



# 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 Symbolic 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 14.05.2019(mention date of the sale), for recovery of Rs. 1,57,54,147.78 due to the Oriental Bank of Commerce- SSI Branch Panipat Secured Creditor from M/S Shreya Constructions & Engg. Pvt Ltd., Sh. Parveen kadiyan S/O Sh Ram sngh (Director), Smt. Monika Kadiyan W/O Sh Parveen kadiyan( Director) Sh Ram Singh S/O Sh Roop Chand(guarantor), Smt Krishna kumar W/O Sh Ram Singh(guarantor), Smt Kamlesh Dhiman W/O Sh Mahavir Parshad(guarantor). The reserve price will be ₹.1,43,22,000.00 and the earnest money deposit will be Rs. 14,32,200.00. Details of security, security wise reserve price & earnest money are as under:

1. Residential property measuring 316.60 sq. yds. (covered in three title deeds) comprised in khasra no. 4113/3/2/2 min 4113/3 min 4113/3 min, situated at Patti Rajputan, now known as Adarsh Nagar (opposite water tank and park), Panipat, within Municipal Corporation Limits Panipat, registered in the name of Sh Ram Singh S/o Sh Roop Chand, Smt Krishna Kumari w/o Sh Ram Singh (guarantors)& Smt. Monika (Director) w/o Sh Parveen Kadyan vide sale deed number 2371 dated 18.08.1978, 3439 dated 14.10.1980 and 6455 dated 03.01.2007 S.R.Panipat.

The above said Residential Property Bounded as under:-

On the North by same owner Property

On the South by Road

On the East by house of Dahiya

On the West by other’s house & street

**Reserve Price ₹.40.17 Lac & earnest money is ₹.4,01,700.00**

2. Residential Property Admeasuring 4 Biswa i.e. 201.60 sq. yds. Being 4/102 share out of 5 B -2 B comprising in Khasra no. 3553 (1-19), 3554 ((3-3) situated at Patti Rajputan, now known as abadi Krishan Pura, Khanna Road, Panipat, within Municipal Corporation Limits Panipat, registered in the name of Smt. Kamlesh Dhiman (Guarantor)W/o Shri Mahabir Prashad, vide sale deed number 6734 dated 15.12.2004 and Tatima deed vasika no.7404 dated 31.12.2008, Jamabandi year 2000-01, Mutation number 15912, S.R. Panipat.

The above said Residential Property Bounded with:-

On the North by Road

On the South by Colony Road

On the East by Prop. of Virender Shah

On the West by Prop. of Bal Kishan

**Reserve Price ₹.54.20 Lac & earnest money is ₹.5.42lac**



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3. Commercial Built Up Godown admeasuring 3 Biswa 12 Biswani (according to mutation 3B-5B), i.e. 178.88 sq. yds. Being 72/660 share out of 1 B -13 B comprising in khewat no. 932/933, 841/842 Min, 844 Khatauni no. 1329/30, Khasra no. 3559/2/1(0-3), 3560/1(1-4), 3561/2(0-6) situated at Patti Rajputan, Krishan Pura, Khanna Road, Panipat, within Municipal Corporation Limits Panipat, registered in the name of Smt. Kamlesh Dhiman (Guarantor)W/o Shri Mahabir Prashad, vide sale deed number 6843 dated 07.01.2002, Jamabandi year 2000-01, Mutation number 15428, S.R. Panipat

The above said Commercial Property Bounded with:-

On the North by Prop. of Kamlesh

On the South by Prop. of Anita

On the East by Prop. of Mr Joginder Gera

On the West by Street (Main Khanna Road)

**Reserve Price ₹.48.85 Lac & earnest money is ₹.4,88,500.00**

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](http://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 **13.05.2019 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 inquires 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](mailto: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-Auction without assigning any reason thereof and sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Page-3-



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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](http://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: 25.04.2019



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To

**M/S Shreya Constructions & Engg.(P) Ltd.**  
64-B Adarsh Nagar  
Assandh Road, Ramlal Chowk,  
Panipat -132103 (Haryana)

**Ms Kamlesh Dhiman w/o Sh. Mahabir Prashad (Guarantor)**  
House No.22 Aggarsain Colony  
Near D. N. Batra Hospital  
Khanna Road, Krishan Pura  
Panipat (Haryana)

**Sh.Ram Singh S/o Sh. Roop Chand (Guarantor)**  
64-B Adarsh Nagar  
Assandh Road, Ramlal Chowk,  
Panipat -132103 (Haryana)

**Sh. Krishna Kumari W/o Sh. Ram Singh (Guarantor)**  
64-B Adarsh Nagar  
Assandh Road, Ramlal Chowk,  
Panipat -132103 (Haryana)

**Smt. Monika W/o Sh. Parveen Kadyan (Director)**  
Director M/S Shreya Constructions & Engg.(P) Ltd.  
64-B Adarsh Nagar  
Assandh Road, Ramlal Chowk,  
Panipat -132103 (Haryana)