



Branch Office: 16 & 17 North Veli Street, A.R.Plaza, Madurai. **625 001.** Email;bm1089@obc.co.in. TEL: 0452-2348183/84/85

APPENDIX-IV – A

[See Proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 29.01.2020

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 27.01.2020 UPTO 04:00 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Oriental Bank of Commerce** 16 & 17 North Veli Street, A.R.Plaza, Madurai. **625 001** Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 29.01.2020 Between 11.00 A.M. to 1.00 P.M. for recovery of dues along with interest and other charges/expenses less recoveries if any due to the Authorised Officer of **Oriental Bank of Commerce** , 16 & 17 North Veli Street, A.R.Plaza, Madurai. **625 001** Secured Creditor from the following Borrowers/Guarantors. The reserve price of the properties are shown below along with details of earnest money deposit & Bid Increment amount..

The Encumbrances on the properties known to the Bank is **NIL**.

The sale will be done by the undersigned through e-auction platform provided at the Web Portal <http://www.bankeauctionwizard.com/>.

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Sl No	Name of the Branch & Name of the Borrower/Guarantors	Details of Property & Name of owner of the Property	Outstanding Amount	Demand Notice Date	EMD Submission Details	Reserve Price EMD Bid Increase Amt	Date of inspection	Date/ Time of e- Auction
1	M/S COAL ENERGY SOLUTIONS 186, EAST VELI STREET, MADURAI-1 M/S COAL ENERGY SOLUTIONS, 34, NEELAKANDAN KOIL STREET, PALANGANATHAM MADURAI-625003 COAL ENERGY SOLUTIONS PROP: MR. RAVINDRAN, 157, VASAN NAGAR, ROSE STREET, SIKKANDAR CHAVADI, MADURAI-625018 R. RAVINDRAN, 34, NEELAKANDAN KOIL STREET, PALANGANATHAM, MADURAI-625003	Land & Residential Building at Plot No-10, R.S.NO. 378/8, Thirupathi Nagar-5 th Street, Avaniapuram Village, Madurai-641012 standing in the name of M.UMA (Extent of Site 1144 sqft, G.F-536 Sqft, & F.F-200sqft.) Boundaries of the Property: North:- R.S. NO.378/7A (Nagarajan)property. East:- Plot No.1 – property, South: 20’0” wide road, West: Plot No.9-Property	Rs.49,55,461.26(Rupees Forty Nine Lakhs Fifty Five Thousand Four Hundred Sixty One and Twenty Six paisa only) as on 30.06.2014 and interest thereon less recoveries if any and with costs and charges	01.07.2014	Oriental Bank of Commerce Account No. 108911810000 50 Name: E AUCTION- IFSC Code No ORBC010108 9	Rs.19,35,000/- Rs.1,93,500/- Rs.25,000/-	17.01.2020	29.01.2020 Between 11.00 A.M. to 1.00 P.M

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	<p>And M. UMA W/O MURUGAN, PLOT NO-10, KALIAMMAN KOIL STREET, THIRUPATHNAGAR -5TH STREET, AVANIYAPURAM, MADURAI-625012 A/c no - 10899011000751</p>							
2	<p>E TAMILSELVAN, 39/20 B2 THEVAR STREET MOHAMED SHAPURAM THIRUMANGALAM MADURAI-625706 M PANDIMADEVI 39/20 B2 THEVAR STREET MOHAMED SHAPURAM THIRUMANGALAM MADURAI-625706 M ASTALAKSHMI 39/20 B2 THEVAR</p>	<p>EM ON RESIDENTIAL LAND AND BUILDING AT WARD NO 3(OLD) ,1(NEW) ,S NO 125/15, STREET NO-1, THEVAR STREET, MOHAMED SHA PURAM THIRUMANGALAM, MADURAI DISTRICT . PROPERTY STANDING IN THE NAME OF M PANDIMADEVI HAVING AN EXTENT OF 11.41 CENTS LAND AND BUILDING 925 sq.ft Boundaries by:</p>	<p>Rs.12,66,021 (Rupees twelve lakhs sixty six thousand twenty one only) as on 31.01.2019 and interest thereon less recoveries if any and with costs and charges</p>	27.08.2019	<p>Oriental Bank of Commerce Account No. 108911810001 80 Name: E AUCTION- IFSC Code No ORBC010108 9</p>	<p><u>Rs.42,15,000/-</u> <u>Rs.4,21,500/-</u> <u>Rs.25000/-</u></p>	17.01.2020	29.01.2020 Between 11.00 A.M. to 1.00 P.M

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<p>STREET MOHAMED SHAPURAM THIRUMANGALAM MADURAI-625706 and M PANDIMATHI 39/20 B2 THEVAR STREET MOHAMED SHAPURAM THIRUMANGALAM MADURAI-625706 A/c no 10897015002078</p>	<p>Part-A (As per Doc no 289(3310) with residential size of 5 Cents NORTH-OWN PROPERTY, EAST -VACANT SITE IN THE HANDS OF DURAISAMY ,SOUTH- 10FT WIDE EAST-WEST COMMON PATHWAY ,WEST – VACANT SITE PURCHASED BY SUBBULAKSHMI. Part-B As per Doc no 2003 (Vacant size) an extent of 6.41 Cents NORTH-10FT WIDE EAST- WEST COMMON PATHWAY EAST-SITES PURCHASED BY THAYAMMAL AND GANESAN , SOUTH-PROPERTY PURCHASED BY ROHINI , WEST -SITE OF A.AMANULLA As the whole North – 10’0” wide lane</p>					
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		East- Duraisamy, thayammal & Ganesan properties South - 10'0" wide lane West- Site of A.Amanulla						
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Terms & Conditions of Online Tender/Auction

1. The auction sale will be "online e-auction" bidding through website www.bankeauctions.com on 29.01.2020 between **11.00 a.m to 01.00 p.m. (IST)** with unlimited Extensions of 5 minutes each
2. Bidders are advised to go through the website www.bankeauctions.com (E-auction Agency website and Bank's website address) for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
3. The EMD shall be payable through NEFT/RTGS on accounts mentioned in publication.
4. The interested bidder has to submit their Bid Documents EMD (not below the Reserve Price) and required documents as per below, on/ before **27.01.2020 upto 16.00 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. **The intending purchaser/bidder is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz.**
 - i) Copy of the NEFT/RTGS Challan;
 - ii) Copy of PAN Card;
 - iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.
 - iv) Copy of proof of address; without which the bid is liable to be rejected..

Last Date for the submission of online bids – 27.01.2020 **upto 16.00 hrs** The intended 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 [Mr.Shrinatth_9840446485, tn@c1India.com/Support@bankeauctions.com](mailto:Mr.Shrinatth_9840446485_tn@c1India.com/Support@bankeauctions.com) M/S C1 India Pvt Ltd., , Plot No 304,1st floor, Udyog Vihar ,Phase 2,Guragon,Haryana-122015 For any property related query may contact Sh. Hari Shankar , Senior Manager, Branch Manager & email.: , bm1089@obc.co.in , during office hours on any working days **Oriental Bank of Commerce:** 16 & 17 North Veli Street, A.R.Plaza, Madurai. **625 001** ..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



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deposited by the offerer 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.

5. **Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt Ltd 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.
6. 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.
7. **The interested bidders are informed that the Bank shall not pay any interest, cost, damages, compensation etc on any amount deposited by the bidders, if any, in the event of any court / tribunal / forum grant stay of the auction proceedings. The bank shall also not be liable in any manner in handing over the vacant possession of the property which may be caused due to any delay in handing over the vacant possession which may be caused due to stay/any other restrained order of any court / tribunal / forum.**
8. **Date & Time of inspection of Properties & Document Verification: 23.12.2019 from 10.00A.M. to 4.00P.M. after having prior appointment with concerned Branch Manager.**
9. **. If the dues of the Bank together with all costs, charges and expenses as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantors, at any time on or before the date fixed for sale, the sale of asset may be postponed/cancelled.**
10. The interested bidders who have submitted their EMD not below the Reserve Price through online mode before **04:00 P.M. on 27.01.2020** shall be eligible for participating the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each 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 **(subject to maximum of unlimited extensions of 5 minutes each)**. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/ Secured Creditor
11. 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 48 hours of the acceptance of bid price by the Authorized 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 Authorized Officer. In case of default in payment by the successful bidder, the amount already

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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.

12. 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.
13. 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 e-Auction without assigning any reason thereof.
14. All statutory dues payable and any other dues on the property(s), expenses relating to Stamp duty, Registration Charges, Conveyance, Lawyer's Fees etc. will be borne by the auction purchaser.
15. As per Income Tax Rules TDS @ 1% of auction price is payable by the successful auction purchaser if the purchase price is more than Rs. 50.00 lacs.
16. GST payable on sale certificate is to be borne by the purchaser.
17. For further details, contact the Branch Manager, Oriental Bank of Commerce, in his mobile number or in office land line number as mentioned above.
18. The Notice is also applicable to the Borrower(s) Guarantor(s) in particular and the public in general.
19. **Further details:** <https://obcindia.co.in> / <https://publishtenders.gov.in> / <https://www.bankeauctionwizard.com>.

1. The Notice is also to the Borrower(s) Guarantor(s) of the said loan about holding of e-auction sale on the above mentioned date if the dues are not repaid in full before the date of e-auction.
2. **Considering the Bank's right to go for the Private Treaty, Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.**

Place: MADURAI
Date 17.12.2019

Authorized Officer,
Oriental Bank of Commerce