



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Where every individual is committed

RESOLUTION, RECOVERY AND LAW CLUSTER, PANIPAT
B.O. – IBL COLLEGE, PANIPAT
PHONE: 0180-2639133, 2643317

“APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 property mortgaged/charged to the Secured Creditor, the physical (whichever is applicable) possession of which has been taken by the Authorised Officer of –Oriental Bank Of Commerce, Panipat Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 28.01.2019 (mention date of the sale), for recovery of Rs.1,49,61,916.32 due to the Oriental Bank of Commerce- Overseas Branch Panipat Secured Creditor from M/S Vardhman International, Sh. Sanjay Jain S/O Sh Lakhmi Chand Jain Prop. and Sh Nem Chand Jain S/O Sh Lakhmi Chand Jain Guarantor. The reserve price will be ₹.94, 50,000.00 and the earnest money deposit will be Rs. 9, 45,000.00

(Give short description of the immovable property with known encumbrances, if any)

1. Equitable mortgage of Factory Land & building situated on land Khasra No 8-9-12/1, 12/2, 13/1 min at village Moza Sikandarpur, Kabri Road, Near Bhawani Wollen Mill, within MC limit Panipat having area of 2 Kanal 2 Marla 4 Sarsai 1283.82 Sq Yards, vide sale deed no 6084 dated 29-12-2006 standing in the name of Sh Nem Chand Jain S/O Sh. Lakhmi Chand Jain. The above commercial property is bounded with: North 100' vacant plot, South: Road 25' wide, East 25' wide Road, West: plot of Sh Prem Singh.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.obcindia.co.in (give details of website)

TERMS & CONDITIONS: 1. The E-Auction is being held on “**AS IS WHERE IS BASIS**” AND “**AS IS WHAT IS BASIS**”. Intending bidders shall hold a valid e-mail address and KYC documents. Bid shall be submitted through online procedure only in the prescribed format with relevant details.

2. Last date & time of submission of EMD and documents **25.01.2019 upto 04.00 P:M**

3. To the best of knowledge and information of the Authorized officer, there is no encumbrance on the property/ies mentioned above. However the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies to inspect & satisfy themselves.

4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc. online on web portal <https://obc.auctiontiger.net>, may contact to Sh Kushal Kothari, Jr. Asst. Manager, E-Procurement Technologies Ltd.(Auction Tiger) contact no. **6351896834 / 079-40270594/598**, M: +918980690773 and E-mail ID is kushal@auctiontiger.net and for any property related query may contact **Branch Manager** or RRL Panipat cluster Head Sh. G. S. Brar Mob. 9756799301, Sh. Jagdish Kumar Mob. 9466619844, Email ID rll_7657@obc.co.in.

5. The Bank has designated its concerned Branch Offices as facilitation centre to help the intending bidders in putting the bid online.

6. 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 or adjourn/postpone/cancel the e-



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Auction without assigning any reason thereof and sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.

7 The EMD of unsuccessful bidders will be refunded to their respective Bank Account No. shared in documents. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

8. The successful purchaser shall deposit 25% of the amount of sale price, adjusting the EMD, paid already, immediately/within 24 hours of the acceptance of offer by the Authorised officer in respect of the sale failing which the earnest deposit shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of the sale by the Authorised officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorised officer. In case of failure to deposit this balance amount within the prescribed period, the amount deposited shall be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

9. The purchaser will be required to bear all the necessary expenses like Stamp Duty, Registration expenses, etc. for transfer of the property in his/her name and also all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody.

10. The Bank reserves the right to sell the property through Private Treaty In the event of failure of the E-auction.

11. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

Special Instructions: Bidding in the last moment should be avoided. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the online Inter-se Bidding, successfully.

(FOR DETAILED TERM AND CONDITION PLEASE REFER TO WEB PORTAL OF M/S ANTARES SYSTEMS LIMITED OR OUR WEBSITES www.obcindia.co.in, OR <https://obc.auctiontiger.net>)

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The borrowers/guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before date of auction failing which the property will be auctioned /sold and balance dues, if any, will be recovered with interest and cost.

Authorised Officer
Place: 07.01.2019