

## **TERMS & CONDITIONS:**

The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”.

1. 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/ affecting 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.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The interested bidders shall submit their EMD through Web Portal: <https://obc.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://obc.auctiontiger.net> through Login ID & Password. The EMD shall be payable through NEFT/RTGS on account mentioned in publication. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/Aadhar etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://obc.auctiontiger.net>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact at **18001025026** and for any property related query may contact **Sh. Keshav Khaneja; Mobile No.724877752, Tel no: 0771-4700831, e-mail ID: rrl\_7661@obc.co.in** or **Shri.Shashwat Panda at Mobile No.9893037840, Tel No.0771-4700830, e-mail ID: recovery.rpr@obc.co.in** during the working hours.
4. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before **29.01.2020** upto 17.00 hrs and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
5. 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 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 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-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
6. 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 case of default in payment by the successful bidder, the amount already deposited by the offer 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.
7. The prospective qualified bidders may avail online training on e-Auction from the service provider prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor the service provider 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.
8. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
9. 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.
10. The publication is subject to the force major 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.
12. As per Income Tax Rules TDS @ 1% of auction price is payable by the Auction purchaser if purchase price is more than Rs. 50.00 lacs. The successful purchaser will have to deposit 1% of the bid amount with the IT Department, Government of India and proof thereof to be submitted to the bank.
13. GST, if any, payable in case of moveable properties successfully auctioned is to be borne by the purchaser / highest bidder and the same needs to be deposited separately with the bank in addition to bid amount.
14. Prospective bidders are required to verify / satisfy themselves regarding any encumbrance / statutory dues before

participating in the auction process.

**Statutory Notice 15 Days Sale Notice under Rule 8(6) of security interest (Enforcement) Rules 2002 of the SARFAESI Acts**  
**2002**

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses. If auction fails due to any reason whatsoever, bank would be at liberty to sell the above mortgaged property through private treaty without any further notice to the borrower/s as per the provisions mandated under SARFAESI Act

**Date: 14.01.2020**  
**Place: Raipur**

**Authorized Officer**  
**ORIENTAL BANK OF COMMERCE**