



NOTICE OF SALE
(Sale notice to Borrower/Guarantor/Mortgagor)

Branch: SAHEED NAGAR

Phone No: 9437851084

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

To,

1) M/s Sri Ram Book Depot (Borrower) Plot No -14, Industrial Colony , Unit-III, Kharvel Nagar , Bhubaneswar-751001 Business address-Plot No-A/116, Giridurga Market Complex Near Godabarish Sahitya Sansad , Janpath Unit-III , Kharvel Nagar , Bhubaneswar-751001	4) Shri Dillip Kumar Rath (Mortgagor) S/O- Late Padmanav Rath Plot no-14, Industrial colony, UNIT-III, Kharvel Nagar , Bhubaneswar-751001
2) Shri Dipak Kumar Rath (Borrower- Guarantor-Mortgagor) S/o- Late Padmanav Rath Plot No-14, Industrial Colony, Unit-III, Kharvel Nagar Bhubaneswar-751001	5) Smt. Jyoshnamayee Mohapatra (mortgagor) c/o- Shri Dipak Kumar Rath Plot no-14, Industrial Colony, Unit-III, Kharvel Nagar, Bhubaneswar-751001
3) Smt. Sujata Rath (Borrower -Guarantor) W/o- Shri Dipak Kumar Rath Plot no-14, Industrial Colony Unit-III, Kharvel Nagar , Bhubaneswar-751001	6) Smt . Trupteemayee Mishra (Mortgagor) c/o- Shri Dipak Kumar Rath . Plot no-14, Industrial Colony, Unit-III, Kharvel Nagar , Bhubaneswar-751001

Sub:A/c- M/s SRI RAM BOOK DEPOT OCC-50179198969 FITL-7117260616 GECLS - 1.00 -7162269183

M/s Sri Ram Book Depot availed the above mentioned facilities from Indian Bank, Saheed Nagar Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Sri Ram Book Depot** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 11.05.2026 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon

1. M/s Sri Ram Book Depot (Borrower)
Plot No -14, Industrial Colony , Unit-III, Kharvel Nagar , Bhubaneswar-751001
Business address-Plot No-A/116, Giridurga Market Complex Near Godabarish Sahitya
Sansad , Janpath Unit-III , Kharvel Nagar , Bhubaneswar-751001
2. Shri Dipak Kumar Rath (Borrower-Guarantor-Mortgagor) S/o- Late Padmanav Rath
Plot No-14, Industrial Colony, Unit-III, Kharvel Nagar Bhubaneswar-751001





3. Smt. Sujata Rath (Borrower -Guarantor) W/o-Shri Dipak Kumar Rath Plot no-14, Industrial Colony Unit-III, Kharvel Nagar , Bhubaneswar-751001
4. Shri Dillip Kumar Rath (Mortgagor) S/O- Late Padmanav Rath Plot no-14, Industrial colony, UNIT-III, Kharvel Nagar, Bhubaneswar-751001
5. Smt. Jyoshnamayee Mohapatra (mortgagor) c/o-Shri Dipak Kumar Rath Plot no-14, Industrial Colony, Unit-III, Kharvelnagar, Bhubaneswar-751001
6. Smt Trupteemayee Mishra (Mortgagor) c/o- Shri Dipak Kumar Rath. Plot no-14, Industrial Colony, Unit-III, Kharvelnagar, Bhubaneswar-751001

liable to the Bank to pay the amount due to the tune of **Rs 2,23,36,192/- (Rupees Two Crore Twenty Three Lakhs Thirty Six Thousand One Hundred Ninety Two only)** as on **11.05.2026** with further interest, costs, other charges and expenses thereon. All of you have failed to make payment despite Demand Notice dated **11.05.2026**

As **the borrower** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **30.07.2026** (symbolic possession) after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends 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 Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization 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.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, **30 days notice** for first time sale is required to be given and hence we are issuing the notice.

The amount due is of Rs **2, 23, 36,192/- (Rupees Two Crore Twenty Three Lakhs Thirty Six Thousand One Hundred Ninety Two only)** as on **11.05.2026** with further interest, costs, other charges and expenses thereon.

Please take note that this is notice of **30*** days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after **30 ***days.

The date of sale is fixed as 07.10.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **30.09.2026** to **06.10.2026** between **10.00 am to 4.00 pm**.

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





The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/Purchasers have to transfer the EMD amount in their e-Wallet by **06.10.2026** i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) **for depositing in bidders 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 Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/ cancel the sale without assigning any reason there for.

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 confirmation of sale 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 Account No. and A/c. Name	Branch name and IFS Code
6997021921, Authorized Officer, Indian Bank	Bapuji Nagar, IFSC : IDIB000B803

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.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, 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.

***This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non-suit filed account)





****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (This portion may be retained if it is a suit filed account)

SCHEDULE

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

Date & Time for e-auction: Dt: 07.10.2026 (Wednesday)

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
1.Land & Building over Plot no-99/550/740, Khata No-64/551 measuring an area Ac 0.024 Dec and 99/550/767 , Kahta No-64/578 measuring an area Ac 0.027 Dec (Total -0.051dec approx 2222 sqft) Mouza- Mahabhoi Sasan , Ps- Bhubaneswar Dist-Khurda Owner -Shri Dipak Kumar Rath Boundary: North-Sub plot no-18 & 25 South-Road East-sub Plot No-22, 25 West-Sub plot no-26	Rs.1,36,45,000	Rs 13,64,500	Dt: 07.10.2026 from 10:00 AM to 04:00 PM Property ID: IDIBSRIRAMBOOK1	Not known any
2. Land Property over Plot No-573/1117, khata No-259/41, Mouza-Jagasara, Tahsil /SRO/PS-Jatani , Dist-Khurda ,measuring an area AC -0.090 dec (3290 sqft) owners, Shri Dipak Kumar Rath , Shri Dilip Kumar Rath , Smt Jyotshnamayee Mohapatra , Smt Trupteemayee Mishra Boundary: North-sub plot no-R South-Road East-Road West-Sub plot no S	Rs 30,00,000	Rs 3,00,000	IDIBSRIRAMBOOK2	



Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.ebkay@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkay@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit:<https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220

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

Place: Bhubaneswar
Date: 28.08.2026

AUTHORISED OFFICER
For INDIAN BANK
प्रबंधन अधिकारी
Authorised Officer

