

“APPENDIX- IV-A

[See proviso 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 and constructive/physical possession of which has been taken by the Authorised Officer of Oriental Bank of Commerce, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” as per below mentioned details:-

Name of Borrower /Guarantor and present Dues	Detail of Property/ known Encumbrances	Possession Physical/ Constructive	Reserve Price (In Lac)	EMD/Bid Increase amount	Date of Sale/Time of sale	Detail of account for Deposit of earnest Money
1) M/S A. R. BIOTECH HERBAL PRIVATE LTD 2) Sh. Abhisar Rastogi (Director) 3) Sh. Abhigyan Rastogi (Director) 4) Sh. Rajesh Kumar Rastogi (Director) Present Dues as on 31.10.2019 is Rs. 7,25,07,626.68 +interest & cost thereon w.e.f 01.11.2019.	Entire Second Floor, bearing no. 2 in Block- D with One Servant Quarter on Top Terrace along with proportionate ownership rights in the freehold land measuring 400 Sq. Yards, situated at Saket, New Delhi in the name of Sh. Abhisar Rastogi S/o Sh. Rajesh Kumar Rastogi. Encumbrances-Nil	Physical	Rs. 323.00 Lac	Rs. 32.30 Lac Rs. 1,00,000/-	13.12.2019 11.00 AM To 12.00 PM	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)

TERMS & CONDITIONS

- LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 12.12.2019 UPTO 5.00 PM.**
- To the best of knowledge and information of the Authorised 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 Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- Property/ Documents can be inspected on 05.12.2019 from 11.00 am to 4.00 pm.**
- 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 **M/s 4**

ओरियन्टल बैंक ऑफ़ कॉमर्स
(भारत सरकार का उपक्रम)

जहां प्रत्येक कर्मचारी प्रतिबद्ध है



Oriental Bank of Commerce

(A Government of India Undertaking)

Where every individual is committed

Resolution Recovery & Law Cluster, Delhi South & East Office: 92/E1, R K Market, Munirka
New Delhi-110067, Ph.: 26108530, 26108531 [Email: rrl_7670@obc.co.in](mailto:rrl_7670@obc.co.in)

- Closure** Mr. Vikash **Mobile** 8142000809,8142000062/66, Tel. 040-23836405, Website: <https://bankauctions.in> and Email: vikash@bankauction.in and property related query and inspection of the property may contact **Authorised Officer Sh. Narender Singh Bisht, Mob:8171626615, 011-26108530/31, E-mail: rrl_7670@obc.co.in**, during the office hours on any working days.
5. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes (unlimited).
 6. 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 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 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.
 7. 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.
 8. The Bank reserved its rights to sell the property through private treaty as per law, in the event of failure of e-auction.
(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE <https://www.obcindia.co.in>, and <https://ibapi.in>)
 9. Authorised Officer may cancel the sale without assigning any reason whatsoever.

Date: 16.11.2019

Place: Delhi

Authorised Officer
Oriental Bank of Commerce