पंजाब नैशनल बैंक | punjab national bank (Together for the better)

E-AUCTION SALE NOTICE

CIRCLE OFFICE : SAMD, BHUBANESWAR

A/32, 2ND FLOOR, UNIT-III, KHARVEL NAGAR, BHUBANESWAR - 751001,
EMAIL ID: cobbsrsamd@pnb.bank.in, CONTACT THE NODAL OFFICER, CONTACT NUMBER - 8880889990

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) & 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the **Authorised Officer** of the Bank/Secured Creditor, will be sold on **"AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS"** basis on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	Name of the Branch / Name & Addresses of the Borrowers / Guarantors in the Account	Description of Immovable Property Mortgaged / Owner's Name (mortgagors of Property(ies)/Property ID	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / B) Outstanding Amount as on 31.10.2026 / C) Possession Date u/s 13(4) of SARFAESI ACT 2002 / D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price / B) EMD / C) Bid Increase Amount	Date & Time of E-Auction	Details of Encumbrances Known to the Secured Creditors
1.	**HOD BRANCH (150420), BHUBANESWAR /** **Borrower: M/s. Mahavir Traders, Prop.: Sh. Bishnu Pal,** Plot No.: 484/1989, Aiginia, Khandagiri, Bhubaneswar-751019, **1. Shri Bishnu Pal,** S/o.: Babaji Swain, Plot No.: 241, Lane-11, Jagannath Vihar, Baramunda, Bhubaneswar - 751003	All that part and parcel of immovable property situated at Mouza: Sankarpur, PS: Khandagiri, Tahasil: Bhubaneswar, Dist.: Khordha, bearing Old Khata No.: 365/282, Old Plot No.: 466, New Khata No.: 365/504, New Plot No.: 466/2025, Area: Ac. 0.053 Dec., and Old Khata No.: 244, Old Plot No.: 476, New Khata No.: 365/504, New Plot No.: 476/2026, Area: Ac. 0.016.5 Dec, Sub Plot No.: 29, **Total Two Plots, One Khata, Area: Ac.0.069.5 Dec.** [Hal Settlement Plot No.: 2623(P) & 2633(P)]. Bounded by East: Sub Plot No.: 26 & 86, West: Revenue Plot No.: 461 (Revenue Plot No.: 2634 & Govt. Land, North: Sub Plot No.: 89 & 90 (Plot No.: 2633/3989 of D.S. Ramamurthi & Others, South: Sub Plot No.: 30 & Road (Plot No.: 2623/10233 of Smt. Smita Lenka & 20" Road.	**A) 22.10.2021** / **B)₹36,85,859/-** + unapplied interest & expenses thereon / **C) 17.01.2022** / **D) Symbolic**	**₹79,10,000/-** / **₹7,91,000/-** / **₹1,00,000/-**	**14.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
2.	**MARKET BUILDING (024220), BHUBANESWAR /** **Borrower: M/s. Neesha Enterprisers, Prop.: Sh. Sanjib Kumar Harichandan,** S/o.: Mahendra Harichandan, Plot No.: 894, Dolamandap Sahi, Jharpada, Bhubaneswar, Dist.: Khurda, Odisha, PIN - 751006.	All that part and parcel of the Immovable property i.e. residential house situated at Dist.: Khordha, Mouza: Bhubaneswar Sahar Unit No.: 33, Jharpada, Tahasil: Bhubaneswar, PS.: New Capital, PS. No.: 77, Khata No.: 616, Plot No.: 894, Area: Ac.0.161 Dec. (7013 sqft), Status: Sthitiban, Kissam: Homestead, standing in the name of **Sh. Sanjib Kumar Harichandan,** S/o: Mahindra harichandan**/ Property ID: PUNB002422002**	**A) 10.08.2021** / **B) ₹23,25,777/-** + unapplied interest & expenses thereon / **C) 16.11.2021** / **D) Symbolic**	**₹2,41,00,000/-** / **₹24,10,000/-** / **₹1,00,000/-**	**14.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
3.	**JATANI (221000) /** **Borrower: M/s. Greenpep Enterprises, Prop.: Sri Ajit Kumar Tripathy,** A/3C, Siddhi Vihar, Bhubaneswar - 751030	Equitable Mortgage of Land and Building situated at Mouza: Haripur, Tahasil/Thana: Jatani, Dist.: Khordha, Khata No.: 297/424, Plot No.: 51/824, Area: Ac. 0.051 Dec., Sub Plot No.: 8, Kissam: Gharabari, recorded in the Name of **Sri Ajit Kumar Tripathy,** S/o: Kali Charan Tripathy	**A) 19.12.2025** / **B)₹8,29,407/-** + unapplied interest & expenses thereon / **C) 05.03.2026** / **D) Symbolic**	**₹16,15,000/-** / **₹1,61,500/-** / **₹50,000/-**	**14.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
4.	**MARKET CHHAKA PURI (024120) /** **Borrowers: 1) Sri Sukanta Kumar Jena,** S/o: Bharat Jena, **2) Smt. Uma Jena,** W/o.: Bharat Jena, Both are At: Dumukipur, P.S.: Pipili, Dist.: Puri- 752002	All that Piece and Parcel of Immovable Property situated at Dist.: Puri, P.S.: Pipili, P.S.: No 207, Tahasil: Pipili (338), Mouza: Dumukipur, Khata No.: 125/56, Plot No.: 49/314, Area: Ac.0.120 dec., Status: Sthitiban, Kissam: Gharabari, standing in the name of **Smt. Uma Jena,** W/o.: Bharat Jena, Bounded by East: Kamala Mohapatra, West: Banamali Pradhan, North: Sagar Pradhan, South: Road **/ Property ID: PUNB002412021**	**A) 26.07.2021** / **B) ₹24,41,244/-** + unapplied interest & expenses thereon / **C) 15.02.2022** / **D) Symbolic**	**₹26,00,000/-** / **₹2,60,000/-** / **₹50,000/-**	**14.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
5.	**MARKET CHHAKA PURI (024120)/** **Borrower: Mr. Pabitra Panda,** S/o.: Mr. Prafulla Kumar Panda, At/ PO.: Gopa, PS.: Brahmagiri, Dist.: Puri - 752013	EM of IP situated at Khata No.: 90, Plot No.: 257, Area: Ac. 0.110 Dec., Mouza: Alarpur, Tahasil/SRO: Brahmagiri, P.S.: Brahmagiri (Thana No.: 175), Dist.: Puri, Sthitiban, Kissam: Homestead, in the name of **Mr. Pabitra Panda,** S/o.: Mr. Prafulla Kumar Panda as per Deed No.: 11491501232, Bounded by North: Road, South: Road, East: Rabi Narayan Panda, West: Basu Panda **/ Property ID: PUNB0024120003**	**A) 26.07.2021** / **B) ₹23,53,475/-** + unapplied interest & expenses thereon / **C) 03.12.2021** / **D) Symbolic**	**₹35,72,000/-** / **₹3,57,200/-** / **₹50,000/-**	**14.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
6.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Mr. Manoj Kumar Swain,** Mrs. Jyoshnamayee Swain, At: Ballhar Chhaka, PO: Chainpal Colony, Via: Talcher, PS: Chainpal, Dist: Anugul	Immovable Property of Two BHK Flat No.: 2/B7-11, Block No.: B7, 2nd Floor, Area: 955 sqft., Hi-Tech Heaven Apartment over undivided impartible share on revenue Plot No.: 265, Mouza: Matiapada-2, PS: Pipili, Dist: Puri.	**A) 16.01.2017** / **B) ₹28,58,427/-** + unapplied interest & expenses thereon / **C) 17.03.2026** / **D) Symbolic**	**₹23,88,000/-** / **₹2,38,800/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
7.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Mr. Surya Narayan Patra,** S/o: Binayak Patra, Plot No.: 94/A, Chandaka Industrial Estate, Opp. KIIT Campus, Patia, Bhubaneswar - 751024	Immovable Property of Three BHK Flat No.: 6/A5-01, Block No.: A5, 6th Floor, Area: 1260 sqft., Hi-Tech Heaven Apartment over undivided impartible share on revenue Plot No.: 265, Mouza: Matiapada-2, PS.: Pipili, Dist: Puri.	**A) 12.01.2017** / **B) ₹38,53,611/-** + unapplied interest & expenses thereon / **C) 17.03.2026** / **D) Symbolic**	**₹31,50,000/-** / **₹3,15,000/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
8.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Mr. Debabrata Das,** S/o: Radhakanta Das, Smt. Pramila Das, Sation Road, Kesinga, Bhawanipatna, (Kalahandi), Odisha-766012	Immovable Property of Two BHK Flat No.: 1/B1-03, Block No.: B1, 3rd Floor, Area: 955 sqft., Hi-Tech Heaven Apartment over undivided impartible share on revenue Plot No.: 265, Mouza: Matiapada-2, PS.: Pipili, Dist: Puri.	**A) 02.05.2026** / **B) ₹6,25,652/-** + unapplied interest & expenses thereon / **C) 06.08.2026** / **D) Symbolic**	**₹23,88,000/-** / **₹2,38,800/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
9.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: D. Rao Batani, Mr. Duryodhan Rao Battini,** S/o.: Sri Ramulu Battiini, At: Pedhavanka, PO: Akkupali, Palasa, Dist: Srikakulam, Andhra Pradesh - 532219	Immovable Property of One BHK Flat: 6/C1-11, Block: C-1, 6th Floor, Area: 465 sqft., Hi-Tech Heaven Apartment over undivided impartible share on revenue Plot No: 265, Mouza: Matiapada-2, PS.: Pipili, Dist: Puri.	**A) 13.05.2016** / **B) ₹9,09,785/-** + unapplied interest & expenses thereon / **C) 17.03.2026** / **D) Symbolic**	**₹11,63,000/-** / **₹1,16,300/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
10.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Mr. Santosh Kumar Patra,** S/o: Bhaskar Patra, At: M. M. C. Hospital Road, PO: G.Udaygiri, Dist: Kandhamal - 762100	Immovable Property of Flat No.: S/D3-06, Block No.: B7, Stilt Floor, Single Bedroom, Area: 435 Sqft. SBA, Kalyani Plaza Annex Apartment over undivided impartible share on revenue Khata No.: 377/41, Plot No.: 642, 643, 646, Mouza: Kuha, Tahasil: Jatni, PS: Airfield, Dist.: Khordha.	**A) 26.04.2016** / **B) ₹3,87,750/-** + unapplied interest & expenses thereon / **C) 19.03.2026** / **D) Symbolic**	**₹8,76,000/-** / **₹87,600/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
11.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Mr. Satyabrata Jena,** S/o.: Artatrana Jena, House No.: 681/2/3, Tulasipur, Budhichandi Lane, PS: Bidanashi, Cuttack - 753008	Immovable Property of Flat No.: 1/B4-07, Block No.: B-4, 1st Floor, Double Bedroom, SB Area: 970 Sqft., Hi-Tech Plaza Annex Apartment over undivided impartible share on revenue Plot No.: 295 & 298, Mouza: Kantilo, Tahasil: Jatni, PS: Airfield, Dist: Khordha.	**A) 31.12.2017** / **B) ₹19,27,444/-** + unapplied interest & expenses thereon / **C) 19.03.2026** / **D) Symbolic**	**₹27,16,000/-** / **₹2,71,600/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
12.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Mr. Mir Jamiruddin,** S/o: Mir Niamat, At: Sasanbad, PO/ PS: Jaleswar, Dist: Baleswar	Immovable Property of Flat No.: 1/B4-10, Block No.: B-4, 1st Floor, Double Bedroom, Area: 970 Sqft.SBA, Hi-Tech Plaza Annex Apartment over undivided impartible share on revenue Plot No.: 295 & 298, Mouza: Kantilo, Tahasil: Jatni, PS.: Airfield, Dist: Khordha.	**A) 13.05.2016** / **B) ₹17,66,858/-** + unapplied interest & expenses thereon / **C) 19.03.2026** / **D) Symbolic**	**₹27,16,000/-** / **₹2,71,600/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**
13.	**LEWIS ROAD, BHUBANESWAR / (676300)/** **Borrower: Smt. Sudhansu Bala Behera,** W/o: Prasanna Kumar Behera, Qr. No.: G/12, Kalpana Square, Fire Station Campus, Bhubaneswar - 751014	Flat No.: 2/A2-05, Block-A2, Second Floor, Hitech Plaza Annex Appartment, Three Bedroom, Area: 1240 Sqft. SBA over undivided impartible share on revenue Plot No.: 295 & 298, Mouza: Kantilo, Tahasil: Jatni, PS.: Airfield, Dist.: Khordha	**A) 19.03.2016** / **B) ₹17,40,712/-** + unapplied interest & expenses thereon / **C) 06.08.2026** / **D) Symbolic**	**₹34,72,000/-** / **₹3,47,200/-** / **₹50,000/-**	**28.12.2026 at 12.00 Noon to 4.00 P.M.**	**Nil as per our Record**

DATE & TIME OF INSPECTION OF THE SECURED ASSETS:
UPTO ONE DAY BEFORE DATE OF E-AUCTION WITH PRIOR INTIMATION TO AUTHORISED OFFICER

DETAILS OF ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

TERMS AND CONDITIONS OF E-AUCTION SALE :

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal https://baanknet.com
2. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number.The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challanmode and will be credited in bidders e Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/sPSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: https://baanknet.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpageportal.

(1) https://baanknet.com
(2) www.pnbindia.in

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditionsofe-auction,HelpManualonoperational part of e-Auctionrelatedtothise-Auctionfrome-auction portal (https://baanknet.com).
7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be ofincrement amount mentioned. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service ProviderM/s PSB Alliance Pvt. Ltd. Details of which are available on the ebkray portal.
11. 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).
12. The secured asset will not be sold below the reserve price.Bidding should start from more than reserve price.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than 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 issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at Bhubaneswar or through NEFT/RTGS. 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.
14. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/ discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. Applicable GST extra.
23. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
24. It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in.

STATUTORY SALE NOTICE UNDER RULE 8(6)& Rule 9(1) OF THE SARFAESI ACT, 2002

Place: Bhubaneswar, Date: 23.11.2026 **Sd/- Authorised Officer, Punjab National Bank (Secured Creditor)**