

# ओरिएंटल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

सीओ: वडोदरा

वडोदरा स्टॉक एक्सचेंज बिल्डिंग,

ग्राउंड फ्लोर, फॉर्च्यून टावर, वडोदरा - ३९० ००५

दूरभाष: ०२६५ २३६१७३४

ईमेल: ch.vad@obc.co.in



# ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Circle Office: Vadodara

Vadodara Stock Exchange Building,

Ground Floor, Fortune Tower, Vadodara-390005

Phone: 0265 2361734

Email: ch.vad@obc.co.in

E-Auction sale notice to general public under rule 8&9 of the security interest (Enforcement) Rules, 2002

## Public notice for E-auction for sale of immovable properties

Last Date & Time of Submission of EMD (Earnest money) and Documents 25.02.2019 upto 2.0 PM

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 constructive/physical (whichever is applicable) 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" on **26.02.2019**, for recovery of amount, as mentioned below due to the Oriental Bank Of Commerce, Secured Creditor from below named Borrower (s), mortgagor(s), and Guarantor (s). The reserve price will be as mentioned below and the earnest money deposit will be as mentioned below.

A short description of the immovable property with known encumbrances, if any, are mentioned as under:-

Sr. no.	Name of Borrower / Guarantor	Name of owner (s) / Mortgagor (s) of property (ies)	Authorised officer	Details of encumbrances known to the secured creditor	Date of demand notice under section 13(2) of Sarfaesi Act	Date of possession under section 13(4) of Sarfaesi Act (Symbolic / physical)	EMD remittance account details	Date/Time of auction
					Outstanding Amount (Secured debt)		Reserve price	
		Description of mortgaged property (ies)					EMD	
							Bid increase amount	
1.	Prakash bhai Sat yadevbhai Bhatt Branch : Sayaji ganj Vadodara	Prakash bhai Sat yadevbhai Bhatt C/S NO 149/A Vibhag -A, Tikka Nb. 1 / 4 Flat Nb. 301, 3rd Floor, Gokul Apt. Jagnal N Pole, Manavalu Faliyu at & Post : Koyali, Mandvi -Fat hehpur a Road, Vadodara	<b>Mt. Keshar Narayan Yadav</b>	Not Known	07.09.2016	28.11.2016 (Symbolic)	A/c Nb 062011820000 24 A/c Name Prakash bhai Sat yadevbhai Bhatt IFSC Code- ORBC0100620	26.02.2019 2:00 PM to 4:00 PM
					6,61,705 as on	Order		

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		standing in the name of Prakashbhai Satyadevbhai Bhatt <b>Bounded as under</b>  North-By Road of Jagnal in pole West-City Survey no.145 &148 East- Stair, Passage and Flat no-302 South- City Survey no.146			31.08.2016 + future interest & Expenses thereon	received for Physical Possession	6,00,000/-  60,000/-  5,000/-	
2.	.M.Bhi sham Chotrani and Ms. Suman Bhi sham Chotrani Branch Office Sayajiganj ,vadodara	.M.Bhi sham Chotrani  Equitable Mortgage of Land And Building situated at block no .B/56, Room no 221,Varsia Colony( sant kanwar colony), Lying being situated on the land bearing revenue survey no 817, city survey no. 3627 of mouje Fathepura limit of vadodara city opp- Mahadev Society, Varsia, Vadodara- 390006 standing in the name of Bhi sham Ashok Chotrani and <b>Bounded as under</b>  East-Indira's House West- Road North - Indira's House South -Sita Ramchand's House	<b>Mr. Keshar Narayan Yadav</b>	Not Known	06.01.2018  Rs 8,71,927-as on 31.12.2017 + future interest & Expenses thereon	09.03.2018 (Symbolic)	A/c.No 062011820000 31 Name of the A/c E Auction- M. Bhi sham Ashok Chotrani IFSC Code- OBCO100620  Rs. 2304000  Rs. 250000  Rs 25000	26.02.2019  2:00 PM to 4:00 PM

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3.	M. Dhar mendar Kumar Singh Guarantor - M. Vinod Kumar Dubey Branch Office ONBC TOWN ANKLESHWAR	M. Dhar mendar Kumar Singh Guarantor - M. Vinod Kumar Dubey Equitable Mortgage of property of Flat no- B- 402, 4 <sup>th</sup> floor, yogi darshan complex, construction thereon Plot Nos-18 to 22,49,50&70 of Block no.- 577 pai kee, valia road, kosambi, Ankleshwar, Dist Bharuch in the name of Mr. Dhar mendra kumar si ngh. <b>Bounded as under</b> East by- internal road West by- Passage, stair case North by- Flat no- B/401FSI South by- Flat no- B/402FSI	M. Far had Khan	Nbt Known	07.07.2017  4,82,906 as on 30.06.2017 + future interest & Expenses thereon	14.09.2017  (Symbolic)	A/c NO 5134118100001 Name of the A/c E Auction- M Dhar mendar Kumar Singh IFSCCode- ORBC0105134  5,54,000  55,000  5,000	26.02.2 019  2:00 PM to 4:00 PM
4.	M/s Paras Collection (Prop. Hetalben Alpeshkumar Choksi)  BO Ankleshwar	M. Alpesh Kumar Satishbhai	M. Far had Khan	Nbt Known	2.08.2017  Rs. 34,45,420.62 as on 31.07.2017 + future	25.01.2017  (Symbolic)  Order received for	A/c.Nb 073611820000 17 Name of the A/c E Auction- Paras Collection	26.02.2 019  2:00 PM to 4:00 PM

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					interest & Expenses thereon	Physical Possession	Rs. 1423000	
		Extension of Mortgage on mortgage: Bhadkota, plot no. 509, R.s no. 231, paiki and 237 paiki, flat no.404 4 <sup>th</sup> floor, block no D, nilkant flats, sardar park-2 Owners co.op. housing society ltd. Near Gattu school, Bhadkoda, taluka Anklshwar, District: Bharuch. Standing in the name of sh. Alpeshkumar satishbhai choksi.					Rs. 150000	
		<b>Bounded as under</b> East :- Open space West :- Stair & flat no. 403 North :- Open space South:- passage & flat no. 406					Rs. 15000	
5.	BhagwanShreerang Kale B/O Vapi	BhagwanShreerang Kale  Flat No B-106 1st Floor Mansi Complex S/ No 10/2 Village:- Chanod Vapi Tal :-Pardi Dist :- Val sad Gujarat  <b>Bounded as under</b> East :- O.T.S.	Mt. Anupam Pradhan	Not Known	5.10.2016  Rs. 6,18,391.31 as on 30.09.2016 + future interest & Expenses thereon	04.08.2017  (Symbolic)  Order received for Physical Possession	E-Auction a/c BhagwanShreerang Kale A/C No.  09651181000108 Rs. 768000 Rs. 75000 Rs. 10000	26.02.2019  2:00 PM to 4:00 PM

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		West :- Passage & Flat no. B/105 North :- O.T.S. South:- Flat no. B/107						
6.	M/s Matrix Industries 9 Prop. Anilkumar Soni & Guarantor (Sh. Madhukar Mani & Smt. Seena Kumari Mani) B/O Vapi	Anilkumar Satyapal Soni  Flat Nb-A301, 3 <sup>rd</sup> floor Vijay Park Co-op housing society Limited, Charwada Road, Vapi Dist - Val sad 396195  <b>Bounded as under</b> North -O.T.S South-Passage & Flat no. A/302 East O.T.S. West -Stair	M. Anupam Pradhan	Nbt Known	07.04.15  Rs. 46,88,501.90 as on 31.03.2015  + future interest & Expenses thereon	02.07.2015  (Symbolic)	E-Auction a/c M/s Matrix Industries A/c 096511810000 78 IFSC CRBCD100965 B/O VAPI  Rs. 23,76,000  Rs. 2,40,000  Rs. 25,000	26.02.2019  2:00 PM to 4:00 PM
7	Shree Mahalaxmi Industries Prop. M/s. Kijal Bhatt B/O Vapi	Sh. Devag Hari bhai Bhatt & Smt. Kijal Devang Bhatt  Flat no-102, 1st floor, C Wng, Avenue Residency, Himat sinhi	M. Anupam Pradhan	Nbt Known	06.01.2015	18.05.2015  (Symbolic)	E-Auction a/c Shree Mahalaxmi Industries A/C Nb. :096511810000 023 IFSC CRBCD100965 B/O VAPI  Rs.29,80,000  Rs. 3,00,000  Rs. 30,000	26.02.2019  2:00 PM to 4:00 PM

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		Park, Nr. Jain Derasar & Balaji Tower, Chharwada Road, Vapi, Survey No-104/2, Tal Vapi, Dist-Valsad  <b>Bounded as under</b> East :- O.T.S West :- Passage & Flat no. C-103 North :- Flat no. C-101 South :- O.T.S						
					Rs. 21,15,638 as on 31.12.2014 + future interest & Expenses thereon			
8.	M/s Karan Industries - Prop. Sh. Kamlesh A Shah, Guarantor - Sh. Pranod Singh Prahlad Singh & Anil Kumar Satyapal Soni B/O Vapi	Sh. Pranod Singh Prahlad Singh (Guarantor M/S Karan Industries  Flat No A/402, 4th floor, Sunrise Residency "A, B/H Dhanlaxmi Residency, Vapi - Ambach (Chhiri) Road, Mjje: Village Chhiri, Taluka - Parodi, Dist-Valsad  <b>Bounded as under</b> North - Passage & Flat No. A/403 South - O.T.S East - Flat no. E/401 West O.T.S	M. Anupam Pradhan	Not Known	06.04.2015  Rs. 78,14,607 as on 31.03.2015 + future interest & Expenses thereon	02.07.2015  (Symbolic)	E-Auction a/c M/S Karan Industries A/C No. 09651181000030  IFSCORBC0100965 B/O Vapi  Rs. 7,68,000  Rs. 80,000  Rs. 10,000	26.02.2019  2:00 PM to 4:00 PM

Statutory 15 days sale notice under rule 8 & 9 of the SARFAESI security interest (Enforcement) Rules, 2002

### Terms & Conditions:

The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances

whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

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2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description

3. The interested bidders shall submit their EMD through Web Portal: [https:// www.bankeauctionwizard.com](https://www.bankeauctionwizard.com) (the user ID & Password can be obtained free of cost by registering name with [https:// www.bankeauctionwizard.com](https://www.bankeauctionwizard.com) through Login ID & Password. The EMD shall be payable through NEFT/RTGS on account mentioned above in publication. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date

& Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal:

[https:// www.bankeauctionwizard.com](https://www.bankeauctionwizard.com)) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact Antares Systems Ltd .Mr.Manoj Kumar Dubey, Contact Number- +918356932487, Email- [manojkumar.d@antaressystems.com](mailto:manojkumar.d@antaressystems.com) and for any property related query may contact Authorised Officer: Sh.Keshar Yadav (Circle office, Vadodara) Email: [recovery.vad@obc.co.in](mailto:recovery.vad@obc.co.in), +917860754671, Tel-0265-2361733 during the working hours from Monday to Saturday.

4. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.3)] on/ before. 25.02.2019 upto 2.00 PM and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.

5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification

6. 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, within 24 hours of the 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.

7. The prospective qualified bidders may avail online training on e-Auction from the service provider **M/s. M/s. Antares Systems Ltd.** prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor the service provider 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.

8. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ no statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

9. 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 thereof.

10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal

[https:// www.bankeauctionwizard.com](https://www.bankeauctionwizard.com) before submitting their bids and taking part in the e-Auction

11. The publication is subject to the force major clause.

### Special Instructions

12. Bidding in the last moment should be avoided in the bidders own interest as neither the ORIENTAL BANK OF COMMERCE nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

13. As per Income Tax Rules TDS @ 1% of auction price is payable by the Auction purchaser if purchase price is more than

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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 to be submitted to the bank.

**14.** GST payable on sale certificate is to be borne by the purchaser.

Statutory 15 days sale notice for subsequent sale under Rule 9(1) as per SARFAESI Act 2002

The borrowers/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses. If auction fails due to any reason whatsoever, bank would be at liberty to sell the above mortgaged property through private treaty without any further notice to the borrower/s as per the provisions mandated under SARFAESI Act

**Date: 07.02.2019**

**Authorized Officer**

**Place: Vadodara**

**ORIENTAL BANK OF COMMERCE**