

RESOLUTION, RECOVERY AND LAW CLUSTER

No 100, Mosque Road, Frazor Town, BANGALORE-560005

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MEGA-E-AUCTION cum Public Notice for Sale Under SARFAESI ACT, 2002 TO BORROWERS/GUARRANTOR/ Mortgagor

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

WHEREAS, the Authorized Officer of Oriental Bank of Commerce has taken possession of the followings properties pursuant to the notice issued u/s 13(2) of the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002, in the following loan accounts with our branches with right to sell the same on "AS IS WHERE IS & WHATEVER THERE IS" and "AS IS WHAT IS BASIS "under rules 8 & 9 of the said act, through Public auction, for realization of Bank's dues plus future interest & costs and other incidental charges 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 bidding will be done through service provider; <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 24.03.2020 between (TIMING AS SHOWN ABOVE) with auto Extensions of 5 minutes each

Date of E-Auction; 24.03.2020 (Time between 11.00AM to 12.00 PM). Last Date of submission of Bids (EMD) – 21.03.2020 by 4.00 PM

Date of Inspection of properties / documents: 19th to 21st of Mar,2020 (with prior information.)

EMD Submission Account details: Oriental Bank of Commerce, A/C-12771181000022, IFSC CODE :-ORBC0101277, Br: Frazer Town, Bangalore

S. NO.	Name of the Branch , Borrower Name, A/c No, Mortgagor Name	Details of property	Demand Notice Date	Outstanding Amount in Rs.	Reserve Price
					EMD
					Bid Increase Amt
1	B/O-Sadashiv Nagar BABU TRADERS A/c-10844015004281	Residential Open Site No-B-14.Kaneshmari No-97/90/B-14, Sy No-79 of Aralasdandra Vill, Kasaba Hobli. Neelamnagal taluk. Banglore Rural . North to south 85 ft.East to west 60 Ft. Admg: 5100 Sq Ft. EAST: site No-B-15, WEST: B-13, NORTH: Open Area Park, SOUTH: Road	06.08.2018	Rs.53,39,557/- plus interest there on from 01.08.2018 and with costs and charges, less Recovery if any	Reserve Price:42,04,000/- EMD Amt:420400/- BID Increase value Rs.50,000/-
2	B/O-Frazor Town, BLR 1) M/S -PRINT IN A/C-12774015004273 2) M/S MASTER MEDIA WORKS 12774015004141	Residential Flat: Unit No-T-1, (West facing) III Floor, JCR Apartments, Khatha No- 36/6, PIDNo-89-365-36/6,Anthony Road, St Thomas Town, Kammannahalli, Bangalore-560084, Admg 1558 sqft with one Car parking	02.11.2018	Rs.35,98,243/- plus interest thereon from 01.11.2018 and with costs and charges, less Recovery if any	Reserve Price:55,09,000/- EMD Amt:5,51,000/- BID Incremental value Rs.50,000/-

3	B/o- New Thippasandra A/c-09856041002814 Shiv Kuamr S	Flat No-AG-11,Ground Floor, Block-A, confident ATIK Apartment, Situated at Sompura Villagae, sarjapur main Road, Bangalore. Admeasuring Super built up area 834 Sq ft. and UDS of land is 282 Sq ft.	24.07.2018	Rs.9,60,000/- plus interest thereon from 01.07.2018 and with costs and charges ,less Recovery if any	Reserve Price:25,82,000/- EMD Amt:Rs.258200/- BID Increase value Rs.50,000/-	
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Terms & Conditions of Auction Sale:-

1. The e-Auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS**” and “**WHATEVER THERE IS BASIS**” on 24.03.2020 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>.
2. Last date & time of Deposit of Earnest Money (hereinafter referred as EMD) and submission of documents is 21.03.2020 UPTO 04:00 P:M.
3. EMD amount as mentioned above shall be paid online through NEFT only (not RTGS)(After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Email: ibapiop@mstcecommerce.com .The intending Bidders/ Purchasers are required to participate in the e-Auction process through Service Provider’s website <https://www.mstcecommerce.com>. 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-Bikray – IBAPI portal (<https://www.ibapi.in>)
5. 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 to his MSTC Wallet . Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Bidder’s Wallet in MSTC should have sufficient balance (>=EMD amount) at the time of bidding
7. 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. It shall be the responsibility of the bidders to inspect and satisfy themselves about the property, its situation, measurement, documents of title, survey numbers, address given in the notice, boundaries wherein the property is spread / situated and specification before submitting the bid. The measurement given in the auction notice is as per Bank’s records. Participation in auction process will be presumed and tantamount that the bidder is satisfied with the title, has inspected the documents , visited the property and found them correct and acceptable . On the participation in auction process, the bidder shall be held to have waived all the objections to the title, description, boundaries, measurement, etc of the property.The eAuction 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.
8. 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.
9. The purchaser shall bear the applicable GST/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.
 10. The sale is subject to all Central and Local laws as applicable in the State of Karnataka.
 11. Bank reserves the right to sell the property through Private Treaty, in the event of failure of the e-auction.
 12. 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.
 13. The name given by the bidder during registration process should strictly match with the name in KYC documents; no mismatch in the names would be entertained. The sale certificates will be issued in the name of the purchasers / Applicants only and will not be issued in any other name(s).
 14. 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.
 15. 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.
 16. Payment of sale consideration by the successful bidder to the bank will be subject to TDS of 1 % under Section 194- 1A of Income Tax Act 1961 to be deposited by the successful bidder only at the time of deposit of remaining 75 % of the bid amount if the bid amount is more than Rs.50 lac..
 17. On confirmation of sale issued 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 the format given in the Security Interest (Enforcement) Rules, 2002.
 18. 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
 19. Bidders are advised to go through the website E-Bikray or www.obcindia.co.in for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
 20. Prospective bidders may avail online training on e-auction from <https://www.mstcecommerce.com>
 21. Contact Details of Authorized officer – : Ph:080-25808916 / 8618696614 /9951330521 ; email: rrl_7607@obc.co.in

Date:05.03.2020

Place: BENGALURU

**SD//AUTHORISED OFFICER
ORIENTAL BANK OF COMMERCE**