



ORIENTAL BANK OF COMMERCE

(Govt. of India Undertaking)

Resolution, Recovery & Law Cluster : Telangana State Corporation Building,

Himayathnagar,(Urdu Gali) Hyderabad-500029.

Phones: 040-23238182; Email: rrl_7635@obc.co.in

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 04.12.2018 UPTO 04:00 PM

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **(No.54 of 2002)**

Whereas, the Authorized Officer of Oriental Bank of Commerce had taken possession of the following properties pursuant to the notice issued under **Sec 13(2)** of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on **"AS IS WHERE IS BASIS** and **AS IS WHAT IS BASIS"** for realization of Bank's dues plus interest as detailed here under and whereas consequent upon to repay the dues, the undersigned in exercise of power conferred under **Section 13(4)** of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website <https://obc.auctiontiger.net>).

Date and Time of Auction:06.12.2018 at 11.00 a.m. to 01.00 p.m.; (with auto extension clause in case of bid in last 5 minutes before closing)

DESCRIPTION OF IMMOVABLE PROPERTIES

S. N O	Name of the Branch & Account	Details of property & Name of the owner of the property	Outstanding Amount	Demand Notice Date	EMD SUBMISSION ACCOUNT DETAILS & IFSC	Reserve Price	Date of Inspection	Date/ Time of e- Auction
						EMD		
						Bid Increase Amt		
1	Ameerpet Branch (0706) <u>M/S Scorpio Iron Limited</u> A/c No. <u>07065011000299 / 07069011000273</u>	Equitable Mortgage of Office premises No. 701, situated on the 7 th Floor of the building known as "Dempo Trade Center" Panaji Goa admeasuring 96.18 Sq Mtrs standing in the name of Scorpio Iron Ltd. North : By plot No. 10 of same sub div. South : By plot No. 10 of same sub	Rs. 16,89,13,832.13 + Interest thereon From 01.08.2013	10.08.2013	A/c No. 07061171000056 IFSC Code ORBC0100706	Rs. 90,10,000.00 Rs. 9,01,000.00/ Rs.50,000/-	29-11-2018 Between 11 a.m. to 1 p.m.	06.12.2018 11.00 A.M. To 1.00 P.M.



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	<p>Property is in Physical Possession of the Bank</p>	<p>div. East : By paddy fields West : By 30 mtrs Wide Road</p>						
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Terms & Conditions of Online Tender/Auction

1. The auction sale will be "online e-auction" bidding through website <https://obc.auctiontiger.net> on **06.12.2018** between 11.00 a.m to 01.00 p.m. (IST) with unlimited Extensions of 5 minutes each
2. Bidders are advised to go through the website <https://obc.auctiontiger.net> (E-auction Agency website and Bank's website address) for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
3. The EMD shall be payable through NEFT/RTGS on account mentioned in publication
4. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents as given below, on/ before. **04.12.2018 upto 16.00 hrs** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. The intending purchaser/bidder is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz.
 - i) Copy of the NEFT/RTGS Challan;
 - ii) Copy of PAN Card;
 - iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.
 - iv) Copy of proof of address; without which the bid is liable to be rejected.
5. Last Date for the submission of online bids – 04.12.2018 by 04.00 P.M

Prospective bidders may avail online training on e-auction from contact **M/s. e-Procurement Technologies Limited. (Auctiontiger)** H.No: 3-6-259,flat No: 301, 3rd floor, span chambers,Telugu academy Road,Himayath nagar,Hyderabad-500029 **Mr. Parthiv Trivedi : 079-41072407 / 405 & Mr. Bhaskar**



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Dubbaka: 08341410158 and on Email ids: telangana@auctiontiger.net & support@auctiontiger.net

and **for property related queries contact Shri. C.V Rao, Chief Manager-** Ph:040-23238182; & For further details, contact the Authorized Officer, Oriental Bank Of Commerce Bank, email : rrl_7635@obc.co.in;

1. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
2. **Neither the Authorised Officer/ Bank nor M/s. E-Procurement Technologies(Auction Tiger) shall be liable for any** Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
3. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
4. **The interested bidders are informed that the Bank shall not pay any interest, cost, damages, compensation etc on any amount deposited by the bidders, if any, in the event of any court / tribunal / forum grant stay of the auction proceedings. The bank shall also not be liable in any manner in handing over the vacant possession of the property which may be caused due to any delay in handing over the vacant possession which may be caused due to stay/any other restrained order of any court / tribunal / forum.**
5. . If the dues of the Bank together with all costs, charges and expenses as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantors, at any time on or before the date fixed for sale, the sale of asset may be postponed/cancelled.
6. The interested bidders who have submitted their EMD not below the Reserve Price through online mode before **04:00 P.M. on 04.12.2018** shall be eligible for participating the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (**subject to maximum of unlimited extensions of 5 minutes each**). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/ Secured Creditor



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7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately on acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
8. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
9. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s E-Procurement Technologies(Auction Tiger) website <https://obc.auctiontiger.net> and taking part in the e-Auction.
11. All statutory dues payable and any other dues on the property(s), expenses relating to Stamp duty, Registration Charges, Conveyance, Lawyer's Fees etc. will be borne by the auction purchaser.
12. As per Income Tax Rules TDS @ 1% of auction price is payable by the successful auction purchaser if the purchase price is more than Rs. 50.00 lacs.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

1. The Notice is also to the Borrower(s) Guarantor(s) of the said loan about holding of e-auction sale on the above mentioned date if the dues are not repaid in full before the date of e-auction.
2. **Considering the Bank's right to go for the Private Treaty, Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction**

Place: Hyderabad
Date: 17.11.2018.

Authorized Officer,
Oriental Bank of Commerce