



APPENDIX-IV – A [See Proviso to rule 8 (6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 18.03.2019

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS IS 16.03.2019 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Oriental Bank of Commerce, Thiruvallur -606 001** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **18.03.2019 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, Thiruvallur -606 001** Secured Creditor from the following Borrowers/Guarantors. The reserve price of the properties are 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 <http://www.bankeactionwizard.com/>.

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S. No.	Name of the Branch & Name of the Borrower/ Guarantors	Details of Property & Name of owner of the Property	Outstanding Amount	Demand Notice Date	EMD Submission Details	Reserve Price EMD Bid Increase Amt	Date/ Time of e-Auction
1	Branch-Thiruvallur Mr N Mahendran, Loan A/C No. 15876015000506 Flat No S-3, 2nd Floor Block -A, Plot No 6, Annai Indira Nagar, Near Nile Street Peerkankranai, Chennai-600063	251 Sq Ft UDS out of 1980 Sq Ft together with Flat admeasuring 563 Sq Ft built up area at Flat no S-3, 2 nd Floor, Block A Plot No 6 Comprised in survey No 20/3A Annai Indira Nagar, approval No 143/89 at No 30 Peerkankaranai Village Tambaram Taluk Kancheepuram District Standing in the name of Mr N Mahendran being bound by: North: 30 Feet Road, South: Plot No 4, East: Mr N Kumar's property, West: Plot No 5.	Rs 26,71,493.29- (Rupees Twenty Six Lakhs Seventy One Thousand Four Hundred Ninty Three and paise Twenty Nine only) as on 30/05/2017 and interest thereon less recoveries if any	02.08.2017	Oriental Bank of Commerce Account No. 15870025500021 Name RTGS Inward-Thiruvallur IFSC Code No ORBC0101587	Rs.20,63,000/- Rs.2,06,300/- Rs. 25,000/-	18.03.2019 Between 11.00 A.M. to 1.00 P.M
2	Mr G Vijayakumar Loan A/C No.15877011000105 1-46, Thozhuvur Street, Kakkalur, Tiruvallur-602003	Land and Building at Plot No 189 part comprised in S No 94/19 and 98/2B1 approval No LP/DTCP No 477/91 lay out named as Tiruvallur New Town at Kakkalur Village, Tiruvallur Taluk & District with building admeasuring 1020 Sq Ft standing in the Name of Mr D Ganapathy & Mrs Shakunthala being bound by: North: Plot No 186, South: 23 Feet wide road, East: Plot No 190, West: Plot No 188	Rs.7,43,991/- (Rupees Seven Lakhs Fourty Three Thousand Nine Hundred and Ninety One only) as on 30.06.2017 and interest thereon less recoveries if any	02.08.2017	Oriental Bank of Commerce Account No. 15870025500021 Name RTGS Inward-Thiruvallur IFSC Code No ORBC010158	Rs.1,65,000/- Rs. 25,000/-	18.03.2019 Between 11.00 A.M. to 1.00 P.M
3	Mr K Manikandan Loan A/C No.1587601500514 14B, Pugazhenthil Street, Palikarani (Near Om Sakthi Koil) Chennai-600100	Residential Flat No F-2 (ad measuring 542 Sq Ft) at Angel Homes in S No 141/2A New No 41/2 (part) Old S No 149/6 Ward No F Block No 16 in Rojathottam 2 nd Street. No 31 Irumbillyur Village, Tambaram Taluk, Kancheepuram District with UDS 268 Sq Ft of Land with the piece and parcel of house site measuring an extent of 875 Sq Ft and 428 Sq Ft totally measuring an extent of 1303 Sq Ft comprised in the above Survey number. The flat in the name of Mr K Manikandan , Land is being bound by: North: Mr Samuel Lesely and others property, South: Mr Shankar's Property, East: 20 Feet Road, West: Land in Survey Number 142.	Rs.21,64,974.11 (Rupees Twenty One Lakhs Sixty Four Thousand Nine Hundred Seventy Four and Eleven Paise Only) as on 31.01.2018 and interest thereon less recoveries if any	01.02.2018	Oriental Bank of Commerce Account No. 15870025500021 Name RTGS Inward-Thiruvallur IFSC Code No ORBC010158	Rs.23,61,000/- Rs.2,36,100/- Rs. 25,000/-	18.03.2019 Between 11.00 A.M. to 1.00 P.M
4	R Umamageswari Loan A/C No15876015000582 G-1 No 41, Karpaga Vianayagar Street, Ashok Manor Appts, East Tambaram, Chennai-600059	251 Sq Ft UDS out of 1980 Sq Ft together with Flat admeasuring 563 Sq Ft built up area at Flat No F3 1 st Floor, Block A Plot No 6 Comprised in survey No 20/3A Annai Indira Nagar approval No 143/89 at No 30 Peerkankaranai Village Tamabaram Taluk Kancheepuram District standing in the name of Mrs R Umamageswari being bound by: North: 30 Feet Road, South: Plot No 4, East: Mr N Kumar's Property, West: Plot No 5.	Rs. 26,56,645/- (Rupees Twenty Six Lakhs Fifty Six Thousand Six Hundred and Forty Five only) as on 30.05.2017 and interest thereon less recoveries if any	02.08.2017	Oriental Bank of Commerce Account No. 15870025500021 Name RTGS Inward-Thiruvallur IFSC Code No ORBC010158	Rs.20,63,000/- Rs.2,06,300/- Rs. 25,000/-	18.03.2019 Between 11.00 A.M. to 1.00 P.M

Terms & Conditions of Online Tender/Auction: 1. The auction sale will be "online e-auction" bidding through website www.bankeactionwizard.com on 18.03.2019 between 11.00 a.m to 01.00 p.m. (IST) with unlimited Extensions of 5 minutes each. 2. Bidders are advised to go through the website www.bankeactionwizard.com (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. 3. The EMD shall be payable through NEFT/RTGS on accounts mentioned in publication. 4. The interested bidder has to submit their Bid Documents EMD (not below the Reserve Price) and required documents as per below, on/ before 16.03.2019 upto 16.00 hrs and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. The intending purchaser/bidder is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv) Copy of proof of address; without which the bid is liable to be rejected. Last Date for the submission of online bids - 16.03.2019 upto 16.00 hrs Prospective bidders may avail online training on e-auction from contact M/S Antares Systems, Help Line no 18004256185 (Mr. Manohar S), 9686196753 manohar.s@antaresystems.com and for property related queries contact Branch Manager, Oriental Bank of Commerce, No: No 3, Shiva Vishnu Koil Road, Rajajipuram, Tiruvallur-602001. Email: bm1587@obc.co.in TEL: 044-27661796. 5. 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, within 24 hours of 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. In case of default in payment by the successful bidder, the amount already deposited by the offerer 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. 6. Neither the Authorised Officer/ Bank nor M/s. E-Procurement Technologies (Auction Tiger) 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. 7. 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. 8. 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. 9. Date & Time of inspection of Properties & Document Verification: 27.02.2019 from 10.00A.M. to 4.00P.M. after having prior appointment with concerned Branch Manager. 10. 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. 11. The interested bidders who have submitted their EMD not below the Reserve Price through online mode before 04:00 P.M. on 16.03.2019 shall be eligible for participating 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. 12. 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, within 48 hours of 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. 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. 13. 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. 14. 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. 15. 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. 16. 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. 17. GST payable on sale certificate is to be borne by the purchaser. 18. For further details, contact the Branch Manager, Oriental Bank of Commerce, in his mobile number or in office land line number as mentioned above. 19. The Notice is also applicable to the Borrower(s) Guarantor(s) in particular and the public in general. 20. Further details : <https://obcindia.co.in> / <https://publishstenders.gov.in> / <https://www.bankeactionwizard.com>

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

1. The Notice is also to the Borrower(s) Guarantor(s) of the said loan about holding of e-auction sale on the above mentioned date if the dues are not repaid in full before the date of e-auction. Considering the Bank's right to go for the Private Treaty, Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.

Place: Tiruvallur, Date: 06-02-2019

Sd/- Authorised Officer, Oriental Bank of Commerce