



ORIENTAL BANK OF COMMERCE

Address of Cluster be mentioned
RRL CLUSTER
M.G.ROAD, AGRA

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 16.03.2020 UPTO 04:00 PM

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002).

Whereas, the Authorized Officer of Oriental Bank of Commerce had taken possession of the following properties pursuant to the notice issued under **Sec 13(2)** of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following NPA account with right to sell the same on **“AS IS WHERE IS BASIS and AS IS WHAT IS BASIS”** for realization of Bank’s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under **Section 13(4)** of the said Act proposes to realize the Bank’s dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

DESCRIPTION OF IMMOVABLE PROPERTIES

| S.No | Name of the Account | Name of the owner of the property | Details of property | Date of Demand Notice / Possession/ Outstanding Amount | Reserve Price | EMD | Bid Increase Amount | Date/ Time of e-Auction | A/c &IFSC Code for Bid Submission & Name of the A/c |
|------|---------------------|---|---|--|---------------------|-----------------|---------------------|---|--|
| 1. | M/s Ratan Traders | Vishnu Prakash Rawat & Smt. Manorama Rawat Smt. Manorama Sharma W/o Sh. Vishnu Prakash Rawat | Ground Floor & First Floor situated on Plot No. 19, Shree Ram Enclave, Taksha Shila Royal, Mauza-Baroli Aheer, Agra. Area – GF – 968.76 SQ.Ft. First Floor - 968.76 SQ. Ft. | Date: 11.07.2016/ 23.11.2016 Rs.8460806.00 as on 26.02.2020 +intt and expenses | Rs. 30.00 Lac | Rs. 3.00 Lac | Rs 10000.00 | 17.03.2020 At 11AM. to 12.00 P.M. Unlimited extensions of 5.00 minutes each | E Auction Emd Account IFSC CODE: ORBC0100842 A/c No: 08421181000108 |

TERMS & CONDITIONS:

- The e-Auction is being held on **“AS IS WHERE IS”** and **“AS IS WHAT IS”** and **“WHATEVER THERE IS BASIS”** on 17.03.2020 BETWEEN 11:00 A.M. TO 12:00 P.M. through E-Auction platform provided at the Website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>.
- Last date & time of Deposit of Earnest Money (hereinafter referred as EMD) and submission of documents is 16.03.2020 UPTO 04:00 P:M.
- The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. Property can be inspected on 12.03.2020 to 13.03.2020 between 11:00 a.m. to 4:00 p.m. on any working day with prior appointment with the Authorised Officer.
- 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 if any court/tribunal/forum grant stays of the auction proceedings. The bank shall not be held liable to deliver constructive/ vacant & physical possession to the Auction Purchaser in any injunction/ restraint order is passed by any court/ tribunal/ forum or any other legal authority.
- 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 e-Auction without assigning any reason thereof.
- EMD amount as mentioned above shall be paid online through any of the 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Oriental Bank of Commerce Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.



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7. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount.
8. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बक्य –IBAPI portal (<https://www.ibapi.in>)
10. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
11. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding
12. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Sale of the property shall be made free from all encumbrances known to the secured creditor/Bank. However if any encumbrance, Government Tax/dues, electricity charges, water charges or any other dues are found over the property same shall be borne and paid by the Auction Purchaser and the Bank shall not be held liable to pay the same under any circumstances.
13. The EMD of the successful bidder shall be retained towards 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 total sale price **including EMD**, immediately after 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 as per rules laid down in the act. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
14. 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.
15. The sale is subject to all Central and Local laws as applicable in the State of Uttar Pradesh.
16. Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.
17. The Authorised Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of immovable properties e-auctioned.
18. On confirmation of sale by the Bank and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable properties/ Movable Properties in favour of the successful purchasers as per forms given in the Security Interest (Enforcement) Rules, 2002.
19. The sale certificates will be issued in the name of the purchasers / Applicants only and will not be issued in any other name(s).
20. The EMD of the unsuccessful bidders will be refunded on the closure of the e-auction sale and intimated via their email Id. Bidders should provide details of their Bank accounts such as Name of the Bank and Branch, IFSC Code number, Account Number etc. for the purpose in the bid form.

Place: Agra

Date: 26.02.2020

R B S Chauhan, Chief Manager
Authorized Officer
Oriental Bank of Commerce

Oriental Bank of Commerce



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M.G.ROAD, AGRA

E-AUCTION SALE NOTICE

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Annexure-VII

NOTICE TO BE SERVED UPON BORROWER/GUARANTOR/MORTGAGOR BEFORE EFFECTING SALE OF SECURED ASSETS

Date : 26.02.2020

Sh. Vishnu Prakash Rawat &

Smt. Manaroma Rawat,

25, Gulmohar Enclave, Shamshabad Road,

Agra

REG. : SALE OF SECURED ASSETS UNDER SARFAESI ACT, 2002

M/s Ratan Traders A/c No. 01949011000144)

(Name of the borrower with account number)

This is to inform you that pursuant to the possession taken by the undersigned as Authorized Officer under SARFAESI Act, 2002 on 23.11.2016 (date) vide possession notice dated 23.11.2016 for recovery of the secured debts of Oriental Bank of Commerce M.G.Road, Agra (name of the Branch) amounting to Rs. 84,60,826.00 and interest thereon from 26.02.2020 (date) and with costs and charges from M/s Ratan Traders (name of borrower), the undersigned intends to sell the following secured assets for recovery of the entire dues for which necessary steps including publication in Newspapers have been taken/being taken.

Secured Assets:

| S.No | Description of Property | Reserve Price (Rs. In lacs) | Date fixed for auction |
|------|---|-----------------------------|------------------------|
| 1. | Ground Floor & First Floor situated on Plot No. 19, Shree Ram Enclave, Taksha Shila Royal, Mauza-Baroli Aheer, Agra. Area – GF – 968.76 SQ.Ft. First Floor - 968.76 SQ. Ft. | Rs. 30.00 Lac | 17.03.2020 |

Please note that the Bank shall put your property/ies on auction sale on the date/s at the reserve price as mentioned above. This is for your information.

Copy of detailed sale notice is enclosed.

Place: -Agra

Date: 26.02.2020

RBS Chauhan, Chief Manager
Authorized Officer
Oriental Bank of Commerce