

E-Auction Sale Notice

CIRCLE

Ahmedabad-

230249/236331, Email: bm0573@obc.co.in



ORIENTAL BANK OF COMMERCE(A GOVERNMENT OF INDIA UNDERTAKING)

OFFICE, AHMEDABAD ; 4th Floor, 3 Chankya Building, Nr. Dinesh Hall, Opp. Ashram Road,

380009.Branch Office: DBZ (South) 33/34, Gandhidham 370201, Ph: (02836)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME FOR SUBMISSION OF EMD (Earnest Money Deposit) AND DOCUMENTS IS 26.06.2019 UPTO 4.00 P.M.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor and constructive (symbolic) possession of which have been taken by the Authorized Officer/s of Oriental Bank of Commerce, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is", on **28.06.2019 (from 11 AM to 1 PM)** as per below mentioned details:-

Name of Branch and (Borrower)/(guarantor)	Detail of Property/ Known Encumbrances	Nature of Possession	Reserve Price	Recoverable Dues
			EMD	
		Possession date	Bid increase amount	Authorised officer
Borrower: 1.M/s RAJDEEP ENTERPRISE (Prop: Sh. NareshMavjiChauhan. Guarantor: Sh. GopalMavjiChauhan	1) Residential Open Plot of Land bearing at Plot No.33, Revenue Survey No. 544, Ashapura Park, Near Rameshwar Shiv Temple, Approching Bhachau Ring Road, bhachau, DistKachchh admeasuring 275.00 Sq. Mtr standing in the name of Sh. Naresh Mavji Chauhan. Bounded by: North: Adjoining Plot No 34 South: Adjoining Plot No. 32 East: Adjoining Survey No 342/1 West: Road	Symbolic(Constructive) 10.04.2019	₹ 10.77 lac	Rs 26,69,626/65p as on 30.04.2019 plus applicable future interest and other charges thereon
			₹1.08 lac	
			₹0.10 lac	
			₹18.17 lac	
			₹1.82 lac	
			₹0.20 lac	
	2)Residential Property at Plot No.61 (Paiki Towards Southern Side), Vardhman Nagar", Revenue Survey No. 1262/paiki, Ward No.3 At Bhachau Dist Kachchh admeasuring 83.61 Sq. Mtr standing in the name of Sh. Gopalbhai Mavji Chauhan. Bounded by: North: Plot No.61 paiki towards Northern Side South: Plot No.62 paiki towards Northern Side East: Plot No. 43 West: Road			Sh. V K Parikh, Chief Manager, B/o Gandhidham Mob 99251 45222

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TERMS AND CONDITION OF E AUCTION:

1. The E-Auction is being held on online mode only "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" and is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned herein. Last date & time for submission of EMD (earnest money deposit) and documents is 26.06.2019 upto 4.00 p.m.
2. To the best of knowledge and Information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/Rights/dues/ affecting the property and inspecting the same, prior to submitting their bid. The measurement of immovable properties be verified by the intended purchaser at site and also from the revenue records prior to participating in auction. 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 authorized officer/ Secured creditor shall not be responsible in any way for any third party claims/rights/dues. The inspection of property/ies put on auction will be permitted to interest bidders at sites during office hours of working days with prior information to the authorized officer/Branch Manager.
3. The interested bidders submitted their EMD as noted above through online mode on or before 26.06.2019 shall be eligible for participating the E- Bidding process. The EMD shall only be payable through NEFT/RTGS/DRAFT in " E-auction account" number – 01701181000023 IFSC-ORBC0100170. After payment of the EMD amount, the intending bidder/ purchaser has to submit the copies of the following documents to the email id: bm0573@obc.co.in on or before 26.06.2019 Viz i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN card; iii) Proof of Identification (KYC) viz. self-attested copy of voter ID Card/ Driving License/Passport etc. iv) Copy of proof of address; without which the bid is liable to be rejected. The bidders will then be provided with login id, password and training at free of cost to take part in bidding process through the web portal <https://www.bankeauctions.com> for which the intended bidders may **contact C1 India Pvt Ltd (Contact number :0124-4302020,21,22,23,24 Mr. BhavikPandya, Mobile 8866682937 Email:gujarat@c1india.com &support@bankeauctions.com Website: <https://www.bankeauctions.com> and for any property related query may contact the authorized officer/Branch Manager during the office hours of any working days.**
4. The e-auction of above properties would be conducted exactly on the scheduled date & Time as mentioned against the property 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 5 minutes of the closing time of the E auction, the closing time will automatically get extended for 5 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 shall be declared as successful bidder and communication to that effect will be issued through electronic mode which shall be subject to approval by the authorised officer/ Secured Creditor.
5. On every sale of movable/immovable property, the 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 authorized officer conducting the sale and in default of such deposit, the amount already deposited shall be forfeited and property shall be sold again.
6. On deposit of 25% of sale consideration, sale shall be confirmed in his/her/their favour and the balance 75% of the purchase price shall have to be paid within 15 days of confirmation of sale, failing which the bank shall forfeit the amount already paid/ deposited by the purchaser to the authorized officer. The property shall be Re-sold and defaulting bidder/purchaser shall not have any claim whatsoever upon it.
7. The EMD of unsuccessful bidder will be returned on the closure of the e-auction sale proceedings. No interest is payable on the EMD of the intending bidders.

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8. The Authorized officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons.
9. 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.
10. On compliance of terms of sale, the Authorised Officer shall issue a certificate of sale of the said property in the favour of the purchaser in the form(s) given in Appendix to security interest (enforcement) Rules, 2002.
11. 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.
12. If auction fails due to any reason whatsoever, bank may sell the above mortgaged property through private treaty without any further notice/consent of mortgagor/Borrower as per the provisions of SARFAESI Act.
13. The interested bidders 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.

Place: Gandhidham

Date : 18.05.2019

Authorized Officer