

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

PUBLIC AUCTION NOTICE (E-AUCTION)

NOTICE OF SALE to the PUBLIC in GENERAL and PARTICULARLY to the BORROWER cum MORTGAGOR: Mr. Nuthalapati Trijan, Flat No. 1/1, Ground Floor, Nuthalapati Towers, D. No. 59/1, Chinakakani Panchayat, Mangalagiri Mandal, Guntur District.

In terms of Rule 8 (5) & (6) of The Security Interest (Enforcement) Rules, 2002 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT)

Whereas the Authorized Officer of Oriental Bank of Commerce had taken possession of the property on 10.10.2018 for recovery of the secured debt of Oriental Bank of Commerce, Branch Office: M.G. Road, Labbipet, Vijayawada, , amounting to Rs. 13,57,854/- (Rupees Thirteen lakhs fifty seven thousand eight hundred and fifty four only) pursuant to the Demand notice dated: 06.08.2018 issued to the above mentioned Borrower / Mortgagor and Guarantor and whereas the total amount recoverable from the above Borrower / Mortgagor and Guarantor as on 30.10.2018 is Rs. 14,02,655/- (Rupees Fourteen lakhs two thousand six hundred and sixty five only) + interest from 01.11.2018 and charges till the date of payment besides publication expenses of this sale notice and other consequential and incidental legal expenses thereto, the immovable property mentioned in SCHEDULE hereunder will be sold in public auction , ON AS IS WHEREIS BASIS and AS IS WHAT IS BASIS.

SCHEDULE PROPERTY (immovable property)

Schedule A:

Undivided unspecified share of 36 Sq. Yards out of 360.83 Sq. Yards in Plot No.5 & 10 situated in Chinakakani Panchayat D. No. 59/1, Near Door No.5-100, Mangalagiri Mandal, Guntur District bounded by:

East : Plot No.4 belongs to Sajja Pravin and Plot No.10 (Part)
South : 33 feet wide Road
West : Plot No.9 and Plot No.6
North : 33 feet wide Road

Schedule B:

Flat No. 1/1, Ground Floor, Nuthalapati Towers, having 776 Sq. feet plinth area, 94 Sq. feet common area and 100 Sq. feet car parking on the above mentioned Schedule A Property. Flat bounded by:

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

East : Corridor
South : Staircase and Lift
West : Open to Sky
North : Open to Sky

Date and Time of E Auction	On 17/01/2019 between 10.30 A.M to 11.30 A.M. with unlimited extension of 5 minutes each
Reserve Price for Immovable Property	Rs.18,00,000/-
EMD Remitted by NEFT/RTGS	M/s E Auction Account Mr. Nuthalapti Trijan, A/c No. 10831181000025, IFSC Code: ORBC0101083, Oriental Bank of Commerce, M.G. Road, Labbipet, Vijayawada.
Earnest Money Deposit	Rs.1,80,000/-
Last date for Submission of Bids	16/01/2019 by 5.00 P.M.
Minimum Bid Increment Amount	Rs.50,000/-
Date and Time of inspection of property for intending buyers	16/01/2019 from 10.00 A.M. to 4.00 P.M.

TERMS AND CONDITIONS OF SALE

- (1) The PUBLIC AUCTION of SCHEDULE PROPERTY mentioned hereinabove will be conducted on 17.01.2019 from 10.30 A.M. to 11.30 A.M. onwards with unlimited extension of 5 minutes by way of E- AUCTION and is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" for recovery of secured debt which is mentioned hereinabove. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the area of property, encumbrances, title of property/ ies & to inspect & satisfy themselves.
- (2) The secured debt for recovery of which Public Auction (E-AUCTION) is being conducted is as mentioned hereinabove.
- (3) The property shall not be sold below the Reserve Price of Rs. 18,00,000/- (Rupees Eighteen lakhs) The intending bidders / purchaser shall pay Earnest Money Deposit (EMD) of Rs. 1,80,000/- (Rupees One lakh eighty thousand only) in A/C No: 10831181000025; IFSC CODE: ORBC0101083 B/o M.G.Road, Labbipet, Vijayawada, , on or before 27.11.2018 upto 4.00 p.m.
- (4) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from Website: <https://obc.auctiontiger.net> Phone : 8008617666; Email-ravi@auctiontiger.net. The interested bidders may avail online training on e-auction from M/s. Auction tiger.net.
- (5) The successful bidder shall be required to pay 25% (inclusive of the EMD already deposited) of the his/ her/ their accepted final bid amount (i.e., the auction-sale

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

price) IMMEDIATELY and the balance 75% of the accepted final bid amount/ sale price within 15 days thereafter.

For complete terms and conditions of sale please refer to bank's website www.obcindia.co.in and www.auctiontiger.in from 11/12/2018 date onwards.

Place: Vijayawada

Date: 11/12/2018

AUTHORISED OFFICER

ORIENTAL BANK OF COMMERCE

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

TERMS AND CONDITIONS OF PUBLIC AUCTION (e-AUCTION) (for uploading on OBC WEBSITE and E-AUCTION PORTAL) read with public auction notice published in Eenadu(Telugu) & The New Indian Express (English) news papers: NPA A/C:Mr.Nuthalapati Trijan of Branch Office: M.G. Road, Labbipet, Vijayawada.

- 1) **SALE ON AS IS WHERE IS AND WHAT IS BASIS:** The Sale of the property / asset will be on “AS IS, WHERE IS AND WHAT IS BASIS”. The Full description of the property is as per Sale Deed Dated: 05/12/2012 registered within SRO office Mangalagiri. The intending bidders / purchasers may inspect the schedule property on 16/01/2019 between 10.00.A.M. to 4.00.P.M. at their own expenses. For any further clarification, the intending bidders / purchaser may contact Secured Creditor namely Oriental Bank of Commerce, Branch Office: RRL-Vijayawada. RRL- Head Phone: **7303782062** on all working days of the Bank between 10.00 am to 03.30 p.m.
- 2) **POSSESSION OF THE PROPERTY:** Only symbolic possession of the property has been taken by Authorized Officer on 10/10/2018 and necessary legal action has been initiated to take Physical Possession of the property through court of Law. Physical possession of the property shall be handed over to the successful bidder as and when the Authorized Officer get the Physical possession of the property on the basis of Court orders under section 14 of SARFAESI ACT and till such time the Successful bidder shall not insist for refund of EMD or shall insist for immediate handover of physical possession of the property.
- 3) **DATE & TIME OF PUBLIC AUCTION THROUGH E-AUCTION:** The Public auction will be “online through e-auction” portal: www.auctiontiger.in and the same will be conducted on 17/01/2019 from 10.30 A.M. onwards by way of E-AUCTION. The interested bidders who have submitted their bids not below the reserve price through online mode, shall be eligible to participate in the e-auction to be held as per above mentioned date & time , with extension of 5(five) minutes each, at the discretion of authorized officer.
- 4) **REGISTRATION WITH PORTAL:** The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from M/s. e-Procurement Technologies Ltd Phone : 8008617666 Web : <https://obc.auctiontiger.net> Email-ravi@auctiontiger.net. The interested bidders may avail online training on e-auction from M/s. e-Procurement Technologies Limited (Auction Tiger).It should be noted that M/s. e-Procurement Technologies Limited (Auction Tiger) is only an external agency assisting the AUTHORISED OFFICER for conducting the smooth and foolproof PUBLIC E-AUCTION on behalf of AUTHORISED OFFICER. It has no right/authority to enter into any type of negotiations for settlement of the borrower account with the intending buyers or with the borrower on behalf of Bank. It cannot cancel the sale on its own without authorization of the AUTHORISED OFFICER in writing.
- 5) **SUBMISSION OF PROOF OF EMD PAYMENT, ID OF BIDDER:** After Registration by the bidders in the web-site, the intending purchaser/ bidder is

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

- required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) viz. 1. Copy of the NEFT/RTGS challan 2. Copy of PAN card 3. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc. 4. Copy of proof of address, without which the bid may be rejected.
- 6) **RESERVE PRICE OF PROPERTY & PAYMENT OF EARNEST MONEY DEPOSIT (EMD):** The property shall not be sold below the Reserve Price of Rs.18,00,000/- (Rupees Eighteen lakhs only) . The intending bidders / purchaser shall pay Earnest Money Deposit (EMD) of Rs.1,80,000/- (Rupees One lakhs eighty thousand only) in A/C No: 10831181000025 IFSC CODE: ORBC0101083 on or before 16/01/2019 upto 3.00 p.m.
 - 7) **ELIGIBILITY FOR PARTICIPATING IN THE AUCTION:** Only those bidders holding valid user Id & password and confirmed payment of EMD through NEFT/RTGS as mentioned in Clause 3, 4 hereinabove shall be eligible to participate in public auction i.e E-AUCTION. The interested bidders who have submitted their bids, not below the reserve price through online mode, shall be eligible to participate in the Public Auction (e-auction) to be held as per above mentioned date & time , with extension of 5(five) minutes each, at the discretion of authorized officer.
 - 8) **INCREASE OF BID AMOUNT:** During the Public Auction i.e. E-AUCTION, the intending bidders shall increase their bid amount by minimum amount of Rs 50,000/- (Rupees Fifty thousand only).
 - 9) **POWER OF AUTHORISED OFFICER TO ACCEPT OR REJECT THE BIDS and HIS DECISION SHALL BE FINAL:** The Authorized Officer shall have the power to accept or reject the bids, shall not be bound to accept the highest offer, may reject all bids if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever. He may also add or delete any terms/ conditions during the auction process and also allow inter-se bidding among the bidders. In case all the tenders are rejected, authorized officer can negotiate with any of the tenderers or other parties for sale of the properties by private treaty. Authorized Officer's decision in the conduct of auction shall be final and binding on all the bidders.
 - 10) **SUCCESSFUL BIDDER TO PAY SALE CONSIDERATION:** The bidder declared as successful shall be required to pay 25% (inclusive of the EMD already deposited) of the his/ her/ their accepted final bid amount (i.e., the auction-sale price) latest IMMEDIATELY and the balance 75% of the accepted final bid amount/ sale price within 15 days thereafter. The successful bidder shall have to deposit 25% of the bid/sale amount through NEFT/RTGS in the above mentioned accounts immediately and the earnest money shall be adjusted towards 25% of the bid/sale amount. In case of default in payment of the 25% of

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

the bid amount within the prescribed period, the EMD already deposited will be forfeited and the secured assets will be resold.

- 11) **DEFAULT OF PAYMENT OF SALE CONSIDERATION:** If the successful bidder defaults in effecting payment or fails to adhere to the terms of auction/ sale in any manner, the amount already deposited by him/ her/ them including the EMD amount shall be forfeited and he/ she/ they shall not have any claim on such forfeited amount.
- 12) **ALL EXPENSES SHALL BE BORNE BY SUCCESSFUL BIDDER:** All other past/ present/ future charges/ expenses, even if any are pending for any past period till/ up to the date of auction/ making of full & final payment by the buyer (under the above auction), including stamp duty, registration fee, arrears of Tax, electricity, periodical maintenance charges/ bills of the premises coop. society on account of the subject property, whatsoever, shall be borne by the purchaser only.
- 13) **SALE CERTIFICATE WILL BE ISSUED SUBJECT TO THE OUTCOME OF LITIGATION:** At the time of issuance of Sale notice, Authorized Officer has not received any interim orders of stay of sale or like nature from any court of law. However In case the SCHEDULE PROPERTY auctioned is put to any litigation by any party subsequently; the issuance of letter of sale confirmation/ sale certificate / Registration of property in favour of the successful bidder shall be subject to the decision/ judgment of the competent court/ DRT. However if there are no litigations, then the sale certificate shall be issued only after the payment of 100% of the sale price as per the successful/ approved bid is deposited in the bank within the time period stipulated in that regard hereinabove. On issuance of the sale certificate by the Bank, the sale shall be completed for all purposes and no claim or request shall be entertained by the Bank. The sale certificate shall be issued in the same name in which the tender form is submitted.
- 14) **NO INTEREST ON EMD / SALE CONSIDERATION:** No interest shall be payable by the Bank to any bidder including the successful bidder, in case the amount deposited by him/ her/ them towards the Public Auction (E-Auction) is refunded by the Bank due to any reason whatsoever.
- 15) **SUBMISSION OF PROOF OF ID, ADDRESS etc:** The interested bidders shall submit their bid along with proof of having deposited the EMD by accessing the aforesaid website through the login ID and password acquired through the portal. The EMD shall be payable through NEFT/RTGS on respective last dates as mentioned above against each property to the account number mentioned against each property. The bidders other than individuals shall also upload proper mandate for e-bidding.

ओरियंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in



Oriental Bank of Commerce

(A Govt. of India Undertaking)

RRL Cluster, Vijayawada
27-33-40, 1st Floor, Gudavallivari Street
Besant Road Cross, Governorpet
Vijayawada - 520002
Tel: 0866-2571631, VOIP:997678
E-Mail : rrl_7678@obc.co.in

- 16) **REFUND OF EMD TO UNSUCCESSFUL BIDDERS:** The EMD will be refunded to the unsuccessful bidders within 10 days from the date of auction and the bidders will not be entitled to claim any interest, costs, expenses and any other charges whatsoever.
- 17) **CANCELLATION OF SALE ON PAYMENT BY BORROWER/ MORTGAGOR/ GUARANTOR:** If the dues of the bank together with all costs, charges and expenses incurred by the Bank or part thereof as may be acceptable to the banks are tendered by/on behalf of the borrowers or guarantor/s, at any time before the date fixed for sale, the sale of assets may be cancelled / postponed without any notice.
- 18) **REFERENCE OF PHRASES / WORDS under SARFAESI ACT:** Words and expression used hereinabove shall have the same meaning respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.
- 19) **JURISDICTION OF COURTS:** All Disputes, if any, arising under the conduct of sale shall be within the jurisdiction of Guntur only.
- 20) **Wherever the words PUBLIC AUCTION is referred hereinabove the same be read as and inclusive of E-AUCTION and vice versa.**

Date: 11/12/2018

AUTHORIZED OFFICER