

ओरियन्टल बैंक ऑफ कॉमर्स
(भारत सरकार का उपक्रम)

विभाग : सेवाएँ

कारपोरेट कार्यालय: प्लॉट नं. 5, सैक्टर - 32, इंस्टीट्यूशनल एरिया,
गुरुग्राम - 122001



ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)

DEPARTMENT : Services

Corporate Office: Plot No.5, Sector – 32,
Institutional Area, Gurugram – 122001 (Haryana)

Annexure II

PUBLIC NOTICE FOR e -AUCTION FOR SALE OF IMMOVABLE PROPERTY OWNED BY THE BANK SITUATED AS PER DETAILS MENTIONED HEREUNDER.

Bank has decided to sell its immovable property (owned by the Bank) description whereof is given hereunder and all interested persons/parties are requested to participate in the auction process by offering bid in the manner prescribed hereunder.

DESCRIPTION OF IMMOVABLE PROPERTY AND OTHER DETAIL

S.N	Property	Admeasurements	Amount is in Lacs of Rupees		
			Reserve Price	EMD	Bid Increase amount
1	CPK Branch Patiala	2647 sq.ft	154.08	15.40	1.50
2	J-1/31, DLF Phase-II, Gurugram	6650 sq.ft	887.37	88.73	9.00
Date and Time of e-Auction		17.09.2019, time from 11.00 AM onwards			
Last Date & Time for deposit of EMD & Uploading the Compliance Form		16.09.2019 by 3.00 PM			
For Account detail to deposit the EMD and balance offer amount please see the Head – “Detail of Depositing EMD and Balance Offer Amount” below					

All other terms and conditions are mentioned hereunder. All the interested persons are requested to carefully go through the terms and conditions as mentioned below / uploaded on Banks' website www.obcindia.co.in before participating in the e-auction / bid process.

LIST OF NODAL OFFICERS

S. No.	Centre	Bank's Nodal Officer	Contact Details of the Auctioneer
1	Gurugram	Sh. V.S.Siwach 0124-4126342	Mr. Aravind K 09994295433/ Kushal Bose 07686913157 / Mr. Tousik Ghosh 09674758724 / 080-4935-2000 E-mail:

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			aravind.k@antaressystems.com	/
			kushal.b@antaressystems.com	/
			tousik.g@antaressystems.com	

COMMON TERMS & CONDITIONS APPLICABLE TO ALL THE ABOVE PROPERTIES

1. The e-Auction is being held on “AS IS WHERE IS & WHATEVER THERE IS” and “AS IS WHAT IS BASIS”.
2. 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, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on behalf of the bank with regard to ‘no dues’ on the property.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the property, its situation, measurement, documents of title, survey numbers, address given in the advertisement, boundaries wherein the property is spread / situated and specification before submitting the bid. The measurement given in the auction notice is in approximate. Participation in auction process will be presumed and tantamount that the bidder is satisfied with the title, has inspected the documents and found them correct and acceptable and visited the property. On the participation in auction process, the bidder shall be held to have waived all the objections to the title, description, boundaries, measurement, etc of the property.
4. The inspection of property and related documents put on e-auction will be permitted to interested bidders at sites from **11.00 AM to 4:00 PM from 02.09.2019 to 06.09.2019** with prior information to designated nodal officer of the Bank.
5. The interested bidders shall submit their KYC documents and other details in compliance form available on the website of e-auctioneer www.bankeauctionwizard.com/bankwebsite. Please note the conveyance deed shall be executed, if need be, only in the name of the bidder as appearing in the compliance form. In no circumstance the request for change of bidder shall be entertained. All other correspondence will be entertained / addressed to the bidder as appearing in the compliance form submitted by them. Duly filled in compliance form along with KYC documents shall be submitted to the Bank at gad@obc.co.in for checking and uploading the same on the web site of the e-auctioneer. EMD as mentioned above shall be deposited through RTGS / NEFT only in designated account as mentioned above on or before 16.09.2019 UPTO 03:00 PM and only then bidder shall be eligible for participating in the e-auction process.
6. After successful uploading / delivering the compliance form and its annexure and EMD as above, Login ID and password will be allotted to the intending bidders which shall be used for participating in auction process.

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7. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **Sh. Kushal Bose – 7686913157 / Sh. Pushap Raj -7503347659** e-mail – kushal.b@antaressystems.com and pushpraj@antaressystems.com.
8. For property related query, detailed terms and conditions and inspection of property interested bidders may contact the nodal Officers appointed for different location within office hours. Details of Officers of different locations are uploaded on the Bank's website.
9. For any further details interested persons may contact Sh.V.S.Siwach, Chief Manager (Services) e-mail gad@obc.co.in and Sh. N.N.Warudkar, Asstt. General Manager (Services) and respective nodal officers mentioned above. Contact No 0124-4126342.
10. Only bidders holding valid Login ID/ Password and has deposited EMD as above through NEFT/ RTGS shall be eligible for participating in the e-Auction process. The Bank will not be responsible for any technical failure/connectivity issues etc. at the time of bidding process.
11. "Detail of Depositing EMD and Balance Offer Amount"

SN	Description of Property	IFSC Code	Account no.	Account name	Bank
1	For property at Gurugram	ORBC0101237	12371181000079	EMD	ORIENTAL BANK OF COMMERCE

12. The interested bidders who have submitted their EMD and compliance form with annexure as above on or before **3:00 PM on 16.09.2019** shall be eligible for participating the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned above 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" as above. 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 maximum of unlimited extensions of 5 minutes each)**. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Bank. Till the approval of the bids by the Competent Authority of the Bank, no right, title, interest, lien, charge shall be passed on / created in favour of the successful bidder and his / her highest bid will be always be subject to the approval of the Competent authority of the Bank.
13. The bidder shall deposit 10% of the reserve price with his bid as EMD.
14. Final approval from the competent authority shall be obtained before finalizing the sale to the highest (H-1) bidder
15. The successful bidder will have to pay the balance amount within one month of conveying of acceptance of offer. In case of failure to pay the full amount within one month, the earnest money deposited with the tender will be forfeited. However, the Bank at its sole and absolute discretion may approve the extension of time period for another 60 days(i.e

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- 30+60 days) for deposit of the balance amount in deserving cases duly backed by the cohesive reasons with interest (i.e. MCLR +2 %).
16. The EMD of unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
 17. The property is sold on "As is Where is & Whatever there is" and "As is What is" condition and the intending bidder should make enquiries as regards encumbrances/dues/charges on the property of any authority and should be satisfied themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding charges encumbrances over the property on any other matter etc. will be entertained after submission of the online bid.
 18. The Bank has the absolute right and discretion to accept or reject any bid, including highest bid, or adjourn /postpone /cancel the auction and / or modify any terms and conditions of the auction, at its sole and absolute discretion, without any prior notice and assigning any reasons thereto.
 19. The successful purchaser shall bear the stamp duty charges, registration fee, all statutory dues payable to Government, taxes and rates and outgoing both existing and future relating to the property. The conveyance deed or any other related document will be executed / issued only in the name of successful bidder only after approval of the Competent Authority of the Bank.
 20. In case bids are placed in last 5 minutes of the closing of auction, the closing time automatically gets extended to 5 more minutes. The process continues till no bid comes for a period of 5 minutes and auction gets closed. The highest bidder will be informed by the Authorized person on the same day declaring his highest bid and declaration that he / she is the highest bidder.
 21. On compliance of all the terms and condition of the auction and after depositing of entire offer amount with in stipulated time limit and after getting approval from the Competent Authority of the Bank, the highest bidder will be declared as successful purchaser and conveyance deed or another document to that nature in accordance with the applicable laws will be executed in his / her favour by the Bank through Authorized Person at the cost and expenses of the so declared successful purchaser. In case the Competent Authority declined the bid submitted by the highest bidder, entire amount deposited by the highest bidder will returned to him / her through NEFT / RTGS in the same account wherefrom the amount is received by the Bank. No interest shall be paid in such eventuality.
 22. After all the registration formalities for conveyance deed is over, the successful purchaser has to carry out / take steps for making entries in the record / register / property card in the records of authorities concerned which includes municipal corporations, village records, revenue records etc at his / her expenses. Bank shall not bear / remit / reimburse any amount in this regard. However, necessary assistance may be provided by the Bank on prior request and at its sole and absolute discretion to the successful purchaser.
 23. As per Income Tax Rules TDS @ 1% of auction price is payable by the Highest bidder if the purchase price is more than Rs. 50.00 lacs. The highest bidder will have to deposit 1% of the bid amount with the IT Department, Government of India and proof thereof be submitted to the Bank along with deposit of 90% of the bid amount.
 24. As per CVC guidelines Bank has two **Independent External Monitors** (IEM). Details of the IEMs are given here for information of the prospective bidders. Sh. Salil Kumar Jha,C-300, SFS Flats, Sheikh Sarai, Phase-1,New Delhi 110 017,Email: skjha_1ck@rediffmail.com,

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Mob: 9838106717; Sh. Subodh Kumar Goel, 415, 4th floor, DLF Tower, B Wing, Sarita Vihar, Jasola District Centre, New Delhi 110 025. Email: subodhgoel22@gmail.com, Mob: 9650867778

25. Bidders will submit the Integrity Pact (IP) with their bids. Format of IP is uploaded at the Bank website obcindia.co.in
26. The possession of the plot / property under auction will be handed over to the successful purchaser after completion of all the formalities including confirmation from the Competent Authority of the Bank as mentioned herein above.
27. The bidders need not pay any amount to any agency / consultant engaged by the Bank to conduct the auction. An affidavit to that this effect has to be submitted by the bidders along with the compliance form.
28. 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 handing over the vacant possession which may be caused due to stay /any other restrained order of any court /tribunal/forum.
29. Bank can change / amend / modify/ add / delete any terms and condition as mentioned hereinabove at its sole and absolute discretion by posting the same on web sites – www.obcindia.co.in. Respectively and shall be binding on bidders. No separate corrigendum will be published in news papers. All interested persons / bidders are requested to visit frequently to above mentioned websites.

Place : 26.08.2019

Dy. General Manager/Circle Head
Oriental Bank of Commerce