

ओरियन्टल बैंक ऑफ कॉमर्स  
(भारत सरकार का उपक्रम)



ORIENTAL BANK OF COMMERCE  
(A GOVERNMENT OF INDIA UNDERTAKING)

TC 13/1617 (5,6), Shobha Complex, Medical College P.O., Near  
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**Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)**

Whereas, the Authorized Officer of Oriental Bank of Commerce has taken physical possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002 in the following NPA account/s with Branches with a right to sell the same on “As is where is”, “As is what is” and “Whatever there is” Basis for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the website: [https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp\(https://ibapi.in\)](https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp(https://ibapi.in))

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Lot No	Branch Name / Name of the Borrowers / Guarantors	Description & owner of property	1.Demand Notice Date 2. Outstanding Amount	1. Reserve Price 2. EMD 3. Bid Increase Amount
1.	Trivandrum Medical College (0961) M/s Lady land Mr A.Nissamudeen (Proprietor)  M/s Culture Mr. A. Nissamudeen (Partner ) Mrs.Nazeela (Partner)  Mr.Aslamkutty (Guarantor for M/s Lady	Property consisting of vacant land admeasuring <b>22.51 Ares</b> in Re. Sy. No 597/1 of Edava Village, Chirayinkizhil Taluk, Trivandrum District in the name of Mr. Aslamkutty S/o Mr. Moosa.  <b>BOUNDARIES:- (1) (As per Location Sketch)</b> East- Vazhy, West - Properties of Muhammed Haji & Thilakan, South- Properties of Ayishakuty & Jamal Muhammed, North- Properties of	1. 27. 09.2011/ 2. Rs.9598435.70  as on 29-02-2020 plus interest costs, charges, thereon from 01-03-2020 less recoveries made(if any)	1. Rs.2595507.30 2. Rs.2,59,551.00 3. Rs. 10,000.00

	land and M/s Culture)	Saifudheen & Sunil <b>(2) As per Site visit :</b> East - Road, West - Properties of Muhammed Haji & Palm Tree Resort, South- Properties of Ayishakuty & Jamal Muhammed, North- Properties of Saifudheen & Sunil		
Date and Time of Verification of property/ies: 19-03-2020 Last Date and Time of EMD and Document Submission: 23-03-2020 Date & Time of e-Auction:25-03-2020 ,11.00 AM to 12.00 P.M. with an extension of 10 Minutes (Unlimited)				

**TERMS & CONDITIONS:**

1. The e-Auction is being held on As is where is”, “As is what is”, and “Whatever there is” basis. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any 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/ effecting 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. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
2. The inspection of property/ies put on auction will be permitted to interested bidders at sites on 19.03.2020 FROM 11.00 AM TO 03.00 PM with prior appointment. The prospective Bidder/ Buyers have to register on the MSTC/ E Bikray portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>(<https://ibapi.in>) and upload their KYC documents (One ID and one Address proof) on the portal for verification. It is advised that registration and KYC verification be completed well in advance to avoid chaos at the last moment. After successful verification, for deposit of EMD amount, the bidder will have to transfer the money in his wallet on the MSTC portal through NEFT ONLY (Not through RTGS). Once the money is credited in the MSTC wallet of the bidder he can take part in the bidding process on the MSTC portal. The name given by the bidder during registration process should strictly match with the name in KYC documents; no mismatch in the names would be entertained. The intending 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 the e-Bikray Portal, Helpdesk Contact no.18001025026, Email -[ibapi@allahabadbank.in](mailto:ibapi@allahabadbank.in) & for property related query may contact Authorised Officer: Mrs. Sheela Mobile No.9408706381, e-mail ID: [bm0961@obc.co.in](mailto:bm0961@obc.co.in) during the working hours from Monday to Saturday.
3. The interested bidders, who have submitted their EMD not below the Reserve Price through online mode on or before 23.03.2020 till 05:00 P.M, shall be eligible for participating in the e bidding process , subject to due verification (of the documents)and/ or approval .
4. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the ‘Bid Increase Amount’ (mentioned above) or its multiple and in case bid is placed during the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes (each time till

the closure of e-Auction process),otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-AuctionProcess shall be declared as a Successful Bidder by the Authorised Officer/Secured Creditor, after required verification

5. 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 any case not exceeding three months. In case of default in payment by the successful bidder, the amount already deposited by the successful bidder 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.

6.The prospective qualified bidders may avail online training on e-Auction from MSTC/E Bikray Portal<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> (<https://ibapi.in>) prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor E Bikray Portal 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.

7. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ nonstatutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

8. 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 e-Auction without assigning any reason thereof.

9. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC/E Bikray Portal<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> (<https://ibapi.in>) before submitting their bids and taking part in the e-Auction

10. The publication is subject to the force majeure clause.

#### Special Instructions

11. Bidding in the last moment should be avoided in the bidders own interest as neither the ORIENTAL BANK OF COMMERCE nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

**Date: 06-03-2020**  
**Place: Trivandrum**

**Authorised Officer**  
**ORIENTAL BANK OF COMMERCE**