



**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  
Tel: 020-25803019-21-28. Email: [recovery.pun@obc.co.in](mailto:recovery.pun@obc.co.in), [law.pun@obc.co.in](mailto:law.pun@obc.co.in)

**“APPENDIX- IV-A”**

[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVALE 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 25-03-2020 for recovery of dues to the secured creditor from Borrower and Guarantor**

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 **21-03-2020 upto 5.00PM**

**DESCRIPTION OF IMMOVABLE PROPERITES**

Lot. No.	Name of the Branch & Borrower and Guarantor/Account No.	Details of property	Date of Demand Notice	Reserve Price
			Outstanding Amount as on 29-02-2020	EMD
				Bid Increase Amount
1	Latur 1.M/s Krishnarjun Agro Industries 2. Mrs. Mukta Namdeo Mane 3. Mrs Sunita Bhagwat Muktapure 4. Mr. Namdev Yadavrao Mane	1. Plot no 99,102 &103 bearing no M H No R-1/511/3-7& R-1/511/3-8 out of survey no 25/D, Kanehri near Govt Rest House Ausa Road West Zone, Virtah Hanuman nagar, Latur admeasuring 468.16 sq mtr  2. Plot No 112, Survey no 181, Property no R-7/886 out of CTS no 9885/3 beside Yogiraj Apt, Hanmantwadi Takenagar, Nanded Ring Road, Latur admeasuring 125.40 sq mtr.	05-10-2019  Rs. 2,02,35,755.96 & Future Interest & Other Charges payable w.e.f. 01.03.2020	Rs. 81,59,940/- Rs. 8.2 Lakh Rs.50,000/-  Rs. 51,98,760/- Rs. 5.2 Lakh Rs. 50,000/-

		<p>3. Resi. Open Plot , Municipal House no 15062086 (New) &amp; R-1/4085/57/2 , Survey No 20/2/B, Plot no 10(West part) in front of Global English School Awanti Nagar, Khadgaon, Latur admeasuring 210.00 sq mtr.</p> <p>4. Residential Open Plot no 136 &amp; 137 bearing Survey no 42 situated near Latur Barshi Road, Raje Shivaji Nagar, Pakharsangvi, Latur admeasuring 325.28 sq.mtr.</p> <p>5. Industrial Land bearing plot No 1, GAT no 89 situated at Bhusani village TQ &amp; Dist Latur admeasuring 31419 sq ft .</p>		<p>Rs. 24,40,800/-</p> <hr/> <p>Rs. 2.5 Lakh</p> <hr/> <p>Rs.20,000/-</p> <p>Rs. 17,32,500</p> <hr/> <p>Rs. 1.8 Lakh</p> <hr/> <p>Rs.20,000/</p> <p>Rs. 84,85,272/-</p> <hr/> <p>Rs. 8.5 Lakh</p> <hr/> <p>Rs.50,000/-</p>
2	<p>Jalna</p> <p><u>(i) Ambika Steel Traders,</u> proprietor Gaurav Mahesh Kumar Tibdewal (ii) Santosh Devi Mahesh Kumar Tibdewal (iii) Anuj Mahesh Kumar Tibdewal (iv) Sunil Raminwas Agarwal</p>	<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>	<p>15-12-2016</p> <p>Rs. 1,69,97,606.48 and interest &amp; cost thereon</p>	<p>Rs. 65.20 Lakh</p> <hr/> <p>Rs. 6.6 Lakh</p> <hr/> <p>Rs.30,000/-</p> <p>Rs. 21.72 Lakh</p> <hr/> <p>Rs. 2.2Lakh</p> <hr/> <p>Rs.20,000/-</p>
3	<p>Nasik</p> <p><u>(a) M/s Harshil Construction Co. , Proprietor Sh. Vipul Shashikant Mehta (b) Namarata Vipul Mehta ( Guarantor / Mortgagor)</u></p>	<p>Pent house bearing Flat no. 10 &amp; 11 , 5<sup>th</sup> Floor, Indraprashta B Apartment , inclusive of terrace area, Plot no. 49, S No. 728/1 to 10, 12 B to 25 A /107 , Behind Houseful / Hotel Banjara, Mahatma Nagar , Nasik in the name of Vipul Shashikant Mehta and Namrata Vipul Mehta total area 388.13 Sq Mts <b>(DM Order obtained)</b></p>	<p>07-12-2018</p> <p>Rs.1,63,83,609.54 and interest &amp; cost thereon</p>	<p>Rs. 173.70Lakh</p> <hr/> <p>Rs. 17.4 lakh</p> <hr/> <p>Rs. 50,000/-</p>

4	Baramati _____ Mr. Vikram Babulal Borse & Mrs. Supriya Vikram Borse	Nisarg Building, Plot No 18, Devale Estate, Survey No-35/2/A/, Gunawadi road, Baramati- 413 102	22-11-2018 _____ <b>Rs. 13,33,032.00</b> and interest & cost thereon	Rs. 27.95 Lakh _____ Rs. 2.80 lakh _____ Rs.30,000/-
5	Baramati _____ M/s. Siddhivinayak Trading Prop. Vijay Ramchandra Shinde	Shop No.2, Abhishek complex, ground floor on plot no.70 out of S.no.16/3, Harikrupa Nagar, Baramati Pin-413102, In the name of Mr. Vijay Ramchandra Shinde.	01-06-2019 _____ <b>Rs. 17,64,446.56</b> and interest & cost thereon	Rs. 14.70 Lakh _____ Rs. 1.47 lakh _____ Rs.15,000/-
6	Manchar _____ 1. Mr. Vijaysingh Vitthalrao Shinde , Mrs. Smita Vijaysingh Shinde 2. Mr. Shashank Vedpathak (Guarantor)	Flat No. 405 Fourth Floor, Saidatta Apartment, S. No. 125/3/B/1, Manchar, Taluka Ambegaon, Dist. Pune 410503	13-07-2017 _____ <b>Rs.20,84,773.26</b> and interest & cost thereon	Rs. 22.41 Lakh _____ Rs. 2.25 lakh _____ Rs.20,000/-
7	Latur _____ 1.Sh. Shaikh Sardar Habib 2. Smt. Shahedabi Chandsab Shaikh	Registered Mortgage of residential property Portion of Plot no 8B curved out Land survey No 9885, survey No 181, assigned with Municipal House No R-7/1020/2 (old) and 75031602(new), Takenagar, Taluka & Dist. Latur	01-07-2019 _____ Rs, 12,49,315.00 and interest & cost thereon	Rs. 26.64 Lakh _____ Rs. 2.67 Lakh _____ Rs. 30,000/-
8	Latur _____ Sh. Yusuf Jafar Shaikh	Row House no 4, Hill View Recidency, survey No 57 Gut no 119M H No R-2/2540/2/1 New M H No 25066875 situated at Arvi , Latur	01-08-2019 _____ Rs. 21,02,630.82 and interest & cost thereon	Rs. 19.44 Lakh _____ Rs. 1.95 Lakh _____ Rs. 20,000/-

9	Latur  Sh. Mahemud Habibsab Shaikh	Commercial cum Residential property Municipal House No. 75076504 (New) & R-7-2936/3 (old), Cit No. 138, City Survey No. 2584, Survey No. 122, Situated at Latur	10-09-2018  Rs. 18,75,295.00 and interest & cost thereon	Rs. 33.19 Lakh  Rs. 3.32 Lakh  Rs. 35,000/-
10	Ratnagiri  AMRUTA RAJESH NARVEKAR	Vehicle No. MH-08-R0 4536 ( Tata Indica Vista) Engine No. 475IDT14PQZPC4563, Chasis no. MAT608531APA00595( <b>Physical possession taken</b> )	03-01-2017  Rs. 8,28,053.00 and interest & cost thereon from	Rs. 50,000/-  Rs. 6,000/-  Rs.2,000/-
11	Aurangabad  <b>M/s Swagat Advertising</b> Prop. Mr Arun Rameshrao Joshi	<p>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 Rameshrao Joshi.</p> <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 Rameshrao Joshi</p> <p>3. Land bearing Plot No. 267,,Milkat No.8632, Gut No. 345, Situated at Gokulnagari, Village -Satara Tal. &amp; Dist. Aurangabad admg 185.87 sq.mtrs. in the name of Shri Arun Rameshrao Joshi</p> <p>4. Land bearing Plot No. 13, GP house / Milkat No. 9937 Gut No. 90/1, Village – Satara, Behind Dishanagari, Taluka &amp; Dist Dist. Aurangabad admg. 111.52 sq. mtrs In the name of Shri Arun Rameshrao Joshi</p>	30-07-2019  Rs. 2,34,88,335.61 and interest & cost thereon	Rs.6.50 Lakh Rs. 66,000/- Rs.10,000/-  Rs. 38 Lakh Rs. 3.8 Lakh Rs.20,000/-  Rs.12.60 Lakh Rs.1.3 Lakh Rs.10,000/-  Rs. 10.75 Lakh Rs. 1.08 Lakh Rs.10,000/-

12	Amravati  <b>Mr. Mobin Syed Sadique Syed</b>	Equitable Mortgage of plot no. 85, Nazul Sheet no.67-C and building bearing the name "Sundar Sadan" thereon situated at Mouje Peth Amravati. Namuna Lane, Near Ambadevi Temple Amravati.	01-06-2019  Rs. 23,54,134.00 and interest & cost thereon	Rs. 28.92Lakh  Rs. 2.90 lakh  Rs.30,000/-

#### **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 **25-03-2020 from 11 AM to 1 PM. Last date and time of deposit of EMD and Documents is 21-03-2020 upto 5 PM.** Auction shall be conducted on MSTC/E- Bikray Portal -<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Intending bidder should register themselves and obtain user id and password before participating in the auction process.
2. The interested bidders who have required any assistance may contact Sunil Mistry, Chief Manager / Authorised Officer , Mobile No. 9619930799, Raman Chawla, Manager , Mobile no:8483019525, E-mail: [recovery.pun@obc.co.in](mailto:recovery.pun@obc.co.in), [law.pun@obc.co.in](mailto:law.pun@obc.co.in), during office hours on any working days.
3. The interest bidder who have submitted their EMD not below the reserve price through online mode on or before **21-03-2020** 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 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for **10 minutes for unlimited times till the e-Auction is closed/ concluded.**
4. 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.
5. 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.
6. 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..
7. 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

8. 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
9. 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.
10. 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.
11. 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.
12. The purchaser shall bear the applicable stamp duties / transfer charges / Registration charges 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.
13. 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.
14. Bank reserve the right to sell the property through private treaty in the event of failure of the e- auction.
- 15.
16. For detailed terms and conditions of the sale, please refer to our our link provided in our website [www.obcindia.co.in](http://www.obcindia.co.in), and [www.ibapi.in](http://www.ibapi.in)

**Date: 04-03-2020**

**Place: Pune**

**Authorised Officer**

**ORIENTAL BANK OF COMMERCE**