



E-AUCTION SALE NOTICE

APPENDIX-IV - A [See Proviso to rule 8 (6)]
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 31.10.2019
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 29.10.2019 UPTO 04:00 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Oriental Bank of Commerce Resolution recovery & Law, 103, 8-2-248-A, Maharishi House, Road No-3, Banjara Hills, Hyderabad-500034, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" on 31.10.2019 Between 11.00 A.M. to 1.00 P.M. for recovery of dues along with interest and other charges/expenses less recoveries if any due to the Authorised Officer of Oriental Bank of Commerce, Resolution recovery & Bid Increment amount.

The Encumbrances on the properties known to the Bank is NIL.

The sale will be done by the undersigned through e-auction platform provided at the Web Portal: www.bankeauctionwizard.com

DESCRIPTION OF IMMOVABLE PROPERTIES

S.NO	Name of the Branch & Name of the Borrower / Guarantors	Details of property & Name of the owner of the property	Outstanding Amount	Demand Notice Date	EMD SUBMISSION ACCOUNT DETAILS & IFSC	Reserve Price	Date of Inspection	Date/ Time e-Auction
						EMD		
1.	Oxford Plaza Branch (1041) M/S SZF Pvt Ltd Represented by Directors 1. Mr. Sudhir Sanghi 2. Mr. Siddharth Sanghi 3. Mrs. Usha Sudhir Sanghi 4. Mr. Anand Prakash Sanghi 5. Mrs. Anjana Sanghi 6. Mrs. Swati Sanghi 7. Mr. Amit Sanghi 8. Mrs. Sanghi Reeta 9. Mr. Ravi Sharan Sanghi A/c No. 10419011000393	Schedule of Property Situated in Survey No. 27, admeasuring an area of one acre and forty two cents at Omerkhand Daira, Koheda Village, Taluq Hayatnagar, District Ranga Reddy. Bounded By: NORTH BY : Survey No-24 EAST BY : Survey No-28 WEST BY : Survey No-21 SOUTH BY : Survey No-39	Rs. 2,87,37,249.93 + Interest thereon From 01.04.2014 Less recoveries if any	15.07.2013	A/c No. 10411181000098 IFSC Code ORBC0101041	Rs. 85,24,650.00	21-10-2019	31.10.2019 at 11.00 A.M To 1.00 P.M
						Bid Increase Amt		
						Rs. 8,52,465.00/-		
2.	S.D Road Secunderabad M/S Bhuma Infrastructure Pvt Ltd 1. Managing Director: Shaik Ameer Basha 2. Director: Shaik Shehnaza Begum A/c No. 01814015002639	LOT-1 AND LOT-2 TO BE PURCHASED BY SINGLE PERSON ONLY AS THE PROPERTY IS HAVING THE SINGLE ENTRANCE LOT-1: All that part /portion of on 5th floor of premises bearing no. 3-6-154, situated at Himayaat nagar, Hyderabad - 500029 known as VICTORY VISION admeasuring 1784.50 Sq.Ft out of total extent of 3569 Sq.Ft of 5th floor with undivided share of land 45 Sq.Yards from and out of total area of 705 Sq.yards and bounded as follows. North : Himayatnagar Main Road South : Hno : 3-6-157, East : Neighbour's Property West : Portion of Fifth Floor i.e. Sowjanya LOT-2: All that part /portion of on 5th floor of premises bearing no. 3-6-154, situated at Himayaat nagar, Hyderabad - 500029, known as VICTORY VISION admeasuring 1784.50 Sq.Ft out of total extent of 3569 Sq.Ft of 5th floor with undivided share of land 45 Sq.Yards from and out of total area of 705 Sq.yards and bounded as follows. North : Himayatnagar Main Road South : Hno : 3-6-157, East : Neighbour's Property West : Neighbour's Property	Rs 17935657.60 + Interest thereon From 10.10.2018 Less recoveries if any	01.10.2018	A/c No. 01811181000012 IFSC Code ORBC0100181	Rs. 1,77,65,000.00	21-10-2019	31.10.2019 at 11.00 A.M To 1.00 P.M
						Rs. 17,76,500.00		
						Rs. 50,000/-		

Terms & Conditions of Online Tender/Auction

- The auction sale will be "online e-auction" bidding through website [https://obc.Antares Systems Ltd on 31.10.2019 between 11.00 a.m to 01.00 p.m. \(IST\) with unlimited Extensions of 5 minutes each](https://obc.Antares Systems Ltd on 31.10.2019 between 11.00 a.m to 01.00 p.m. (IST) with unlimited Extensions of 5 minutes each)
- Bidders are advised to go through the website <https://obc.Antares Systems Ltd .net> (E-auction Agency website and Bank's website address) for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
- The EMD shall be payable through NEFT/RTGS on account mentioned in publication
- The interested bidder has to submit their Bid Documents (EMD (not below the Reserve Price) and required documents as given below, on/ before 29.10.2019 upto 16.00 hrs and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. The intending purchaser/bidder is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) 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.
- Last Date for the submission of online bids - 29.10.2019 by 04.00 P.M. Prospective bidders may avail online training on e-auction from contact M/s. Antares Systems Ltd Ms. Sridevi Dandela, Mob: 8500289475, e-mail: sridevi.d@antaresystems.com, Mr. Manohar S, Mob: 9686196755, e-mail: manohar.s@antaresystems.com and for property related queries contact Shri. K.S. HARI KUMAR, Chief Manager- Ph:9848037436 & 040-23147028/49/53 & F. further details, contact the Authorized Officer, Oriental Bank Of Commerce Bank, email : rrl_7635@obc.co.in;
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately on 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. 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.
- Neither the Authorised Officer/ Bank nor M/s. Antares Systems Ltd shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- To the best of knowledge and information for the Authorised 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, 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 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 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.
- The interested bidders are informed that the Bank shall not pay any interest, cost, damages, compensation etc on any amount deposited by the bidders, if any, in the event of any court / tribunal / forum grant stay of the auction proceedings of any court / tribunal / forum.
- If the dues of the Bank together with all costs, charges and expenses as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantors, at any time on or before the date fixed for sale, the sale of asset may be postponed/cancelled.
- The interested bidders who have submitted their EMD not below the Reserve Price through online mode before 04:00 P.M. on 29.10.2019 shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each 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 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 Authorized Officer/ Secured Creditor
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately on 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 Authorized Officer. 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.
- 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.
- 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(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s Antares Systems Ltd website <https://obc.Antares Systems Ltd .net> and taking part in the e-Auction.
- All statutory dues payable and any other dues on the property(s), expenses relating to Stamp duty, Registration Charges, Conveyance, Lawyer's Fees etc. will be borne by the auction purchaser.
- As per Income Tax Rules TDS @ 1% of auction price is payable by the successful auction purchaser if the purchase price is more than Rs. 50.00 lacs.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

- The Notice is also to the Borrower(s) Guarantor(s) of the said loan about holding of e-auction sale on the above mentioned date if the dues are not repaid in full before the date of e-auction.
- Considering the Bank's right to go for the Private Treaty, Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction

Place: Hyderabad
Date: 10.10.2019.

Authorized Officer,
Oriental Bank of Commerce

