



**ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)**

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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 29-02-2020**.

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 **28-02-2020 upto 5.00PM**

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot. No.	Name of the Branch & Borrower and Guarantor/Account No.	Details of property	Date of Demand Notice	Reserve Price
			Date of Possession notice	EMD
			Outstanding Amount as on 31-12-2019	Bid Increase Amount
1	Latur 1.M/s Krishnarjun Agro Industries 2. Mrs. Mukta Namdeo Mane 3. Mrs Sunita Bhagwat Muktapure 4. Mr. Namdev Yadavrao Mane	1. Plot no 99,102 &103 bearing no M H No R-1/511/3-7& R-1/511/3-8 out of survey no 25/D, Kanehri near Govt Rest House AUSA Road West Zone, Virthah Hanuman nagar, Latur admeasuring 468.16 sq mtr 2. Plot No 112, Survey no 181, Property no R-7/886 out of CTS no 9885/3 beside Yogiraj Apt, Hanmantwadi Takenagar, Nanded Ring Road, Latur admeasuring 125.40 sq mtr.	05-10-2019 10-01-2020 Rs. 1,98,43,490.96 & Future Interest & Other Charges payable w.e.f. 01.01.2020	Rs. 81,59,940/- Rs. 8.2 Lakh Rs.50,000/- Rs. 51,98,760/- Rs. 5.2 Lakh Rs. 50,000/-

		<p>3. Resi. Open Plot , Municipal House no 15062086 (New) & R-1/4085/57/2 , Survey No 20/2/B, Plot no 10(West part) in front of Global English School Awanti Nagar, Khadgaon, Latur admeasuring 210.00 sq mtr.</p> <p>4. Residential Open Plot no 136 & 137 bearing Survey no 42 situated near Latur Barshi Road, Raje Shivaji Nagar, Pakharsangvi, Latur admeasuring 325.28 sq.mtr.</p> <p>5. Industrial Land bearing plot No 1, GAT no 89 situated at Bhusani village TQ & Dist Latur admeasuring 31419 sq ft .</p>		<p>Rs. 24,40,800/-</p> <hr/> <p>Rs. 2.5 Lakh</p> <hr/> <p>Rs.20,000/-</p> <p>Rs. 17,32,500</p> <hr/> <p>Rs. 1.8 Lakh</p> <hr/> <p>Rs.20,000/</p> <p>Rs. 84,85,272/-</p> <hr/> <p>Rs. 8.5 Lakh</p> <hr/> <p>Rs.50,000/-</p>
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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 **29-02-2020 from 11 AM to 1 PM. Last date and time of deposit of EMD and Documents is 28-02-2020 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.
2. The interested bidders who have deposited EMD and require assistance may contact Mr. S K Patra, Asst General Manager, M: +91 9850093243, Sh. Sunil Mistry, Chief Manager / Authorised Officer , Mobile No. 9619930799, e-mail: recovery.pun@obc.co.in, law.pun@obc.co.in, during office hours on any working days. 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 **28-02-2020 upto 5.00 P.M** through website shall only be eligible for participating in the e-auction. Auction shall be conducted on MSTC/E Bikray Portal - <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Intending bidder should register themselves and obtain user id and password before participating in the auction process. 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.
3. The interest bidder who have submitted their EMD not below the reserve price through online mode on or before **28-02-2020 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 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for **10 minutes for unlimited times till the e-Auction is closed/ concluded.**

4. 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.
5. 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.
6. 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..
7. 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
8. 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
9. 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.
10. 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.
11. 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 if 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.
12. 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.
13. 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.
14. Bank reserve the right to sell the property through private treaty in the event of failure of the e- auction.
15. For detailed terms and conditions of the sale, please refer to our website www.obcindia.co.in, and www.ibapi.in

Date: 24-01-2020

Place: Pune

Authorised Officer

ORIENTAL BANK OF COMMERCE