



ORIENTAL BANK OF COMMERCE
(A GOVERNMENT OF INDIA UNDERTAKING)
 Corporate Office: Plot No.5, Sector 32, Institutional Area, Gurgaon 122001.
 RRL Pune Cluster Office: OBC Tower, 3rd Floor, 917-20/20A, Fergusson College Road, Pune (Maharashtra) 411004
 Tel: 020-25803031/25803030, E-mail: rrl_7663@obc.co.in

“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 12.03.2020

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 09-03-2020 upto 5.00PM

DESCRIPTION OF IMMOVABLE PROPERITES

Lot. No.	Name of the Branch & Borrower and Guarantor	Details of property	Demand Notice Possession Notice Outstanding Amount	Reserve Price	Date/ Time of e-Auction
				EMD	
				Bid Increase Amount	
1	Vimannagar, Pune Mr. Gaje Singh & Mrs. Laxmi Rajpurohit	Flat No 902, 9 th Floor, Wing F-1, Building F, Rohan Abhilasha, Wagholi Pune standing in the name of Mr. Gaje Singh & Mrs. Laxmi Rajpurohit	04.09.2019	Rs. 52.70 Lakh	12.03.2020 11 A.M. to 01 P.M
			14.11.2019	Rs. 5.27 lakh	
			Rs.58,75,943.00 (Rs. Fifty Eight Lac Seventy Five Thousand Nine Hundred Forty Three Only) as on 31.12.2019 & interest & cost thereon on 01.01.2020	Rs.25,000/-	
2	Pashan, Pune Mr. Anandkumar Ramdevji Kumavat &	Flat No 104, 1 st Floor, Omkar Residency, Near Zaveri Colony, Pune Mumbai Old Highway, Talegaon Dabhade, Tal Maval Dist Pune	05.10.2019	Rs. 20.30 Lakhs	12.03.2020
			18.12.2019		

	M/s Milan Marbles		Rs. 23,45,837.19 (Rs. Twenty Three Lac Forty Five Thousand Eight Hundred Thirty Seven & Paise Nineteen Only) as on 31.12.2019 plus interest & cost thereon from 01.01.2020 (Outstanding amount For Both the account)	Rs. 2.03 lakh Rs. 10,000/-	11 A.M. to 01 P.M
3	Wanwadi, Pune M/s Alfa Traders Proprietor: Mr. Sameerudin Shaikh Ms. Zareen Sameerudin Shaikh (Guarantor)	Flat No. 801, Eight Floor, Building No. H, Hill Mist Harmony Co-operative Housing Society, CTS No. 739, Sr. No. 13, Hissa No. 16+17+18, NIBM Road, Kondhwa, Pune. Flat No.20, Stilt 4 th Floor, Building No. E, Disney Park CHSL, S.No.58, Hissa No. 6, Wanwadi, Pune.	01.07.2013 04.09.2013 Rs. 1,21,54,750.00 (Rs. One Crore Twenty One Lac Fifty Four Thousand Seven Hundred Fifty Only) as on 03.12.2018 Plus Interest & expenses thereon from 04.12.2018	Rs. 53.75 Lac Rs. 5.38 Lac Rs.25,000/- Rs. 45.45 Lac Rs. 4.55 Lac Rs. 25,000/-	12.03.2020 11 A.M. to 01 P.M
4	Wanwadi, Pune M/s Z.P. Enterprises Proprietor: Mr. Sameerudin Shaikh Mrs. Archana Santosh Bagade (Guarantor), Mr. Ajay Babu	Property at Sr No 47, Hissa No 1C/1, Heaven Park, K Wings, Lane No 10, Land & Residential Building, Ground Floor, Mohammadwadi, Pune 411048	01.07.2013 03.09.2013	Rs. 52.05 Lac Rs. 5.21 Lac	12.03.2020 11 A.M. to 01 P.M

	Sharma (Guarantor)		Rs. 1,62,66,479.00 (Rs. One Crore Sixty Two Lac Sixty Six Thousand Four Hundred Seventy Nine Only) as on 03.12.2018 Plus interest & cost thereon from 04.12.2018	Rs. 25,000/-	
		Flat No 17, 4 th Floor Building H Disney Park CHSL (Mehadevi Park CHSL) Survey No 58, Hissa No 6, Wanwadi, Pune 411040.		Rs. 22.15 Lac	
				Rs. 2.22 Lac	
				Rs. 10,000/-	
5	Pashan Mr. Tanaji Shivaji Jadhav & Mrs. Rekha Tanaji Jadhav	Flat No 1, Stilt Floor, Saitara, City Survey No 394, Budhwar Peth, Pune 411002	03.10.2019	Rs. 16.31 Lac	<u>12.03.2020</u>
			18.12.2019	Rs. 1.64 Lac	11 A.M. to 01 P.M
			Rs. 11,06,559.74 (Rs. Eleven Lac Six Thousand Five Hundred Fifty Nine & Paise Seventy Four Only) as on 31.12.2019 Plus interest & cost thereon from 01.01.2020	Rs. 10,000/-	
6	Chakan, Pune Mr. Dipak Vithalrao Naikwadi & Mr. Anand Vithalrao Naikwadi (Guarantor)	Flat No 203, 2 nd Floor, Wing A, Malhar Residency, Sr No 193/1 & 2, Rajgurunagar, Tal Khed Dist Pune	06.11.2017	Rs. 18.69 Lac	<u>12.03.2020</u>
			09.09.2019	Rs. 1.87 Lac	11 A.M. to 01 P.M.
			Rs. 10,60,456.00 (Rs. Ten Lax Sixty Thousand Four Hundred Fifty Six Only) as on 31.01.2020 Plus interest & cost thereon from 01.02.2020	Rs. 10,000/-	

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 **12-03-2020 from 11 AM to 01 PM. Last date and time of deposit of EMD and Documents is 09-03-2020 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. Praveen C Potdar, Chief Manager, M: +91 7720039308, e-mail: rrl_7663@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 **09-03-2020 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 bidders who have submitted their EMD not below the reserve price through online mode on or before **09-03-2020** 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 favor 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 authorized 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 favor 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 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.
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 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: 07-02-2020

Authorized Officer

Place: Pune

ORIENTAL BANK OF COMMERCE

