

APPENDIX- IV-A [SEE PROVISIO 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 constructive/physical possession(as per the table) of which has been taken by the Authorised Officer of Oriental bank of Commerce, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30-11-2019**. The Amount due for Recovery, Name of Borrower(s) & Guarantor(s), the Reserve Price & the Earnest Money Deposit is as per the table give below.

DESCRIPTION OF IMMOVABLE PROPERTIES

Sr. No.	Name of the Branch & Borrower / Guarantor	Description of property	Reserve Price		Demand Notice Date	Date / Time of e-Auction
			EMD	Bid Increase Amount	Outstanding Amount (Secured debt)	
1	IMS, Ghaziabad Shri Ajay Kumar S/o Atveer Singh	All that part and parcel of the property consisting of House No.M-380, Block-M, Sector-23, Sanjay Nagar, G.M.P Aawasiya Colony, Ghaziabad measuring 51.88 Sqmt. Within the registration Sub Registrar-II District Ghaziabad standing in the name of Sh. Ajay Kumar, Bounded as : East: H.No M-377, West: H.No M-381, North: H.No – M-382, South: 25Ft. Wide Road (Constructive Possession)	Rs. 18.23 Lacs		01-06-2018	30-11-2019 between 11.00 AM to 01.00 PM (with unlimited extension of 5 min each.)
			Rs. 1.83 Lacs			
			Rs. 0.10 Lac			
2	Ukharsi, Ghaziabad M/S A.S. Textiles (Proprietor: Shri Sahabuddin/ Shri Kasim/ Shri Deen Mohammad	All that part and parcel of the property consisting of Khasra no -744 MI Village Sarna Ward No-10, Gandhi Colony, Near Bilal Masjid, Arya Nagar, Murad Nagar, Ghaziabad, Bounded : East - Plot No-119 & 120, West -10 Feet Wide Road, North - Plot belonging to Jamaluddin, South - Plot no-123 (Constructive Possession)	Rs. 21.30 Lacs		27-04-2016	30-11-2019 between 11.00 AM to 01.00 PM (with unlimited extension of 5 min each.)
			Rs. 2.13 Lacs			
			Rs. 0.10 Lac			
3	Sikhroad, Ghaziabad Shri Narendra Kumar S/o Shri Bed Ram	All that part and parcel of the property Flat No. M-57, Ground Floor, Sec 23, Sanjay Nagar, Ghaziabad, Bounded : East - 8 mtr wide road, West - House No. M-59, North - House No. M-60, South - House No. M-56 (Constructive Possession)	Rs. 13.29 Lacs		06-09-2016	30-11-2019 between 11.00 AM to 01.00 PM (with unlimited extension of 5 min each.)
			Rs. 1.33 Lacs			
			Rs. 0.25 Lac			
4	Morta, Ghaziabad Smt. Chanchal W/o Sh. Vinay Kumar & Vinay Kumar S/o Sh. Vijendra Singh	Free Hold Property at Plot No.17, Khasara No. 154/212M, Sahibabad, Ghaziabad measuring 42.64 Sqm., Bounded as : North - Plot No-16, East - Road, West - Other Property, South - Plot No. C-4, (Constructive Possession)	Rs. 23.26 Lacs		10-01-2019	30-11-2019 between 11.00 AM to 01.00 PM (with unlimited extension of 5 min each.)
			Rs. 2.33 Lacs			
			Rs. 0.20 Lac			
5	GT Road, Ghaziabad Shri Mange Ram Saini, Shri Naresh Saini and Gaurav Saini	House No. 221-B, Mohalla- Maliwara, Ghaziabad, Bounded : East - 12 Feet Wide Path, West - House of Shri Nanuwa Singh, North - House of Sewa Wati, South - 1/3 Part of House No. 199 (Constructive Possession)	Rs. 25.12 Lacs		23-06-2017	30-11-2019 between 11.00 AM to 01.00 PM (with unlimited extension of 5 min each.)
			Rs. 2.52 Lacs			
			Rs. 0.20 Lac			
6	Guldhar, Ghaziabad M/s A.S Enterprises Prop. Smt. Sarika Bansal W/o Sh. Ajay Bansal / Guarantor- Sh. Ajay Bansal S/o Sh. Ramesh Chand Bansal	All that part and parcel of the property consisting of Flat No. R-7/E-48, Ground Floor, Sector-7, Raj Nagar, Ghaziabad, UP, measuring 137.52 Sq.mtr with in the sub registrar II of Ghaziabad Distt Ghaziabad, UP, Bounded as : North - 30ft Wide Road - East: Plot No. E-49, West: Plot No. E-46, South - Service Lane (Constructive Possession)	Rs. 53.67 Lacs		02-04-2016	30-11-2019 between 11.00 AM to 01.00 PM (with unlimited extension of 5 min each.)
			Rs. 5.37 Lacs			
			Rs. 0.20 Lac			

Terms & Conditions of Online Tender/Auction
Those who are interested to bid in the Auction have to deposit 10% bid amount for participating in the auction in account of Oriental Bank of Commerce A/c No 00761181000226 in THE NAME OF "E AUCTION ACCOUNT", IFSC Code-ORBC0100076 Branch Razapur, Ghaziabad

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
- 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., may contact Antares Systems Ltd., Name of person to be contacted : Mr. Sachin, Mob.: 9555926408 & Mr. Kushal Bose, Mob.: 7686913157, Mr. Pushpraj - Mobile No. 7503347659, E-mail : sachin@antaresystems.com, pushpraj@antaresystems.com and for property related query and inspection of property may Contact Chief Manager, RR&L Cluster, Ghaziabad, email – rrl_7624@obc.co.in Telephone No. 0120-4155167, 0120-4155567, 9811599539
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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. Property can be inspected on any working day from 11.00 am to 3.00pm
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites.
- The interested bidders shall submit their EMD through Web Portal: www.bankeactionwizard.com/ (the user ID & Password can be obtained free of cost by registering name with www.bankeactionwizard.com) through Login ID & Password. The EMD 10% OF RESERVE PRICE shall be payable through NEFT/ RTGS in the Accounts mentioned above. Please note that the Cheques / Demand Draft shall not be accepted as EMD amount.
- After Registration by the bidder in the Web Portal, the intending bidder/ purchaser 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.
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
- The interested bidders, who have submitted their EMD not below the Reserve Price through online mode on or before **29.11.2019 till 04.00 PM**, 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 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 (Unlimited Extensions). 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 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, (including EMD already paid), immediately after the acceptance of bid price by the Authorized 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 as per rules laid down in the act.. 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 prospective qualified bidders may avail online training on e-Auction from Antares Systems Ltd. prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor 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.
- 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
- As per the Income Tax Rules, Buyer has to deduct 1% of the sale consideration as TDS and deposit the same with the Tax Authorities. This is for sale of all property of value on excess of Rs. 50.00 Lacs.
- The property is sold in "As is Where is" and "As is What is" condition and the intending bidder should make discreet enquiries as regards on the property of any authority besides the banks charges 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 the property put for sale, charges encumbrances over the property on any other matter etc. will be entertained after submission of the online bid.
- 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
- Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of Antares Systems Ltd., www.bankeactionwizard.com/ before submitting their bids and taking part in the e-Auction
- The Bank has designated its Cluster Office at Ghaziabad, as facilitation centre to help the intending bidders in putting the bid on line.
- 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 there of and sale/modify any term and conditions of the sale without any prior notice and assigning any reason.
- For detailed terms and conditions of the sale, please refer to the following links : www.obcindia.co.in/content/auctions, www.tender.gov.in and www.bankeactionwizard.com, www.eprocure.gov.in/epublish

STATUTORY SALE NOTICE UNDER SARFAESI ACT, 2002