



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, 3<sup>rd</sup> Floor, 917-20/20A, Fergusson College Road, Pune (Maharashtra) 411004  
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“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 20.03.2020

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 18-03-2020 upto 5.00PM

DESCRIPTION OF IMMOVABLE PROPERITES

Lot. No.	Name of the Branch & Borrower and Guarantor	Details of property	Demand Notice	Reserve Price	Date/ Time of e-Auction
			Possession Notice	EMD	
			Outstanding Amount	Bid Increase Amount	
1	Bavdhan, Pune  Mr. Amir Pramod Walimbe & Mrs. Puja Pramod Walimbe	Flat No 26, 5 <sup>th</sup> Floor, Ratnamala Complex CTS No 277 to 290 Kothrud Pune.  <b>Physical/Actual Possession</b>	04.09.2018	Rs. 42.26 Lakh	20.03.2020
			03.01.2019	Rs. 4.23 lakh	
			Rs.60,44,441.00 (Rs. Sixty Lac Forty Four Thousand Four Hundred Forty One Only) as on 31.01.2020 & interest & cost thereon on 01.02.2020	Rs.25,000/-	11 A.M. to 01 P.M
2	Wagholi, Pune  Mr. Anand Yeolekar	Flat No 110, 1 <sup>st</sup> Floor, Wing A-2, Eco Gram, Building Palavi, Milkat No 1123, 1124, 1240/1, Shikrapur, Tal Shirur Dist Pune.  <b>Physical/Actual Possession</b>	05.12.2017	Rs. 15.80 Lakhs	20.03.2020
			29.06.2018	Rs. 1.58 lakh	
			Rs. 15,01,467.86 (Rs. Fifteen Lac One Thousand Four Hundred Sixty Seven & Paise Eighty Six Only) as on 31.01.2020 plus interest & cost thereon from 01.02.2020	Rs. 10,000/-	11 A.M. to 01 P.M

3	<p>Pashan</p> <p>M/s Hatij Engineering</p> <p>Proprietor: Mr. Javed Abdulrehman Shaikh</p> <p>Mr. Abdulrehman Shaikh since deceased through his legal heirs</p> <p>Mr. Javed Abdulrehman Shaikh</p> <p>Ms. Sherbanu Shaikh</p> <p>Ms. Aarifa Khalel Patel</p>	<p>Flat No 201, 2<sup>nd</sup> Floor, Vanaz Pariwar Co-Op Hsg Society Ltd, Building "D" Kothrud, Pune</p>	15.01.2019	Rs. 60.62 Lac	<p>20.03.2020</p> <hr/> <p>11 A.M. to 01 P.M</p> <hr/>
			02.04.2019	Rs. 6.07 Lac	
			Rs. 43,00,786.00 (Rs. Forty Three Lac Seven Hundred Eighty Six Only) as on 31.01.2020 Plus Interest & expenses thereon from 01.02.2020	Rs.50,000/-	
4	<p>Deccan Gymkhana, Pune</p> <p>Mr. Prasad Kulkarni</p>	<p>Flat No 1005, 10<sup>th</sup> Floor, Galaxy Vineet, Gat No 350, Bavdhan BK Pune standing in the name of Prasad Prakashrao Kulkarni.</p> <p><b>Physical/Actual Possession</b></p>	01.08.2019	Rs. 53.46 Lac	<p>20.03.2020</p> <hr/> <p>11 A.M. to 01 P.M</p> <hr/>
			24.10.2019	Rs. 5.35 Lac	
			Rs. 54,31,845.00 (Rs. Fifty Four Lac Thirty One Thousand Eight Hundred Forty Five Only) as on 31.01.2020 Plus interest & cost thereon from 01.02.2020	Rs. 25,000/-	

5	Kalyaninagar, Pune Mr. Sheshnath Kumbhar & Mrs. Manisha Kumbhar	Flat No 304, Building A-2,3 <sup>rd</sup> Floor, Sr No 38/2,38/3,39, 56&57,Xrbia Hinjewadi, Pune Admeasuring area having 415 Sq Ft Carpet area as per agreement to sale Dt. 07 <sup>th</sup> March 2013  <b>Physical/Actual Possession</b>	27.07.2017	Rs. 22.15 Lac	20.03.2020
			20.02.2018	Rs. 2.22 Lac	11 A.M. to 01 P.M
				Rs. 10,000/-	
		Rs. 13,89,811.09 (Rs. Thirteen Lac Eighty Nine Thousand Eight Hundred Eleven & Paise Nine Only) as on 31.01.2020 Plus interest & cost thereon from 01.02.2020			
6	Kalyaninagar, Pune Mr. Raju Ramchandra Dhebe & Mrs. Vaishali Raju Dhebe	Flat No C-14(50), 2 <sup>nd</sup> Floor, Shivam, C Wing Sr No 106, Hissa No 8, CTS No 1959 to 1973, Hadapsar, Pune having admeasuring area 676 Sq Ft Built Up as per Sale Deed executed on 19 <sup>th</sup> Sept 2014.	01.07.2019	Rs. 30.83 Lac	20.03.2020
			24.09.2019	Rs. 3.09 Lac	11 A.M. to 01 P.M
			Rs. 27,84,151.00 (Rs. Twenty Seven Lac Eighty Four Thousand One Hundred Fifty One Only) as on 31.01.2020 Plus interest & cost thereon from 01.02.2020	Rs. 25,000/-	
7	Pashan, Pune Mr. Ashok Krishnaji Kadam & Mrs. Kamal Govind Rane	Flat No 101, 1st Floor, Venkatesh Puram Co-Op Hsg Society Ltd, Sr No 8, Hissa No 5, Deshmukhwadi Area, NDA Road Area, Shivane, Tal Haveli Dist Pune.	13.12.2017	Rs. 19.49 Lac	20.03.2020
			05.06.2018	Rs. 1.95 Lac	11 A.M. to 01 P.M.
			Rs. 18,67,382.00 (Rs. Eighteen Lac Sixty Seven Thousand Three Hundred Eighty Two Only) as on 31.01.2020 Plus interest & cost thereon from 01.02.2020	Rs. 10,000/-	
8	Pune Main M/s Kumar Motors Pvt Ltd (Through its Directors) Mr. Rajeev	Pari pasu charge on factory land & building at plot no. 4, 5 & 6, Gat no. 316, Kasar Amboli, Ambedwet, Pirangut, Mulshi, Pune alongwith	21.04.2017 of Oriental Bank Of Commerce	Rs. 1585.25 Lac	20.03.2020
			07.08.2017 of Oriental Bank Of Commerce	Rs. 159.00 Lac	
				Rs. 5.00 Lac	11 A.M. to 01

Ramkumaran Nair Mrs. Jyoti Rajeev Nair Mr. Manikoth Balakrishna Nambiar (Guarantor) M/s Shreyash Construction Pvt Ltd (Guarantor)	Karnataka Bank having admeasuring area of land is 12000 Sq mtr approximately & alongwith civil construction thereon.	Rs. 5,28,69,321.42 as on 31.12.2019 Plus Interest & expenses thereon from 09.03.2018 of Oriental Bank Of Commerce		P.M.
		04.05.2017 of Karnataka Bank Ltd		
		05.10.2017 of Karnataka Bank Ltd		
	Rs. 12,13,70,427.67 as on 28.02.2019 Plus future interest from 01.03.2019 (Balance of Karnataka Bank Ltd)			
	Plant & Machinery lying at M/s Kumar Motors Pvt Ltd at Gat No 316, Kasar Amboli, Pirangut Pune			
	(Note: Bid Will be accepted for both Land & Building & Plant & Machinery jointly but not separately)			
		Rs. 100.46 Lac		
		Rs. 10.05 Lac		
		Rs. 1,00,000/-		

#### 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 **20-03-2020 from 11 AM to 01 PM. Last date and time of deposit of EMD and Documents is 18-03-2020 upto 5 PM.**
- The interested bidders who have deposited EMD and require assistance may contact Mr. Praveen C Potdar, Chief Manager, M: +91 7720039308, e-mail: [rri\\_7663@obc.co.in](mailto:rri_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 **18-03-2020 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.
- The interest bidders who have submitted their EMD not below the reserve price through online mode on or before **18-03-2020** 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.**
- 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.
- 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 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](http://www.obcindia.co.in), and [www.ibapi.in](http://www.ibapi.in)

**Date: 29-02-2020**

**Authorized Officer**

**Place: Pune**

**ORIENTAL BANK OF COMMERCE**