



## ORIENTAL BANK OF COMMERCE

(A Govt. of India Undertaking)

Resolution Recovery & Law Cluster Vadodara

Ground Floor, Vadodara Stock Exchange Building, Syajigunj, Vadodara-390065

Telephone: (0265) 2222442, email: rrl\_7673@obc.co.in

**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 PROVISIO 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/constructive possession of which has been taken by the Authorised Officer of Oriental Bank of Commerce- Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 26.02.2019 (from 2.00 PM to 4.00 PM) for recovery of amount as specified below against each borrower. Last date of submission of bid is 25.02.2019 upto 4:00 PM.

| Sr.No. | Name of the Borrower   | Demand Notice Date  | Description of property  | Reserve Price         | EMD Remittance Account Detail   |
|--------|--|---|--|-----------------------|---|
|        |  | Possession Date   |  | Earnest Money Deposit |   |
|        |  | Outstanding Amount  |  | Bid Increase Amount   |   |
| 1.     | Shri Vikrant Sudarshan Joshee<br><br>Smt. Sarojben Sudarshan Joshee- Mother and legal heirs of deceased Vikrant Sudarshan Joshee | 01.04.2016  | All piece of parcel of Block No-D-48, having plot area admeasuring 57.07 sq.mtr and undivided share in road and common plot admeasuring 66.778 sq.mtr. with construction area 40.57 sq.mtr. in Rajnagar Society lying being situated on the land bearing RS no.396/1,397 and 406 Block no.247/1,247/2 of village mouje Kapurai, Taluka and District-Vadodara and bounded as under:-<br>East: Block No.-D-47<br>West: Block No.- D-49<br>North: 7.50 mtrs Society Road<br>South: Block No.D-55<br><br><b>Nature of Possession: Constructive</b> | Rs.16.78 Lac          | Account No.- 51441181000030<br><br>Name of Account- Mr. Vikrant Sudarshan Joshee<br><br>Name of the Beneficiary:- Oriental Bank of Commerce, Branch Office: Nizampura<br><br>IFSC Code- ORBC0105144 |
|        |  | 04.06.2016  |  | Rs.1.68 Lac           |   |
|        |  | Rs.18,18,755/- as on 31.12.2018 plus future interest and further expenses |  | Rs.0.20 Lac           |   |
| 2.     | Shri Bipin Natwarlal Soni  | 04.04.2016  | Residential Flat No.103 on 3rd floor in Zeel Complex Opp. Vinayak  | Rs.6.50               | A/c No:-  |
|        |  | 13.06.2016  |  | Rs.0.65               |   |
|        |  | Rs.15,56,201.67/-   |  | Rs.0.10               |   |

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|--|--|--|---|--|
|  |  | as on 15.04.2017 plus future interest and further expenses | Complex,Khedkar faliya Wadi, Tikka No. 9/1, C.S.No. 34/8, House No. 16/073.Moje:Vadodara-Kasba:Vadodara,standing in the name of Mr.Bipin Natwarlal Soni And Mrs.Dimple Bipin Soni . Boundaries are under:- East-Internal Road West-other properties North-Maratha Mandir South-Road.<br><br><b>Nature Of Possession: Physical</b> | 06201182000017<br>Name of the A/c- Mr.Bipin Natwarlal Soni.<br><br>Name of the Beneficiary: Oriental Bank of Commerce, Branch Office: Baroda Sayaji Gunj<br><br>IFSC Code- ORBC0100620 |
|--|--|--|---|--|

**TERMS & CONDITIONS:**

1. The e-Auction is being held on "AS IS WHERE IS" ,"AS IS WHAT IS", and "WHATEVER THERE IS" basis and will be conducted online. The auction will be conducted through Bank's approved service provider M/s. C1 India Pvt.Ltd. at the web portal <https://www.bankeauctions.com>. E-auction tender document containing online e-auction bid forms, declaration, general terms and conditions of on line auction sale will be available at that website.
2. 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 enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property and inspecting the same, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The e-Auction Advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. ***The inspection of property/ies put on auction will be permitted to interested bidders at sites during office hours of working days with prior information to the Authorised Officer/Branch Manager***
3. The interested bidders shall deposit the EMD amount in their respective account through RTGS / NEFT on or before 25.02.2019. Those, who have deposited their EMD not below the Reserve price shall submit proof of deposit along with ID proof (self attested copy PAN,Voter ID Card,Driving License,passport any two) through e-mail to rrl\_7673@obc.co.in on or before 25.02.2019.
4. The intended bidders who have deposited the EMD and submitted the required documents, will then be provided with login id , password and training at free of cost to take part in bidding process through web portal <https://www.bankeauctions.com> for which the intended bidders may contact M/S.- C1 India Pvt.Ltd – Mr.Bhavik Pandya - 8866682937/7291981124/7291981125/7291981126Email- [Gujarat@c1india.com](mailto:Gujarat@c1india.com), support@bankeauctions.com and for any property related query may contact **Mr.R. N MITRA M: +91 7303926844, Mr. Manoj Verma 9812280195 (0265) 2222442, E-mail: rrl\_7673@obc.co.in** , during office hours on any working days.
5. The e-auction of the above properties would be conducted exactly on the scheduled date & time as mentioned 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 five minutes of the closing time of e-auction, the closing time will automatically get extended for five minutes(subject to unlimited extensions of maximum 5 minutes each). The bidder, who submits the highest bid amount(not below the reserve price) on the closure of e-auction process will be declared as successful bidder and communication to that

effect will be issued through electronic mode, which shall be subject to approval of Authorised Officer/Secured Creditor.

6. EMD of successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of sale price, which is inclusive of EMD, within 48 hours of acceptance of bid price by Authorized Officer and the balance 75% of the sale price on or before 15<sup>th</sup> day of confirmation of sale by the Authorized officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.
7. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody.
8. As per Income Tax Rules, TDS @1% of auction price is payable by the auction purchaser if the purchase price is more than Rs.50.00 lacs. The successful purchaser will have to deposit 1% of the bid amount with the IT department, Government of India and proof thereof be submitted to the Bank.
9. The interested bidder are informed that the Bank will not pay any cost, damages, compensation etc on any amount deposited by the bidder if any court/tribunal/forum stays the auction proceedings or due to any delay in the handing over the vacant possession which may be caused due to stay/any other restraining order of any court/tribunal/forum.
10. The Bank reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
11. The Authorised Officer is not bound to accept the highest offer and the Authorised 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 there of and sale/modify any term and conditions of the sale without any prior notice and assigning any reason.

**Date: 08.02.2019**

**Place: Vadodara**

**Authorized Officer**

**Oriental Bank of Commerce**