANCH Borrower: M/s. Pravakar Traders, Prop.: Mr. Narasingha Sabat, S/o: Mr. Narasingha Sabat, Guarantor: Mr. Narasingha Sabat, W/o: Mr. Narasingha Sabat, both are address At: Lanjipalli Main Road, Khata Sati, Berhampur, Dist: Ganjam, Pin - 760008.	Equitable Mortgage of Land and Building over Khata No.240/1696, Plot No.408/1619, situated at Mouza: Khodasingh, SRO & Tahasil: Berhampur, Dist: Ganjam, Area: Ac.0.085 Dec, In the name of Mr. Narasingha Sabat, W/o: Mr. Narasingha Sabat, bounded by: North- Road, South- Govt Land, East- Suprabha Bhuyan & Banchanidhi Gouda, West- Govt Land.	06.02.2026 / 22.05.2026 / Rs.26,89,395.17 as on 31.08.2026 + interest from 01.09.2026 together with further interest thereon at the contractual rate plus costs, charges & expenses Less recovery, if any	09.10.2026 to 05.00 PM	12.10.2026 to 06.00 PM	Symbolic	Rs.1,41,18,000/- Rs.14,11,800/- Rs.1,00,000/-

For detailed terms and conditions of sale, please refer to the link provided in: <https://www.bankofbaroda.com/e-auction.htm> & <https://baankneil.in>
Also, prospective bidders may contact the Authorised Officer on Mob. No.: 7328834142

Also Please Note:
1. 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.
2. 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 change, 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/NOI/certificate in respect of property under sale.

Last Date of Submission of online payment of EMD: 23.09.2026 latest by 5.00 P.M. (For Sl. No. 1 to 3)
Last Date of Submission of online payment of EMD: 12.10.2026 latest by 5.00 P.M. (For Sl. No. 4)

STATUTORY 15 DAYS / 30 DAYS SALE NOTICE TO THE BORROWER/GUARNANTOR/MORTGAGOR FOR SUBSEQUENT SALE UNDER RULE 8(5), 8(6) AND 9(1) AS PER AMENDED SARFAESI ACT 2002

Place: Bhubaneswar, Date: 03.09.2026 Authorised Officer, Bank of Baroda



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