



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Where every individual is committed

Door No. 36/16, C1, Meyyanur Road, Near 3 Road Junction, Salem – 636 004

APPENDIX-IV – A

[See Proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 30.01.2020

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 28.01.2020 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, Oriental Bank of Commerce, Door No 36/16 C1, Meyyanur Road, Near 3 Road Junction, Salem 636004 the constructive possession of which has been taken by the Authorized Officer of **Oriental Bank of Commerce: Door No 36/16 C1, Meyyanur Road, Near 3 Road Junction, Salem 636004, Tel No: 0427-2332012/2442012**. Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” **on 30.01.2020** 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 Door No 36/16 C1, Meyyanur Road, Near 3 Road Junction, Salem 636004, Tel No: 0427-2332012/2442012**. 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.bankeauctions.com/>.

Sl	Name of the Branch &	Details of Property & Name of	Outstanding Amount	Demand Notice	EMD FOR	Reserve Price
----	----------------------	-------------------------------	--------------------	---------------	---------	---------------



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Where every individual is committed

Door No. 36/16, C1, Meyyanur Road, Near 3 Road Junction, Salem – 636 004

No.	Account	owner of the Property		Date	SARFAESI Auction A/c No.	EMD Bid Increase Amt
1	M/s G R VASANTHAM ENTERPRISES A/c No. 22124011000056 Oriental Bank of Commerce, Meyyanur Road Branch, Salem 636004	All that piece and portion of Residential Land at S.F No: 85/4A1, Plot No: H371, Western Side, to the extent of 1200 Sq ft, Kottgoundampatti Base-2, Kottagoundampatti Village, Omalur Taluk, Omalur Sub-Registration District, Salem Registration District standing in the name of Mr V Gopalakrishnan, S/o Vairappan, the boundaries as follows. West of : Land & House of Mrs G Rajeswari South of : 12.00 meter wide East West Road North of : Plot no. M412 East of : Plot No H372 The property stands in the name of Mr V Gopalakrishnan - Guarantor	Rs.20,79,428 plus interest w.e.f. 29.06.2019 & other charges/expenses less recoveries if any	01.08.2019	EMD ACCOUNT CHENNAI A/c No. 01651181000052 IFS Code: ORBC0100165	<u>11,00,000/-</u> 1,10,000/- <u>25,000/-</u>



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Where every individual is committed

Door No. 36/16, C1, Meyyanur Road, Near 3 Road Junction, Salem – 636 004

Terms & Conditions of Online Tender/Auction

1. The auction sale will be "online e-auction" bidding through website www.bankeauctions.com on 30.01.2020 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 **28.01.2020 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 – 28.01.2020 **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) 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. Sivaraman G, Senior Manager, No 36/16 C1, Meyyanur Main Road, Salem 636004 Mob. No: 8152995566, E-mail id: bm2212@obc.co.in , during office hours on any working days **Oriental Bank of Commerce: Door No 36/16 C1, Meyyanur Road, Near 3 Road Junction, Salem 636004, Tel No: 0427-2332012/2442012** .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 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.



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Where every individual is committed

Door No. 36/16, C1, Meyyanur Road, Near 3 Road Junction, Salem – 636 004

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 28.01.2020** 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 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.



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Where every individual is committed

Door No. 36/16, C1, Meyyanur Road, Near 3 Road Junction, Salem – 636 004

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: Chennai
Date: 21.12.2019

Authorized Officer,
Oriental Bank of Commerce