

E-AUCTION SALE NOTICE
APPENDIX-IV – A [See Proviso to rule 8 (6)]
**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 30.04.2020
 LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 28.04.2020 UPTO 04:00 PM**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Oriental Bank of Commerce Resolution recovery & Law, 103,8-2-248-A, Maharishi House, Road No-3, Banjara Hills, Hyderabad-500034**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.04.2020 Between 11.00 A.M. to 1.00 P.M. for recovery of dues along with interest and other charges/expenses less recoveries if any due to the Authorised Officer of **Oriental Bank of Commerce, Resolution recovery & Law, 103,8-2-248-A, Maharishi House, Road No-3, Banjara Hills, Hyderabad-500034**, Secured Creditor from the following Borrowers/Guarantors. The reserve price of the properties is shown below along with details of earnest money deposit & Bid Increment amount.

The Encumbrances on the properties known to the Bank is NIL.

The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. (<https://ibapi.in>)

DESCRIPTION OF IMMOVABLE PROPERTIES

S.NO	Name of the Branch & Name of the Borrower / Guarantors	Details of property & Name of the owner of the property	Outstanding Amount	Demand Notice Date	Reserve Price
					EMD
					Bid Increase Amt
1.	Lot No-1 Branch: Nacharam M/s. Filosil Minerals Pvt Ltd Represented by Director. 1. Mr. Sanjay Kumar N.T 2. Mr. Madhusudhan Rao.T & Promoter. Mr. Srinivas Rao. K & Guarantor Smt. Ramulamma. T A/C No. 15827011000025	All that land & Building in plot No.46, in Survey No.250, admeasuring 266 Sq.Yds, or 223 Sq.Mtrs, Situated at Nacharam Village, Uppal Mandal, Kapra Municipality, Ranga Reddy Dist, Under S.R.O Uppal, and bounded by: Boundaries North: 40' Wide Road, South: Plot No.51 East: Plot No.45, West: Plot No.47	Rs 54,67,773.00 + less recovery (if any) plus charges and interest thereon from 01-10-2019	01-10-2019	Rs. 1,45,26,500.00 Rs. 14,52,650.00 Rs. 50,000.00
Date and Time of Verification of property/ies: 18-04-2020 from 11.00 am to 1.00 pm Last Date and Time of EMD and Document Submission: 28-04-2020 upto 4.00 pm Date & Time of e-Auction: 30-04-2020 , 11.00 AM to 1.00 P.M. with an extension of 5 Minutes (Unlimited)					

Terms & Conditions of Online Tender/Auction

Bidders are advised to go through the website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> (E-auction Agency website) and Bank's website address for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.

- The prospective Bidder/Buyers have to register on the MSTC/ E Birkay portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> (<https://ibapi.in>) and upload their KYC documents (One ID and one Address proof) on the portal for verification. It is advised that registration and KYC verification be completed well in advance to avoid chaos at the last moment. After successful verification, for deposit of EMD amount, the bidder will have to transfer the money in his wallet on the MSTC portal through NEFT ONLY (Not through RTGS). Once the money is credited in the MSTC wallet of the bidder he can take part in the bidding process on the MSTC portal. 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 intending bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the e-Birkay Portal, Helpdesk Contact no.16001025026, Email -ibapi@allahabadbank.in & for property related query may contact Authorised Officer, Mr. K.S. Hari Kumar, Mobile No.9848037436, Tel Nos: 040-23147053/28/49 e-mail ID: rrl_7635@obc.co.in during the working hours from Monday to Saturday.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part 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 sale price, adjusting the EMD already paid, immediately on 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 and by solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/right in respect of property/amount.
- Neither the Authorised Officer/ Bank nor M/s. **E-Birkay (IBAPI)** Portal shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- 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.
- 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 of any court /tribunal / forum grant stay of the auction proceedings. The bank shall also not be liable in any manner in handing over the vacant possession of the property which may be caused due to any delay in handing over the vacant possession which may be caused due to stay/any other restrained order of any court /tribunal / forum.
- If the dues of the Bank together with all costs, charges and expenses as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantors, at any time on or before the date fixed for sale, the sale of asset may be postponed/cancelled.
- The interested bidders who have submitted their EMD not below the Reserve Price through online mode before 04:00 P.M. on 28.04.2020 shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each 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 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
- 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 therefor.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **E-Birkay (IBAPI) Portal website** <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> and taking part in the e-Auction.
- All statutory dues payable and any other dues on the property(s), expenses relating to Stamp duty, Registration Charges, Conveyance, Lawyer's Fees etc. will be borne by the auction purchaser.
- As per Income Tax Rules TDS @ 1% of auction price is payable by the successful auction purchaser if the purchase price is more than Rs. 50.00 lacs.

THIS NOTICE WILL BE TREATED AS NOTICE TO THE BORROWER AS WELL AS GUARANTOR IN COMPLIANCE TO RULE 8(6) AND RULE 9 OF SARFAESI ACT 2002.