

“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 and constructive/physical 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”, “Whatever there is”, as per below mentioned details:-

Name of Borrower /Guarantor and present Dues	Detail of Property/ known Encumbrances	Possession Physical/ Constructive	Reserve Price	EMD/Bid Increase amount/	Date of Sale/Time of sale	Detail of account for Deposit of earnest Money
<p>1. M/s B.A. International (Borrower)</p> <p>1. Shri Praveen Kumar Jain (Partner and Mortgagor)</p> <p>2. Shri Anupam Jain (Partner)</p> <p>3. Shri Ashit Jain (Partner)</p> <p>4. Shri Ashok Kumar Jain (Partner)</p> <p>5. Shri Narender Kumar Jain (Partner)</p> <p>6. Shri Neha Jain (Partner)</p> <p>7. Miss Sunakshi Jain (Partner)</p> <p>8. Shri H.K.Jain (Guarantor)</p> <p>9.Smt Pramila Jain (Guarantor)</p> <p>10.Sh Sri Kishan Jain (Guarantor)</p> <p>Present Dues as on 28.02.2019 is Rs. 17,46,21,560.57 plus interest & cost thereon w.e.f. 01.03.2019</p>	<p>Factory Land & Building situated at Khasra number 181, Village Raipur, Pargana Bhagwanpur ,Tehsil Roorkee, Distt Haridwar in the name of M/s B.A. International through Shri Praveen Kumar S/o Shri Trilok Chand Jain (acquired through Sale deed number 7900 and 7898 dated 19.10.2005)</p> <p>Bounded as: East- M/s Evereshine West- Plot of Others North- Roorkee to Dehradun Road South- Others Land</p> <hr/> <p>2. Plot no. 17A-18, situated at khasra no. 236, Opposite Perk Gate, Industrial Estate, Village Kunda, Delhi Road, Meerut in the name of Shri Praveen Kumar Jain S/o Shri Trilok Chand Jain(area 680.55 Sq Yards or 569.02 Sq Meters) (acquired through Sale deed number 4744 dated 08.07.1992 and 5341 dated 08.07.1992)</p> <p>Bounded as: a.Sale deed 4744- East- 47'7.5" Plot no. 17 West- 47'7.5" Plot no. 19 Hari Mohan North- 71'0" factory Electra India South- 71'0" Plot no. 23</p>	<p>Physical</p>	<p>Rs 15,26,00,500/-</p>	<p>Rs. 1,53,00,000/ Rs.1,00,000/-</p>	<p>25.04.2019 At 11AM. to 12.00 P.M</p>	<p>E Auction A/C: 03881181000013</p> <p>Account Name: Earnest Money A/c B.A.International</p> <p>IFSC: ORBC0100388</p>
		<p>Physical</p>	<p>Rs. 1,70,00,000/-</p>	<p>Rs. 17,00,000/- Rs. 50,000/-</p>		

B/o TP nagar Meerut: 250002(UP)

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	<p>Lalit Mohan Goel</p> <p>b.Sale deed 5341- East- 47'7.5" Delhi Road West- 47'7.5" Bicc India Plot no. 18 North- 57'9" factory Electra India South- 57'9" Plot no. 17B of Lalit Mohan Goel</p> <p>3. Property situated At - Plot No.7, Kh No. 81/31, on Second Floor, Darya Ganj North, at Netaji Subhash Chand Marg Delhi admeasuring 259.85 sq feet (acquired through Sale Deed No. 8621, dated - 24.08.2012) East - Plot No. 6 West- Plot No.8 North:- Street South:- Netaji Subhash Chand Marg, Delhi</p>	Physical	Rs. 18,70,920/-	Rs. 1,87,100/- Rs. 50,000/-		
<p>M/s Naveen Electricals (Borrower)</p> <p>1. Smt Monika Jain W/o Sh Praveen Kumar Jain (Partner) 2. Shri Naveen Kumar Jain S/o Sh Jyoti Prasad Jain (Partner) 3. Smt Sushma Jain W/o Sh Manoj Jain (Partner) 4. Smt Renu Jain w/o Sh Sunil Kumar Jain (Partner) 5. Shri H K Jain S/o Sh Trilok Chand Jain (Guarantor) 6. Smt Pramila Jain w/o Shri H.K.,Jain(Guarantor) 7. Shri P.K.Jain Collateral Owner (Guarantor)</p> <p>Present Dues as on 28.02.2019 is Rs. 3,26,43,238.44 plus interest & cost thereon w.e.f. 01.03.2019</p>	<p>Shop situated at Part of MPL no 156, then 292, 292/1 A, & 291 Baghpat Stand To Mewla Phatak, Near Delhi Chungl, Delhi Road, Meerut Distt- Meerut. Admesuring 114.44 Sq mtr or 136.87 Sq yds, standing in the name of Smt. Mona Urf Monika D/o Sh Ashok Kumar, Smt Monika Jain W/o Shri Praveen Kumar Jain & Sh Praveen Kumar Jain S/o Sh Trilok Chand Jain. Property acquired through sale deed no 12942, 8045 & 8046)</p>	Physical	Rs 2,97,50,000/-	Rs. 29,75,000/ Rs.50,000/-	25.04.2019 At 11AM. to 12.00 P.M	<p>E Auction A/C: 03881181000020</p> <p>Account Name: Earnest Money A/c Naveen electricals</p> <p>IFSC: ORBC0100388</p>

TERMS & CONDITIONS

- LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 24.04.2019 UPTO 05:00 PM**
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the 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

ओरियन्टल बैंक ऑफ़ कॉमर्स
(भारत सरकार का उपक्रम)

जहां प्रत्येक कर्मचारी प्रतिबद्ध है



Oriental Bank of Commerce

(A Government of India Undertaking)

Where every individual is committed

B/o TP nagar Meerut: 250002(UP)

Email: bm0388@obc.co.in

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.

3. The measurement of properties are approximate and mentioned as per available records, however bidders are requested to personally verify at site and also from the records of the Revenue Authorities prior to participating in auction.

4. Property can be inspected on 12.04.2019 from 01:00 pm to 04:00 pm

5. 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. may contact **M/s 4 Closure Mr.Vikas, Mob-8142000809,8142000062/66, Tel.040-23836405, Website:https://bankauctions.in and Email: vikas@bankauctions.in** and property related query and inspection of the property may contact **Authorised Officer Sh. Rohit Sharma, Mob: 90274-34011, Landline no. 0121-2513839, 2403844, E-mail: bm0388@obc.co.in** during the office hours on any working days.

6. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes(unlimited)

7. The successful bidder shall have to deposit 25% of the sale price, (including EMD already paid), immediately after 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 as per rules laid down in the act.. 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. Only bidders holding valid user ID/Password and confirmed payment of EMD through RTGS/NEFT shall be eligible for participating in the E- auction process. After registration by the bidder in the web Portal , copy of PAN Card, Copy of NEFT /RTGS Challan, KYC Documents to be uploaded on the Web Portal of the before the last date of submission of bid.

9. The EMD of unsuccessful bidder will be returned on the closure of the e- auction sale proceeding. No interest is payable on the EMD of the intending bidders

10. 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. As per income tax Ruled TDS @1% of auction price is payable by successful auction purchaser if purchase price is more than Rs. 50 Lakh .The sale certificate will be issued only receipt of FORM no. 26 QB and challan for having remitted the TDS

11. The bidders are informed that Bank shall not pay any cost, damages, compensation on any amount deposited by the bidders if any, in the event if any court /tribunal /forum grant stay of thee auction proceeding and shall also not be liable in any manner in handing over the vacant possession of the property due to stay or any other restrained order of any court or tribunal or forum.

12. The Bank reserved its rights to sell the property through private treaty as per law , in the event of failure of e-auction.

13. Authorised Officer may cancel the sale without assigning any reason whatsoever.

(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE <https://www.obcindia.co.in> , www.eprocure.gov.in/epublish and <https://bankauctions.in>)

Date: 14-03-2019
Place: Meerut

Authorised Officer
Oriental Bank of Commerce