



ORIENTAL BANK OF COMMERCE

(A GOVT. OF INDIA UNDERTAKING)

**No.769, Spencer Plaza, Anna Salai, RRL Cluster, Ground Floor
Chennai-600002**

044-28502030/2033

Email: rri_7618@obc.co.in

APPENDIX-IV – A

[See Proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 24.12.2019

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 21.12.2019 UPTO 04:00 PM

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 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, Oriental Bank of Commerce, RRL Cluster, Chennai-600002, the constructive possession of which has been taken by the Authorised Officer of **Oriental Bank of Commerce RRL Cluster Chennai: No.769, Spencer Plaza, Anna Salai, Chennai-600002, Tel No: 044-28502030/2033**. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24.12.2019** 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 , RRL, Cluster Chennai: No.769, Spencer Plaza, Anna Salai, Chennai-600002, Tel No: 044-28502030/2033**. Secured Creditor from the following Borrowers/Guarantors. The reserve price of the properties are shown below along with details of earnest money deposit & 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 <http://www.bankeauctions.com/>.

Sl No.	Name of the Branch & Account	Details of Property & Name of owner of the Property	Outstanding Amount	Demand Notice Date	EMD FOR SARFAESI Auction A/c No.	Reserve Price EMD Bid Increase Amt
1	Mr.E.B. Anbu A/c 10856015002237 & 10856051000011 Oriental Bank of Commerce No 25 U I Colony Kodambakkam Chennai-24	All that piece of land measuring 1060 Sq.ft. and building thereon measuring 925 Sq.ft situated at Plot No.1C,Amman nagar, Baraniputhur Village, Sriperumbudur Taluk, Kancheepuram Dist,Chennai 600128 comprised in Survey No.43/1 & 45/1,New Survey No.43/4 & 45/1A1C situated in Baraniputhur Village, Sriperumbudur Taluk, Kancheepuram Dist,Chennai south and sub.Registration Dist of Kundrathur standing in the name of Mr.E.B.Anbu being bounded by North: 24 feet road, South: Plot No.3C, East: Vacant Land West: Plot No.2C	Rs.45,85,445/- plus interest w.e.f. 01.06.2019 & other charges/expenses less recoveries if any	06.06.2019	EMD ACCOUNT CHENNAI A/c No. 01651181000052 IFS Code: ORBC0100165	43,60,000/- 4,36,000/- 50,000/-
2	Mr.R.Harish A/c No. 11136011000312 Oriental Bank of Commerce Selaiyoor Chennai-73	All that piece and parcel of land and building bearing Flat No.G1,Ground Floor,, "Angel Home" Roja Thottam ,2 nd Street,No.31, East Irumbuliyur ,Tambaram,Chennai-600 059	Rs.32, 97, 670. 52 /- plus interest w.e.f. 01.06.2018 & other charges/expenses less recoveries if any	11.06.2018	EMD ACCOUNT CHENNAI A/c No. 01651181000052 IFS Code: ORBC0100165	30,09,000 3,09,000 25,000/-

		Comprised in Survey No 141/2,Old Survey No.141/2(part),Survey Field No.149/6,Ward No."F" Block No.16 measuring an extent of 346 sq.ft UDS out of land extent of 1303 sq.ft,building with built up area of 722 Sq.ft standing in the name of Mr.R..Harish being bounded by: North : Mr.Samuel Wesley and others South :Mr.Shankar's property, East :20 Feet Road, West :Land in Survey No.142				
3	<p>Mr.S.Selvan: A/cNo: 52686015002468, 52686015002887 ,52685015001043& 52684011000186</p> <p>Oriental Bank of Commerce Madippakkam Chennai</p>	<p>All the piece and parcel of land bearing Plot No.4, Thanigai Nagar Annexe,Vadapeumbakkam post, Chennai-600060, comprised in Survey No.95/1, of Pullilyne Village,measuring an extent of 1455 sq.ft (37.904 sq meter), Ambattur Taluk Now Madhavaram Taluk,Tiruvallur District with building thereon, standing in the name of Mr. S.Selvan,being Bounded by: North: Plot No.3, South:Plot No. 5, East :Thanigai Nagar Vacant plot, West: 24 Feet Road.</p> <p>Situated within the Registration Disrict of Noth Chennai and Sub-Registrar Redhills.</p>	<p>Rs. 45,45,074.66 plus interest w.e.f. 01.02.2018 And other charges/expenses less recoveries if any</p>	02.02.2018	<p>EMD ACCOUNT CHENNAI A/c No. 01651181000052 IFS Code: ORBC0100165</p>	<p>45,81,000/- <u>4,58,100/-</u> <u>50,000/-</u></p>

4	<p>Mr. S.Shivaraaman A/c No. 02345015001278</p> <p>Oriental Bank of Commerce Mount Road Chennai</p>	<p>All that piece of land measuring 975 Sq.ft.and building thereon situated at Plot No.25B, Venkataeswara Nagar II Street, Valasaravakkam, Chennai – 600 087 comprised in S.No.86 and 87 of Valasaravakkam Village , Ambattur Taluk, Thiruvallur Dist. and being bounded by: North: remaining land belonging to S.Shivaraaman, South:30 feet Road, East:30 feet road, West: Plot No.25A,House belonging to Bangarammal</p>	<p>Rs 21,10,702.24 plus interest w.e.f. 01.09.2019 And other charges/expenses less recoveries if any</p>	03.07.2019	<p>EMD FOR SARFAESI Auction A/c No. 01651181000052 IFS Code: ORBC0100165</p>	<p><u>68,61,000/-</u> 6,86,100/- <u>50,000/-</u></p>
5	<p>M/s Ritestone Solutions Pvt. Ltd A/c no. 10634025001457</p> <p>Oriental Bank of Commerce Adyar</p>	<p>All the piece and parcel of vacant land bearing Survey no.231/2A of Kuppam Road, Kottivakkam Village,Tambaram Taluk, Adyar SRO, Kancheepuram District measuring 9.48 Cents as per Document and 8 Cents as per Site standing in the name of Mr. Sarath Kakumanu, being bounded by: North: Vacant land (as per Site) and 46 link Wide passage (as per document) South: Vacant land (as per Site) and 61 links Wide</p>	<p>Rs.81,36,483/- plus interest w.e.f. 01.04.2017 And other charges/expenses less recoveries if any</p>	31.03.2017	<p>EMD FOR SARFAESI Auction A/c No. 01651181000052 IFS Code: ORBC0100165</p>	<p><u>1,92,64,000/-</u> 19,26,400/- <u>50,000/-</u></p>

		Road (as per document), East: Vacant Land (as per site) and Land in S.No.227/6 (as per document), West: 40 Feet Wide Road (as per Site) and 61 links Wide Road to Village (as per Document)				
6	Mr.P.Gopivardhan A/c No. 52686016000289 Oriental Bank of Commerce Madippakkam	All that piece and parcel of land and building bearing Falt No.S-2, IInd Floor,JJR Homes located at Plot No.102,Ganapathy Nagar,Alandur Taluk,Kancheepuram District,Chennai 600070 comprised in Old Survey No. 298 and Re Survey No.298/25, in Anakaputhur Village measuring an extent of 275 sq.ft UDS out of land extent of 2518 sq.ft , building with built up area of 570 sq.ft standing in the name of Mr.P.Gopivardhan, being bounded by: North : 20 Feet Road, South: Plot No 101, East : Vacant land West: 30 Feet Road	Rs. 20,33,905/- plus interest w.e.f. 01.06.2018 And other charges/expenses less recoveries if any	08.06.2018	EMD FOR SARFAESI Auction A/c No. 01651181000052 IFS Code: ORBC0100165	19,20,000/- <hr/> 1,92,000/- <hr/> 25,000/-

FOR DETAILS TERMS AND CONDITIONS PLEASE REFER TO OUR WEBSITE <https://obcindia.co.in/> / <https://publishtenders.gov.in/> / <https://www.bankeauctions.com>.

THE BANK RESERVES THE RIGHT TO SELL THE PROPERTY THROUGH PRIVATE TREATY, IN THE EVENT OF FAILURE OF THE E-AUCTION.

THIS NOTICE WILL BE TREATED AS NOTICE TO THE BORROWER AS WELL AS GUARANTOR IN COMPLIANCE TO RULE 8(6) AND RULE 9 OF SARFAESI ACT 2002.

Place: Chennai
Date: 20-11-2019 .

Authorized Officer,
Oriental Bank of Commerce

Terms & Conditions of Online Tender/Auction

1. The auction sale will be "online e-auction" bidding through website www.bankeauctions.com on 24.12.2019 between 11.00 a.m to 01.00 p.m. (IST) with unlimited Extensions of 5 minutes each
2. Bidders are advised to go through the website www.bankeauctions.com (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.

3. The EMD shall be payable through NEFT/RTGS on accounts mentioned in publication.
4. The interested bidder has to submit their Bid Documents EMD (not below the Reserve Price) and required documents as per below, on/ before **21.12.2019 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 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 – 21.12.2019 **upto 16.00 hrs** 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 [Mr.Shrinatth 9840446485, tn@c1India.com/Support@bankeauctions.com](mailto:Mr.Shrinatth_9840446485_tn@c1India.com/Support@bankeauctions.com) M/S C1 India Pvt Ltd., , Plot No 304,1st floor, Udyog Vihar ,Phase 2,Guragon,Haryana-122015 For any Stock related query may contact Sh. M.Velayutham, Chief Manager, RRL Cluster Chennai, Mob. No: 9319540266, E-mail id rri_7618@obc.co.in , during office hours on any working days **RRL Cluster Chennai: No.769, Spencer Plaza, Anna Salai, Chennai-600002, Tel No: 044-28502030/2033.** .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, within 24 hours of 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. In case of default in payment by the successful bidder, the amount already deposited by the offerer 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.

5. **Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt 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.
6. 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.
7. **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. The bank shall also not be liable in any manner in handing over the vacant possession of the property which may be caused 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.**
8. **Date & Time of inspection of Properties & Document Verification: 16.12.2019 from 10.00A.M. to 4.00P.M. after having prior appointment with concerned Branch Manager.**

9. . **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.**
10. The interested bidders who have submitted their EMD not below the Reserve Price through online mode before **04:00 P.M. on 21.12.2019** 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 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
11. 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, within 48 hours of 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. 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.
12. 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.
13. 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.
14. 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.
15. **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.**
16. **GST payable on sale certificate is to be borne by the purchaser.**
17. **For further details, contact the Branch Manager, Oriental Bank of Commerce, in his mobile number or in office land line number as mentioned above.**
18. The Notice is also applicable to the Borrower(s) Guarantor(s) in particular and the public in general.
19. **Further details: <https://obcindia.co.in> / <https://publishtenders.gov.in> / <https://www.bankeauctionwizard.com>.**

1. 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.

- 2. 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: Chennai
Date: 18.11.2019

Authorized Officer,
Oriental Bank of Commerce