



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

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

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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 **30-12-2019**.

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 **27-12-2019 upto 5.00PM**

DESCRIPTION OF IMMOVABLE PROPERITES

Lot. No.	Name of the Branch & Borrower and Guarantor	Details of property	Demand Notice Outstanding Amount as on 30-11-2019	Reserve Price
				EMD
				Bid Increase Amount
1	Latur 1.M/s Taswika Sadi Centre and Beauty 2. Smt. Asmita Sushil Kore	Residential Flat no. 402, 4 th floor bearing MS No. R-9/447/3/1/14 & out of Plot no. 10,11,12 of SY No. 173 , Kaivalyam Height, Kava Road, Latur admeasuring 1044 Sq Ft	16-06-2017 Rs. 19,29,826.25 and interest & cost thereon	Rs. 15.23Lakh Rs. 1.53 lakh Rs.20,000/-

2	<p>Ahemadnagar</p> <p>_____</p> <p>Akil Gulab Shaikh</p>	<p>Residential house No. S. No. 342, Plot No. 41 (P), Mukund Nagar, Bhingar, Ahmednagar</p>	<p>15-04-2015</p> <hr/> <p>Rs. 4,49,714.00 and interest & cost thereon</p>	<p>Rs. 12.23 Lakh</p> <hr/> <p>Rs. 1.3 lakh</p> <hr/> <p>Rs.20,000/-</p>
3	<p>Nanded</p> <p>_____</p> <p>Nagnath Sambhaji Hulsure</p>	<p>Flat no. 305/A, 3rd Floor , Gut no. 35, Plot no -1 , Divya Amrut Residency, Vishnupuri Nanded .</p>	<p>11-07-2017</p> <hr/> <p>Rs. 32,49,215.00 and interest & cost thereon</p>	<p>Rs. 13.80 Lakh</p> <hr/> <p>Rs. 1.38 lakh</p> <hr/> <p>Rs.20,000/-</p>
4	<p>Nanded</p> <p>_____</p> <p>1.M/s. Raman Industries, 2. Supriya Nirajan Rathod, 3.. Seema Balaji Rathod, 4. Raoji Raman Rathod (since deceased through his legal heirs): 3(a). Mrs. Keshav Raoji Rathod 3(b). Mrs.Chetna Rathod 3(c). Mr. Niranjan Raoji Rathod 3(d). Mr. Ranjan Raoji Rathod</p>	<p>House No. 1-7-797, Plot No.12,[total adm area 3400 Sq. Ft.] Survey No. 22/1/B with RCC Construction situated at Samatha Nagar, Jangamwadi, Nanded</p>	<p>05-04-2016</p> <hr/> <p>Rs. 29,01,054/- and interest & cost thereon</p>	<p>Rs. 25 Lakh</p> <hr/> <p>Rs. 2.5 lakh</p> <hr/> <p>Rs.20,000/-</p>

5	Nanded _____ 1.M/S. RAJNANDINI SPICES, 2.Mrs. Sangeeta Ajay Bidwai, 3. MR. KISHOR DATTATRAY BIDWAI	Plot No.88 & 89, Survey No.106/A, ward No.3, Tirupati Nagar, Dhanegaon, Nanded Tq: Nanded, Dist:Nanded in the name of Mrs. Sangeeta Ajay Bidwai	21-06-2012 Rs.39,77,553/- and interest & cost thereon	Rs. 9.00 Lakh Rs. 0.90 lakh Rs.10,000/-
6	Nanded _____ 1Vijay Bhagwanrao Pethkar 2.Vidya Vijay Pethkar 3. Shivraj Anandrao Patil	Flat no. 102 , A Wing, Ganapati , Apartment Plot no. 20,21,22, Survey no 30/A/2, CTS No. 10313 Sharda Nagar, Nanded- 431602	15-11-2017 Rs. 11,60,722.00 and interest & cost thereon	Rs. 25.47 Lakh Rs. 2.55 lakh Rs.20,000/-
7	Sutgiri Chowk, Aurangabad ----- Tavrez Ahmed Siddiqui	Flat No A-3, 2 nd Floor, Siddiqui Mansion, CTS No. 8826, Old Mundha Jafargate Road, Aurangabad admeasuring 111 sq mtr (Physical Possession taken)	01-03-2017 Rs. 33,55,775.66 and interest & cost thereon from	Rs. 25.20 Lakh Rs. 2.52lakh Rs.20,000/-
8	Chandrapur _____ Mr. Rajpal Singh Mittar & Mrs. Harjeet Kaur Rajpal Singh Mittar Shri.Sukhvinder Singh Saini ,(Guarantor) Shri.Sukhvinder Singh Saini ,(Guarantor)	Equitable Mortgage of Duplex Bunglow no.9 Dhawal Nagar Situated at plot No 5,Survey no 5/2,P.H.Mauza wadgaon,Nagar Parishad Wadgaon ward, Chandrapur Taluka & District Chandrapur.Standing in the name of Mr.Rajpal Singh Mittar s/o gurudayal Singh Mittar alongwith Undivided Share in Land Admeasuring 114.90 Sq Mtr.	14.09.2018 Rs.5,19,901.00 and interest & cost thereon	Rs. 24.30 Lakh Rs. 2.44 Lakh Rs.20,000/-

9	<p>Jalna</p> <p>_____</p> <p>M/s. JGD Metals (Proprietor: Mr. Abhay Phulchand Agarwal)</p> <p>Smt. Rajni Agarwal (Guarantor)</p> <p>Shri .Rajan Agarwal (Guarantor)</p>	<p>1. Flat No.9, Second Floor, Akash Ganga Plaza, CTS No. 4118/61/62, Sheet No.54, Karwa Nagar, Tq & Dist-Jalna</p> <p>2. Plot No.2 to 11,22 to 25, 28 to 31 (Total 18 Plots) situated at land G No. 82 , G.P No. 749/2 to 749/11,749/2 to 749/11, 749/22 to 749/25, 749/28 to 749/31 at Daregaon Grampanchayat Limits Tal & Dist Jalna.</p> <p>3. Residential Property at Plot No. 240, Priyadarshani Colony, CTS No. 343/240, S. No 111/116 Sambhaji Nagar, Jalna along with construction thereon</p>	<p>16-02-2019</p> <hr/> <p><i>Rs. 2,48,22,356.00 and interest & cost thereon</i></p>	<p>Rs. 52.32 Lakh</p> <hr/> <p>Rs. 5.2 lakh</p> <hr/> <p>Rs.30,000/-</p> <p>Rs. 25.10 Lakh</p> <hr/> <p>Rs. 2.5 lakh</p> <hr/> <p>Rs.20,000/-</p> <p>Rs. 43.92 Lakh</p> <hr/> <p>Rs. 4.4 lakh</p> <hr/> <p>Rs.30,000/-</p>
10	<p>Ratnagiri</p> <p>_____</p> <p>AMRUTA RAJESH NARVEKAR</p>	<p>Vehicle No. MH-08-R0 4536 (Tata Indica Vista) Engine No. 475IDT14PQZPC4563, Chasis no. MAT608531APA00595 (Physical possession taken)</p>	<p>03-01-2017</p> <hr/> <p>Rs. 8,02,819.00 and interest & cost thereon from</p>	<p>Rs. 50,000/-</p> <hr/> <p>Rs. 5,000/-</p> <hr/> <p>Rs.1,000/-</p>

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 **30-12-2019 from 11 AM to 1 PM. Last date and time of deposit of EMD and Documents is 27-12-2019 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.
4. 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 **27-12-2019 upto 5.00 P.M** through website shall only be eligible for participating in the e-auction.
5. 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 / 554M/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 Mr. S K Patra, Asst General Manager, M: +91 9850093243, Sh. Sunil Mistry, Chief Manager / Authorised Officer , Mobile No. 9619930799, e-mail: recovery.pun@obc.co.in, law.pun@obc.co.in, during office hours on any working days.
6. 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.
7. The interest bidder who have submitted their EMD not below the reserve price through online mode on or before **27-12-2019** 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.**
8. 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.
9. 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.

10. 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..
11. 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
12. 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
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Bank reserve the right to sell the property through private treaty in the event of failure of the e- auction.
19. 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>

Date: 09-12-2019

Place: Pune

Authorised Officer

ORIENTAL BANK OF COMMERCE