



**ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)**

Corporate Office: Plot No.5, Sector 32, Institutional Area, Gurgaon 122001.

Circle Office : OBC Tower, 917-20/20A Fergusson College Road, Pune (Maharashtra) PIN – 411004

Branch Office : Samarth Nagar, Aurangabad, Varad Ambe Building, 130, Varad Ganesh Road, Samarth Nagar, Aurangabad 431001 (Maharashtra) Phone No. (0240)- 2364992, 2353050 EMAIL ID: bm0709@obc.co.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

“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, the 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” on **29-01-2020**

The secured debt, reserve price, description of the property to be sold, time and place of public auction, name of borrower and guarantor, EMD and other terms and condition is mentioned below. Last Date of submission of EMD / BID is **28-01-2020** upto 5.00PM

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot. No.	Name of the Branch & Borrower and Guarantor	Details of property	Date of Demand Notice	Reserve Price
			Outstanding Amount as on 30-11-2019	EMD
				Bid Increase Amount
1.	Aurangabad <u>M/s Orbit Electromech India Pvt. Ltd.</u> ii) Mr. Anil Rajdayal Rai iii) Mrs. Sangeeta Anil Rai	Duplex Bungalow No.C-14, Building No. C, CTS No. 15845/26, S. No. 15, Chanakyapuri Phase I, Chanakyapur Flat Owners Co-op Housing Society Ltd, Near Shahnoorwadi, Aurangabad admeasuring 126.48 Sq Mts	19-01-2017 Rs.1,37,11,868.14 and interest & cost thereon	Rs.76.57 Lakh <hr/> Rs. 7.7 Lakh <hr/> Rs.50,000/-
2.	Aurangabad <u>M/s Swagat Advertising</u> Prop. Mr Arun Ramesh Rao Joshi	1. Industrial Land bearing GP house / Milkat No. 20, Gut No. 27, MIDC, Waluj, Village-Ranjangaon Shenpunji, Taluka Gangapur, Dist. Aurangabad admg. 205.01 sq. mtrs In the name of Shri Arun Ramesh Rao Joshi.	30-07-2019 Rs. 2,27,86,582.61 and interest & cost thereon	Rs.6.50 Lakh <hr/> Rs. 66,000/- <hr/> Rs.10,000/-

		<p>2. Industrial Land bearing Plot No. 02, GP house / Milkat No. 07, Gut No. 27, Village - Ranjangaon Shenpunji, MIDC, Waluj, Taluka -Gangapur, Dist. Aurangabad admg. 392.00 sq. mtrs In the name of Shri Arun Ramesh Rao Joshi</p> <p>3. Land bearing Plot No. 267,,Milkat No.8632, Gut No. 345, Situated at Gokulnagari, Village -Satara Tal. & Dist. Aurangabad admg 185.87 sq.mtrs. in the name of Shri Arun Ramesh Rao Joshi</p> <p>4. Land bearing Plot No. 13, GP house / Milkat No. 9937 Gut No. 90/1, Village – Satara, Behind Dishanagari, Taluka & Dist Dist. Aurangabad admg. 111.52 sq. mtrs In the name of Shri Arun Ramesh Rao Joshi</p>		<p>Rs. 38 Lakh</p> <hr/> <p>Rs. 3.8 Lakh</p> <hr/> <p>Rs.20,000/-</p> <p>Rs.12.60 Lakh</p> <hr/> <p>Rs.1.3 Lakh</p> <hr/> <p>Rs.10,000/-</p> <p>Rs. 10.75 Lakh</p> <hr/> <p>Rs. 1.08 Lakh</p> <hr/> <p>Rs.10,000/-</p>
3	Jalna (i) Ambika Steel Traders , proprietor Gaurav Mahesh Kumar Tibdewal (ii) Santosh Devi Mahesh Kumar Tibdewal (iii) Anuj Mahesh Kumar Tibdewal (iv) Sunil Raminwas Agarwal	<p>1. Residential Property at Plot No.39, S.No. 255/1,CTS No.1994/A-22 situated at Jethmal Nagar, Devalgaon, Raja Road, Jalna , admeasuring 172 Sq Mrs.</p> <p>2. Plot No.65,66,67,68, situated at Gut No. 19, Opposite Saraswati Temple Mauje-Kharpudi , Tal and Dist: Jalna total area admeasuring 670.48 Sq Mts.</p>	15-12-2016 Rs. 1,64,39,098.48and interest & cost thereon	<p>Rs. 72.45 Lakh</p> <hr/> <p>Rs. 7.3 Lakh</p> <hr/> <p>Rs.30,000/-</p> <p>Rs. 24.14 Lakh</p> <hr/> <p>Rs. 2.5Lakh</p> <hr/> <p>Rs.20,000/-</p>
4	Aurangabad (i) M/s Gadekar Beer and Wine Shopee , Proprietor- Prashant Chhagan Gadekar (ii) Mr. Chhagan Nagorao Gadekar (iii) Mrs. Mandakini	Plot No. 26, Gat No. 130, Gram Panchayat No. 9368, Beed Bye Pass Road, Opp. Shree Datta Mandir, Satara Parishar, Village: Satara, Taluka & District: Aurangabad.	04-08-2017 Rs. 33,21,311.62 and interest & cost thereon	<p>Rs.151.83 Lakh</p> <hr/> <p>Rs. 15.2 Lakh</p> <hr/> <p>Rs.50,000/-</p>

	Chagganrao Gadekar and (iv) Mr. Rohit Chagganrao Gadekar,			
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TERMS & CONDITIONS

1. The e-Auction of above mortgage property/ ies is being held on **“AS IS WHERE IS”** and **“AS IS WHAT IS BASIS”** on **29-01-2020** from **11 AM to 1 PM**. **Last date and time of deposit of EMD and Documents is 28-01-2020 upto 5 PM**. Those who are interested to bid in the Auction have to deposit EMD as mentioned above for participating in the auction in account of **Oriental Bank of Commerce** A/c no. 10881181000044, in the Name of "E AUCTION UNDER SARFAESI CO PUNE". IFSC Code-ORBC0101088 Branch F. C. Road Pune.
2. 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 & to inspect & satisfy themselves about the asset and specification before submitting the bid. **As auction is to be held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”** therefore the Authorized Officer will not be held responsible for any charge, lien, third party claim, encumbrance, property tax, or any other dues to the Government or anybody in respect of the property under sale. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank.
3. The interested bidders are requested to register themselves with the E- portal <https://obc.auctiontiger.net> and obtain Login ID and Password and shall deposit the EMD amount through NEFT/RTGS in the account as per details of a/c for depositing EMD/Bid amount mentioned against each account/ Property. Only intending bidders holding valid User ID and Password and confirmed payment of EMD through NEFT/ RTGS and submission of required ID Proof (Self attested copies of PAN Card / Aadhar Card / Driving Licence / Passport – Any two) and who submit their bids not below the reserve price latest by **28-01-2020 upto 5.00 P.M** through website shall only be eligible for participating in the e-auction.
4. The interested bidders who have deposited EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the service provider - **Akash Karhe** - Mob. : 9265562821 & Phone : 079 61200 594 / 598 / 559/ 587 / 554,M/s e-Procurement Technologies Limited - Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), E portal- <https://obc.auctiontiger.net> **Email id : maharashtra@Auctiontiger.net** and for any property related query may contact **Sh. Sumedh Paikrao**, Chief Manager/ Authorised Officer , Mobile No. 9702087900, during office hours on any working days
5. Only bidders holding valid user ID/Password and confirmed payment of EMD through RTGS/NEFT shall be eligible for participating in the E- auction process. After registration by the bidder in the web Portal , copy of PAN Card, Copy of NEFT /RTGS Challan, KYC Documents to be uploaded on the Web Portal of the before the last date of submission of bid.
6. The interest bidder who have submitted their EMD not below the reserve price through online mode on or before **28-01-2020** upto 5:00PM shall be eligible for participating in the E- bidding process. The e auction of above properties would be conducted exacting on the scheduled Date and Time as mentioned against the 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 for unlimited times till the e-Auction is closed/ concluded**.
7. The bidder who submits the highest bid amount on closure of E auction process shall be declared as successful bidder and communication to that effect will be issued though electronic mode and same shall be subject to the confirmation by the Secured Creditor.
8. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than next working day as the case may be. In case of failure to deposit the amount within the time as stipulated, the amount deposited by successful bidder will be forfeited by the Authorized Officer and property shall be sold again.
9. On deposit of 25% of the sale consideration, sale shall be confirmed in his / her favour by the secured creditor and balance 75% of the purchase price shall have to be paid within 15 days of the confirmation of sale by the secured creditor , failing which the bank shall forfeit the amount

already paid / deposited by the auction purchaser to the authorised officer . The property shall be re –sold and defaulting bidder /purchaser shall not have any claim whatsoever upon it..

10. The EMD of unsuccessful bidder will be returned on the closure of the e- auction sale proceeding. No interest is payable on the EMD of the intending bidders
11. The successful purchaser, on payment of entire sale price as above and on compliance of terms of sale, the Authorized Officer shall issue the Sale Certificate in favour of auction purchaser as per format prescribed under SARFAESI Act & Rules 2002
12. The bidders are informed that Bank shall not pay any interest, cost , damages ,compensation on any amount deposited by the bidders if any, in the event if any court /tribunal /forum grant stay or pass an order of cancellation of the E-auction proceeding and shall also not be liable to hand over the vacant possession of the property due to stay or any other restrained order of any court or tribunal or forum.
13. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody.
14. The bidder may avail online trailing on e-auction prior to the date of E- auction . Bank or its authorized official will not be liable if case of interruption of the internet connection network at any point of time. Bidder must ensure that they are well equipped for participating in the e-auction event.
15. The purchaser shall bear the applicable stamp duties / transfer charges / Registration chares and other additional fees and also all the statutory/ non statutory dues ,taxed , rates, cess , assessment charges owing to any department or person . As per income tax Ruled TDS @1% of auction price is payable by successful auction purchaser if purchase price is more than Rs. 50 Lakh .The sale certificate will be issued only receipt of FORM no. 26 QB and challan for having remitted the TDS.
16. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
17. Bank reserve the right to sell the property through private treaty in the event of failure of the e- auction.
18. For detailed terms and conditions of the sale, please refer to our website www.obcindia.co.in, and also e-auction service provider's website <https://obc.auctiontiger.net>
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Date: 21-12-2019

Place: Pune

Authorised Officer

ORIENTAL BANK OF COMMERCE