

CIRCLE OFFICE, GUWAHATI
M C ROAD, GUWAHATI CLUB, NEAR ST. MARY'S SCHOOL,
GUWAHATI - 781003, TEL: 0361 - 2660021.

E-Auction Sale Notice for Sale of Immovable Assets under Securitization 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.

The undersigned as Authorized Officer of Oriental Bank of Commerce has taken over possession of the following properties pursuant to the notices issued on below mentioned dates under section 13(2) of the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002, in the following loan account with our Branch with a right to sell the same on "AS IS WHERE IS", "AS IS WHAT IS" and "WITHOUT RECOURSE" basis for realization of Bank's dues.

DESCRIPTION OF IMMOVABLE & MOVABLE PROPERTIES

	Name of Borrower & Branch	Description & owner of property	1. Date of Demand Notice 2. Date of Possession 3. Amount of Demand. Outstanding Amount (Secured debt)	EMD REMITTANCE ACCOUNT DETAILS	Reserve Price EMD Bid Increase Amount	Date/Time of E-Auction
1.	M/s. B. K. Agency, Proprietor Sri Bikash Sharma, Son of Radheshyam Sharma, and Guarantor Sri Kailash Chand Sharma, Son of Makhn Lal Sharma, Branch Office G. S. Road,	ALL THAT part and parcel of Immovable vacant residential land admeasuring 1 Bigha 4 Katha 11 Lechas (2555.189 sqmt) covered under Dag. No. 797(Old) / 5645(New) K. P. Patta No. 188(Old) / 908 (New) of Village SaharFatashil, Mouza : Beltola, Sub - Registrar Office : Guwahati, Registered Sale Deed No. 5101 of 1985, dated 02.05.1985, standing in the name of Sri Kailash Chand Sharma, Son of Makhn Lal Sharma. The said plot of Land Butted and Bounded by : North - Road, South - Land of Shri. Radheshyam Sharma, East - Land of Shri. Choudhury and Dag No. 798, West - Land of BiseswarDey and Dag No. 925.	1) 10.08.2018 2) 29.11.2018 3) Rs.93,42,786.48 (Rupees Ninety Three Lakh Forty-two Thousand Seven Hundred Eighty six and Forty eight paise Only) plus further interest thereon and Costs, Charges and expenses incurred / to be incurred and less amount recovered thereafter.	EMD A/C. No : 19941181000022 Oriental Bank of Commerce, G. S. Road Branch, G.S. Road, Guwahati, 1st Floor Aditya Plaza, Christian Basti, G.S. Road, Guwahati, PIN - 7810005 Name of the A/c : M/s. B. K. Agency IFSC CODE: ORBC0101994	Rs. 1,66,81,463.00 Rs. 16,68,147.00 Rs. 1,66,815.00	Date : 05.07.2019 FROM: 11:00 A.M. to 3:00 P.M. (Unlimited extension of 5 minutes)

DATE AND TIME OF VERIFICATION OF PROPERTY/IES: ON OR BEFORE 01.07.2019, ON ANY WORKING DAY FROM 11:00 A.M. TO 3:00 P.M.

LAST DATE AND TIME OF EMD AND DOCUMENTS SUBMISSION: ON OR BEFORE 03.07.2019 UPTO 3:00 P.M.

Offers are invited by electronic mode through E-Auction Portal: <https://www.indiaauction.com> for the E-Auction to be held on 05.07.2019 under SARFAESI Act 2002 by the undersigned from the intending buyer(s)/ bidders for purchase of the above properties on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" BASIS. Auction/bidding will be done "On Line Electronic Bidding" through the Web Portal: <https://www.indiaauction.com> on 05.07.2019 as per time schedule mentioned above, with an extension of 5 minutes (unlimited). The intending buyers are requested to register themselves with the portal and obtain Login ID and Password.

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The interested bidders shall submit their bid along with EMD by accessing the aforesaid Web Portal through the Login ID and Password acquired through the Web Portal. **The EMD shall be payable through NEFT/ RTGS/DD/Pay Order (DD/Pay order should be in favour Oriental Bank of Commerce for a/c *Name of account*) of to the Accounts as above.**

Only intending bidders holding valid User ID and Password and confirmed payment of EMD through NEFT/ RTGS and submission of required documents shall be eligible for participating in the online auction. Interested bidders, who require assistance in creating User ID and Password, uploading documents, submitting EMD and seek for training on e-bidding process, may contact **Best MULYANKAN Consultants Ltd, Help Line No. 022 - 2684 1836, 2684 1839, Help Line E-mail ID : customerservice@indiaauction.com and best@mtnl.net.in** and for any property related query may contact the **Branch Manager Mr. Ravi Kumar, Contact No.7992243467 & Land Line No. 0361-2132688, of Branch Office - G. S. Road Branch, G.S. Road, Guwahati, 1st Floor Aditya Plaza, Christian Basti, G.S. Road, Guwahati, PIN - 7810005, E-Mail ID - bm1994@obc.co.in, Circle Office Guwahati - Chief Manager/Authorized Officer - 0361-2660021, E-Mail ID - recovery.gwh@obc.co.in** during the office hours on any working days. The said deposit shall be adjusted in the case of successful bidder, otherwise refunded to the unsuccessful bidder(s). The amount of EMD will not carry any interest. The offer without earnest money deposit or proper documents submission will summarily be rejected. The bidder, whose bid will be found highest at the closure of the e-bidding process, shall be declared as successful bidder and a communication to the effect will be issued through electronic mode, which shall be subject to approval by the Authorized Officer of the Bank. The successful purchaser shall immediately, i.e. on the same day or not later than next working day, as the case may be, pay a deposit of 25% of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the Authorised Officer conducting the Sale and in default of such deposit, the property shall be sold again and the amount of earnest money deposit shall be forfeited to the Secured Creditor. 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 may agreed upon in writing between the Purchaser and the Secured Creditor, in any case not exceeding three Months. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited to the Secured Creditor. In default of payment, the property shall be re-sold and defaulting purchaser shall not have any claim whatsoever. Any statutory and other dues INCLUDING LABOUR DUES IF ANY payable and due on the properties shall be borne by the intending purchaser.. Further inquiries, if any and/or terms and conditions for sale have been uploaded in the aforesaid Web Portal or can be obtained from Authorized Officer. 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 and on the Govt. portal i.e. www.eprocure.gov.in/epublish. The offers not conforming to the terms of sale shall be rejected. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a Sale Certificate as per format prescribed under SARFAESI Rules. **The purchaser shall bear the expenses on Stamp Duty and Registration charges, if any. The Highest Bidder shall have to submit their letter of satisfaction regarding their verification of title documents and other relevant documents and their participation in E Auction without any responsibility / liability on the bank. The Highest bidder has to repay Pending Electricity bill/ monthly Maintenance charges due & other security money(if any) for the said flat/Immovable Property (AS THE CASE MAY FOR EACH ACCOUNT) and their amenities which is apart from reserve price fixed as above along with GST(IF APPLICABLE).**

In case where there is no any physical possession highest bidder will have to bear the time for handing over physical possession and cost of physical possession will be separate and shall be borne out by the highest bidder, The Authorized Officer of the Bank reserves the rights to reject any or all the offers or accept offer for one or more properties received without assigning any reasons, whatsoever. This is also a notice to the borrower(s)/Guarantor(s)/Mortgagor(s) of the said loan, u/s 8(6) of Rules under the SARFAESI Act 2002, about holding of e-auction sale of the above mentioned property/ies on the above mentioned date, requesting their presence and co-operation.

THE BANK RESERVES THE RIGHT TO SELL THE PROPERTY/IES THROUGH PRIVATE TREATY, IN THE EVENT OF FAILURE OF THE E-AUCTION.

Date: 18.05.2019

Place: Guwahati

AUTHORISED OFFICER
ORIENTAL BANK OF COMMERCE