



ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)
Corporate Office: Plot No.5, Sector 32, Institutional Area, Gurgaon 122001.
Branch Office: National Insurance Building, Kingsway, Nagpur -440 001
Phone: (0712) 2533031/2545291 **Email:** bm0134@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 provision 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 Kingsway Nagpur -Secured Creditor, will be sold on “As is where is”, and “Whatever there is” **on the date given below:**

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 mentioned against each properties herein below:**

Sr. No.	Name of Borrower/ Guarantor/Mortgagor	Branch	Demand Notice Date	Description of Properties (as per available details)	Reserve Price	Details of A/c for depositing EMD/Bid Amt	Date & Time of Inspection	Date /Time of e-auction	
			Possession Notice Date		EMD Amt				
			Outstanding Amount (Secured Debt)						
1	(i) M/s Sadguru Trade Link (Partnership Firm) (ii) Sh. Suresh Wadhvani (Partner: M/s Sadguru Trade Link) (iii) Sh. Rajesh Wadhvani (Partner: M/s Sadguru Trade Link)	Kingsway, Nagpur	04.10.2016	Commercial open Plot No. 11 area 1505.53 Sq. Mtrs approximately at Kh. No 74/1-2-3, P.S.K. 42, Village: Shankarpur, Tahsil: Nagpur, Dist: Nagpur	Rs. 109.34 Lacs	A/c No: 01341181000021 A/c: E-Auction: M/s Sadguru Trade Link and IFSC Code: ORBC0100134.	03.01.2020 11.00 A.M. to 1.00 P.M.	07.01.2020 11.30 A.M.	
			29.12.2016		Rs. 10.94 Lacs Rs. 1,00,000/- 04.01.2020				
			Rs.6,41,54,163.02 (Rupees Six Crore Forty One Lakhs Fifty Four Thousand One Hundred Sixty Three and Paise Two only) as on 30.11.2019 along with future interest and ancillary expenses from 01.12.2019						

2.	(i) M/s Sadguru Trade Link (Partnership Firm) (ii) Sh. Suresh Wadhvani (Partner: M/s Sadguru Trade Link) (iii) Sh. Rajesh Wadhvani (Partner: M/s Sadguru Trade Link)	Kingsway, Nagpu	04.10.2016	Commercial open Plot No. 12 area 1503.77 Sq. Mtrs approximately at Kh. No 74/1-2-3, P.S.K. 42, Village: Shankarpur, Tahsil: Nagpur, Dist: Nagpur	Rs.109.22 lacs	A/c No: 01341181000021 A/c: E-Auction: M/s Sadguru Trade Link and IFSC Code: ORBC0100134.	03.01.2020 11.00 A.M. to 1.00 P.M.	07.01.2020 11.30 A.M.
			29.12.2016		Rs. 10.92 lacs			
			Rs.6,41,54,163.02 (Rupees Six Crore Forty One Lakhs Fifty Four Thousand One Hundred Sixty Three and Paise Two only) as on 30.11.2019 along with future interest and ancillary expenses from 01.12.2019		Rs.1,00,000/- 04.01.2020			
3	M/s KHODKE DAIRY FARM PVT. LTD.	Kingsway Nagpur	22.12.2016	Hyp of Plant & Machinery Bearing KH No.200/2 Mouza Mashod Grampanchyat Chikhali Village Mashod Post Kondali Tahsil Katol & Dist Nagpur having the RV 42.00 Lakhs standing in the name of M/s. Khodke Dairy Farm Pvt. Ltd	Rs. 42.00 Lacs	A/c No: 01341181000076 A/c: E-Auction: KHODKE DAIRY FARM PVT. LTD. and IFSC Code: ORBC0100134.	04.01.2020 11.00 A.M. to 1.00 P.M.	07.01.2020 11.30 A.M.
			06.11.2017		Rs. 4.20 Lacs			
			Rs.2,18,10,684.39 (Rupees Two Crore Eighteen Lakhs Ten Thousand Six Hundred Eighty Four & Thirty Nine paisa only) as on 30.11.2019 along with future interest and ancillary expenses from 01.12.2019		Rs. 20,000/- 04.01.2020			
4	M/s Enestee Engineering Limited (Director Sh. Madhu S. Nair, Sh. Sandip M Nair, Smt Chitra Nair)	Kingsway Nagpur	23.08.2018	EM of Property i.e. Flat no. 202 in the building styled as OM MANSION on 2 nd Floor, b/up Area 139.95 Sq.Mr, UDS 14.28 % constructed on Plot no 158, Corporation House no 165/5, NMC no (54)24,/ii Chalta No 49 to 51 Mouza Lendhra, Situated at Farm land behand Jain Mandir Ramdaspath Nagpur	Rs.106.15 Lacs	A/c No: 01341181000083 A/c: E-Auction Enestee Engineering Limited. and IFSC Code: ORBC0100134	17.01.2020 11.00 A.M. to 1.00 P.M.	22.01.2020 11.30 A.M.
			24.06.2019		Rs.10.62 Lacs			
			Rs.98,10,80,086.03 (Rupees Ninety Eight Crore Ten Lakhs Eighty Thousand Eighty Six and Three paisa Only) as on 30.11.2019 along with future interest and ancillary expenses from 01.12.2019		Rs.1,00,000/- 20.01.2020			

5	M/s Enestee Engineering Limited (Director Sh. Madhu S. Nair, Sh. Sandip M Nair, Smt Chitra Nair)	Kingsway Nagpur	23.08.2018	EM of Property i.e. Office Block no 701-A, on 7 th Floor B/up Area 148 Sq.mt, in the builindg styled as Shriram Shyam Tower UDS 1.08% Kh no 101/3, Corp House no 64, (Old 234) P.S.K. No 8, City Survey No 1866, Sheet no 34, NMC Ward no 65 Mouza- Sitabuldi, Situated at S.V. Patel Marg Kingsway, Civil Line Nagpur	Rs.114.66 lacs	A/c No: 01341181000083 A/c: E-Auction Enestee Engineering Limited. and IFSC Code: ORBC0100134	17.01.2020 11.00 A.M. to 1.00 P.M.	22.01.2020 11.30 A.M.
			24.06.2019		Rs.11.47 Lacs			
6	Mr. Pranay Ramchandra Padole Mrs Sweta Pranay padole, Mrs Rekha Ramchandra Padole	Kingsway Nagpur	Rs.98,10,80,086.03 (Rupees Ninety Eight Crore Ten Lakhs Eighty Thousand Eighty Six and Three paisa Only) as on 30.11.2019 along with future interest and ancillary expenses from 01.12.2019	Equitable mortgage of Residential House Property i.e. Flat No. 405, 4 th Floor Mount Castle Apartment, construced on Plot No. 21, Builtup area admeasuring 69.45 Sq Survey No.45 No 19 , Khasra No 43/4 Mouza Pandharabodi, Hindustan Colony, Phutala,Ambazari Road Nagpur. at Teh & Dist Nagpur	Rs. 1,00,000/- 20.01.2020	A/c No: 01341181000052 Mr.E-Auction Pranay Ramchandra Padole and IFSC Code: ORBC0100134	17.01.2020 11.00 A.M. to 5.00 P.M.	22.01.2020 11.30 A.M
			03.09.2019		Rs.58.98 Lacs			
			28.11.2019		Rs. 5.90 lacs			
			Rs. 47,23,823.91 (Rupees Forty Seven Lakhs Twenty Three Thousand Eight Hundred Twenty Three and Ninety one paisa Only)) as on 30.11.2019 along with future interest and ancillary expenses from 01.12.2019		Rs.50,000/- 20.01.2020			

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 07-01-2020 from 11.30 AM to 1 PM. for property mentioned at Sr. No. 1 to 3 and on 22.01.2020 from 11.30 a.m. to 1.00 pm for property mentioned at Sr. No. 4 to 6. Last date and time of deposit of EMD and Documents is 04-01-2020 upto 5 PM for property mentioned at Sr. No. 1 to 3 and 20.01.2020 up to 5.00 pm for property mentioned at Sr. No. 4 to 6.** . Those who are interested to bid in the Auction have to deposit EMD/BID amount through NEFT/RTGS in the account as per details of account for depositing EMD/BID amount mentioned above.
2. 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 - **Adesh Mohod** - Mob. : 6352490775, 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 Mr. Rajendra V. Damdoo, Chief Manager, M: +91 9850385354, e-mail: 0134@obc.co.in, during office hours on any working days. 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.
3. 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 through website shall only be eligible for participating in the e-auction
4. 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.
5. The interest bidder who have submitted their EMD not below the reserve price through online mode on or before **the date mentioned above** 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.**
6. 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.
7. 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.
8. 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..

9. 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
10. 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
11. 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.
12. 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.
13. 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 in 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.
14. 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.
15. 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.
16. Bank reserve the right to sell the property through private treaty in the event of failure of the e- auction.
17. 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: 17-12-2019

Place: Nagpur

Authorised Officer

ORIENTAL BANK OF COMMERCE