

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

**RRL Cluster Office :** 935/A, Vaishnodevi Chowk, Wardhaman Nagar, Nagpur-440 008 Tel: 0172-2728939. Email: rrl\_7655@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 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 **01/02/2020**.

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 **31/01/2020 upto 5.00 PM**

**DESCRIPTION OF IMMOVABLE PROPERTIES**

| Sr. No | Name of the Branch & Borrower and Guarantor  | Demand Notice Date                             | Outstanding Amount (Secured Debt) | Details of property   | Reserve Price                                   |                     |
|--------|--|--|-----------------------------------|---|---|---------------------|
|        |  |  |                                   |   | EMD Amt   | Bid Increase Amount |
| 1.     | <b>WCL, Jaripatka, Nagpur</b>  | 02.04.2016                                     |                                   | Flat No.203, 2nd Floor, Ujwal Jyoti Flats, Plot No. 3, Mouza Takli Seem, Jaitala Road, Subhash Nagar, Nagpur, adms. 641.85 Sq. Ft. super built-up approximately.<br><b>Boundries of Property :</b> East:-Open Space, West : Plot No 2, North : Plat No. 202, South : Open Space (Physical Possession)   | Rs. 23.38 Lacs                                  |                     |
|        | <b>M/s Radhey Radhey Trading Company. (Proprietor : Sh. Sanjeev Krishan Dwivedi)</b>                       | Rs. 75,51,035/- and interest & cost thereon    |                                   |   | Rs. 2,34 Lacs<br>Rs. 10,000/-                   |                     |
| 2.     | <b>Wardhaman Nagar, Nagpur</b>   | 05.07.2017                                     |                                   | <b>1) Factory land and building situated at Plot No W-19, MIDC Hingna, Industrial Area, Village Nilдох, Tahasil Hingna, Dist Nagpur situated on land admeasuring 680.00 Sq m is a MIDC Leasehold land standing in the name of Ritu Managal, Shailendra Mangal and Shri Narendra Limbani, all the partners of M/s Janaksons Industries value at Rs.115.45lacs</b><br><b>2) Machineries</b> | Rs. 64.28 Lacs                                  |                     |
|        | <b>M/s Janaksons Industries (Prop. Shri. Shailendra Mangal)</b>  | Rs. 2,16,52,140.08 and interest & cost thereon |                                   |   | Rs. 6.43 lacs<br>Rs. 20,000/-                   |                     |
|        |  |  |                                   |   | Rs. 90,00 Lacs<br>Rs. 9.00 Lacs<br>Rs. 20,000/- |                     |
|        |  |  |                                   |   |   |                     |
| 3.     | <b>Bajaj Nagar, Nagpur</b>   | 12.05.2017                                     |                                   | Open Land bearing Kh No 101, Mauza Jhari, Village Zari, Tal & Dist Nagpur, Area Adm 1.63 Hectare. Ph PSK 73, Standing in the <b>Name of Sh Satish keshav Munde</b>  | Rs. 93.60 Lacs                                  |                     |
|        | <b>M/s Tirupati Enterprises (Proprietor : Dnyanoba Nibruti Kendre, Guarantor : Satish Keshavrao Munde)</b> | Rs. 5,20,89,262.32 and interest & cost thereon |                                   |   | Rs. 9.36 Lacs<br>Rs. 20,000/-                   |                     |
| 4.     | <b>Gandhibagh, Nagpur</b>  | 01.07.2019                                     |                                   | <b>1) Factory Land &amp; Building situated at D-40, MIDC, Buttibori, Gangapur, Tah: Hingna &amp; Dist: Nagpur, Maharashtra. 441122 admeasuring 6250.00 Sq. Mtrs standing in the name of the Company M/s Varun Sacks Private Limited.</b><br><b>Boundaries :</b> East : 45.00 M R/W, West : MIDC Land, North : MIDC Land, South: Amenty<br><b>2) Plant &amp; Machinery</b>                 | Rs. 172.80 Lacs                                 |                     |
|        | <b>M/s VARUN SACKS PVT.LTD. (Managing Director cum Guarantor Mr.Aditya Agrawal)</b>                        | Rs. 3,76,88,323.97 and interest & cost thereon |                                   |   | Rs. 17.28 Lacs<br>Rs. 50,000/-                  |                     |
|        |  |  |                                   |   | Rs. 72.00 Lacs<br>Rs. 7.20 Lacs<br>Rs. 20,000/- |                     |
|        |  |  |                                   |   |   |                     |
| 5.     | <b>Gandhibagh, Nagpur</b>  | 17.05.2012                                     |                                   | Factory Land & Building at Plot No. C-16, Total Area 600.00 sqm, MIDC, Butibori, Taluka : Hingna, Dist: Nagpur.<br><b>Boundaries of Property :</b> East : Plot No. C-7, West : 20 M Wide Road, North : Plot No C-15, South : C-17.  | Rs. 18.72 Lakh                                  |                     |
|        | <b>M/s Ramai Glass Works, Proprietor : Mrs. Sneha Palsokar</b>   | Rs. 2,23,93,761.84 and interest & cost thereon |                                   |   | Rs. 1.87 Lakh<br>Rs. 20,000/-                   |                     |
| 6.     | <b>Bajaj Nagar, Nagpur</b>   | 01.08.2019                                     |                                   | Flat No. 102, 1st Floor, <b>'Shiv Darshan Apartment'</b> on Plot No 1-C, Mahesh Nagar, Near Anant Nagar, Katol Road, Khasra No. 93/3, 95/1 and 96/1, Mouza Bargaon, Ward No. 61, Ph No. 8, City Survey No. 328, Sheet No. 18, Corporation House No. 482/A/6/1/C, Nagpur.- 440013.<br><b>Boundaries :</b> East : Road, West : Plot No 1-B, North : Road, South : Plot No. 4 & 5            | Rs. 20.55 Lacs                                  |                     |
|        | <b>Mr. Milind Prabhakar Hole &amp; Mr. Ritesh Prabhakar Hole</b>   | Rs. 14,47,476.00 and interest & cost thereon   |                                   |   | Rs. 2.05 Lacs<br>Rs. 20,000/-                   |                     |
| 7.     | <b>Wardhaman Nagar, Nagpur</b>   | 06.03.2017                                     |                                   | Land situated Survey No. 56, Mouza Kirnapur Shivani (Bhodki), Ramtek-Tumsar Road, Tah - Ramtek, Dist- Nagpur Having total adm of 127584 sq. ft. Mouza No. 45, Ph No. 43, Gram Panchayat Shivni (Bhodki) of <b>Name of Prashant Borkar</b><br><b>Boundries of Property :</b> East : Ramtek-Tumsar Road, West : Survey No 55, North : Road, South : Survey No. 57                           | Rs. 66.60 Lacs                                  |                     |
|        | <b>M/s Shree ji Trading Prop. : Shri. Prashant Borkar</b>  | Rs. 17,16,895.00 and interest & cost thereon   |                                   |   | Rs. 6.66 Lacs<br>Rs. 20,000/-                   |                     |

**TERMS & CONDITIONS**

- The e-Auction of above mortgage property/ ies is being held on **“AS IS WHERE IS” and “AS IS WHAT IS BASIS” on 01-02-2020 from 10.00 AM to 5.00 PM**. Last date and time of deposit of EMD and Documents is **31-01-2020 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.**
- To the best of knowledge and information of the Authorized 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. 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 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 - **Antares Systems Ltd., Pune - Helpline Nos. 9073677150/ 9073677151/ 9073677152/ 080-49352000, email : obceproc@gmail.com Ms Manoj Dubey Contact no. 8356932487; Email id: manojkumar.d@antaresystems.com and for any property related query may contact Mr. Bhushan Janbandhu, (Sr. Manager), M:+91 9850093243, Sh. Neeraj Kumar (Chief Manager /Authorized Officer), Mobile No. 8899905721, e-mail: rrl\_7655@obc.co.in** during office hours on any working days.
- For detailed terms and conditions of the sale, please refer to our website [www.obcindia.co.in](http://www.obcindia.co.in), and also e-auction service provider's website [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com), [obceproc@gmail.com](mailto:obceproc@gmail.com)
- The interested bidders are requested to register themselves with the e portal 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.
- 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 **29-08-2019 upto 5.00 P.M** through website shall only be eligible for participating in the e-auction.
- 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.
- The interest bidder who have submitted their EMD through online mode on or before 19-12-2019 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.
- 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 through electronic mode and same shall be subject to the confirmation by the Secured Creditor/Authorised officer.
- 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.
- On deposit of 25% of the sale consideration, sale shall be confirmed in his / her favour and balance 75% of the purchase price shall have to be paid within 15 days of the confirmation of sale , failing which the bank shall forfeit the amount already paid / deposited by the auction purchaser to the authorized officer . The property shall be re -sold and defaulting bidder /purchaser shall not have any claim whatsoever upon it.
- 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
- 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
- The bidders are informed that Bank shall not pay any cost, damages, compensation on any amount deposited by the bidders if any, in the event if any court /tribunal /forum grant stay of thee auction proceeding and shall also not be liable in any manner in handing over the vacant possession of the property due to stay or any other restrained order of any court or tribunal or forum.
- 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.
- The purchaser shall bear the applicable stamp duties / transfer charges / Registration chares 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.
- The Authorized Officer is not bound to accept the highest offer and the Authorized 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.
- Bank reserve the right to sell the property through private treaty in the event of failure of the e- auction.

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

**Date : 14/01/2020 | Place : Nagpur**