



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 constructive/physical possession (as per the table) of which has been taken by the Authorised Officer of Oriental Bank of Commerce, will be sold on "As is where is", "As is what is", and "Whatever there is" on 30-04-2019. The E-Auction will be held at: <https://bankauctions.in>. The Amount due for Recovery, Name of Borrower(s) & Guarantor(s), the Reserve Price & the Earnest Money Deposit is as per the table given below. Last date of submission of EMD/BID is 29-04-2019 upto 05.00 P.M.

S. No.	Name of the Borrower / Guarantor	Description & owner of property (Constructive / Physical Possession)	Reserve Price		Date, Time of E-Auction	Outstanding Amount (Secured debt)	EMD Remittance Account Details
			EMD	Bid Increase Amount			
1	M/S A. R. Biotech Herbal Private Ltd 2) Sh. Abhisar Rastogi (Director) 3) Sh. Abhigyan Rastogi (Director) 4) Sh. Rajesh Kumar Rastogi (Director)	Entire Second Floor, bearing no. 2 in Block-D with One Servant Quarter, on Top Terrace along with proportionate ownership rights in the freehold land measuring 400 Sq. Yards, situated at Saket, New Delhi in the name of Sh. Abhisar Rastogi/S/O Sh. Rajesh Kumar Rastogi. (Physical Possession) Encumbrances-Nil	₹ 300.00 LAC ₹ 30.00 LAC ₹ 1.00 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 6,58,23,760.88 +Interest & cost thereon w.e.f. 01.02.2019.	E-Auction A/C: 0171918200017 IFSC: ORBC0100179 Name of A/C: E-Auction A/c A.R. Biotech Herbal Pvt. Ltd.
2	M/s Aseem Global Ltd. 2. Sh. Tanuj Rastogi (Director) 3. Smt. Ina Rastogi (Director) 4. M/s Cyber Dot Com Pvt. Ltd.	Property bearing no. 2269-70. Built on a Ground Floor consisting of 3 Shops + 3 Storeys measuring 116.30 Sq. Yds or 87.16 Sq. Mtr. Situated in Bagchi Raghunath, Ward No. XIV, Sadar Bazar, Delhi-110006 Owned by Mrs. Ira Rastogi W/o Mr. Ravindra Rastogi (In bank Physical Possession) Encumbrances-Nil	₹ 139.00 LAC ₹ 13.90 LAC ₹ 0.50 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 32,14,266.01-51 +Interest & cost thereon w.e.f. 01.02.2019	E-Auction A/C: 0502118200093 IFSC: ORBC0100502 Name of A/C: E-Auction A/c Aseem Global Ltd.
3	M/s Liliput Kidswear Ltd 2. Sh. Sanjeev Narula 3. Sh. Madan Lal 4. Sh. Sandeep Kumar 5. Sh. Kawal Jeet Singh	1. EDM of Land and Building Situated at Plot No. D-95, Okha Industrial Area Phase-1, New Delhi having Area 588.44 sq meter Owned by M/s Liliput Kidswear Ltd. (Constructive Possession) Encumbrances-Nil 2. EDM of Factory Land & Building no. 180, Sector-4 IMT Manesar Gurgaon, Plot A rea 4659.00 sq. mtr. Owned by M/s Anand International (India) (Possession with CL)	₹ 610.00 LAC ₹ 61.00 LAC ₹ 1.00 LAC ₹ 1265.00 LAC ₹ 126.50 LAC ₹ 2.00 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each 30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 5,19,52,51,029.20 +Interest & cost thereon w.e.f. 01.02.2019.	E-Auction A/C: 0619115100065 IFSC: ORBC0100619 Name of A/C: E-Auction A/c Liliput Kidswear Ltd.
4	M/s Unify Exim Pvt Ltd 2. Sh. Sudarshan Sharma 3. Smt. Asha Sharma	Property bearing House no. 52/1/2 First Floor, without roof rights, Kharsa No. 74 Min within abadi of Deh of village Yusuf Sarai, New Delhi having area 235 sq yard owned by Sh. Sudarshan Sharma (Physical Possession) Encumbrances-Nil	₹ 101.00 LAC ₹ 10.10 LAC ₹ 50,000/-		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 90,71,735/- +Interest & cost thereon w.e.f. 01.02.2019	E-Auction A/C: 0407118100109 IFSC: ORBC0100407 Name of A/C: E-Auction A/c Unify Exim Pvt. Ltd.
5	M/s Varun Watches. 2) Smt. Rajesh Madan S/o Sh. Dharam Vee Madan (Mortgagor / Guarantor) 3) Smt. Sonia Madan W/o Sh. Rajesh Madan (Mortgagor / Guarantor)	Lease Hold Residential Flat No. G-502, (Fifth Floor) in complex known as Parsvathi Prestige, Phase-4, Constructed in Plot No. 002, Sector-53 A, Noida, Distt. Gautam Budh Nagar, UP having super area of Flat is 135.17 sq mtrs owned by Smt. Sonia Madan and Sh. Rajesh Madan. (Physical Possession) Encumbrances-Nil	₹ 62.00 LAC ₹ 6.20 LAC ₹ 50,000/-		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 1,29,78,821.85 + Interest & cost thereon w.e.f. 01.02.2019	E-Auction A/C: 0085118100057 IFSC: ORBC0100085 Name of A/C: E-Auction A/c Varun Watches
6	Smt. Arti Loniyal 2) Sh. Ashok Kumar	Property no. C-447, (1st Floor without roof rights) Swam Jayanti Puram, Ghaziabad Area 900 Sq Feet Owned by Sh. Ashok Kumar. (Constructive Possession) Encumbrances - Nil	₹ 21.00 LAC ₹ 2.10 LAC ₹ 0.10 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 46,31,532.00 +Interest & cost thereon w.e.f. 01.02.2019	E-Auction Imprest A/C: 0101052000017 IFSC: ORBC0100101
7	M/s Electronic City Mr. Gaurav Sehra	Entire Second Floor, bearing no. A-284 Defence Colony, New Delhi having covered area 1464.33 Sq Feet and Plot Area 181.43 Sq Meter in the name of Sh. Gaurav Sehra (Physical Possession) Encumbrances - Nil	₹ 322.00 LAC ₹ 32.20 LAC ₹ 1.00 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 4,04,13,302.95 +Interest & cost thereon w.e.f. 01.02.2019	E-Auction A/C: 01011052000017 IFSC: ORBC0100101
8	Sh. Kamakhya Narayan Mishra	Flat No. 163, Plot No. 135 (Ground Floor Without roof right), Gyan Khand-II, Indrapuram Ghaziabad Area 800 Sq Feet (Constructive Possession) Encumbrances - Nil	₹ 20.00 LAC ₹ 2.00 LAC ₹ 0.10 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 7,32,856.90 + Interest & cost thereon w.e.f. 01.02.2019.	E-Auction Imprest A/C: 0101052000017 IFSC: ORBC0100101
9	Kamlesh Malik D/o Zile Singh Borrower	Flat No. 6, on Upper Ground Floor. (3BHK) admeasuring 1300 sq. ft. situated in Kharsa No. 835, Tehsil-Hauz Khas, Mehrauli, New Delhi-110074. (Physical Possession) Encumbrances-Nil	₹ 35.50 LAC ₹ 3.50 LAC ₹ 0.50 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 62,27,164.00 + Interest & cost thereon w.e.f. 01.02.2019	E-Auction Imprest A/C: 0101052000017 IFSC: ORBC0100101
10	Smt. Rajni Rani Choudhary 2) Sh. Satendra Pal Singh	Residential Plot No. 76 A, Gali No. 9, Old Arya Nagar, Tehsil & Distt. Ghaziabad UP-201001 admeasuring area 102 Sq. Yds. & covered area 60 sq. yd. Standing in the name of Smt. Rajni Rani Choudhary & Sh. Satendra Pal Singh, (Symbolic Possession) Encumbrances-Nil	₹ 36.00 LAC ₹ 3.60 LAC ₹ 0.20 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 16,70,430/- +Interest & cost thereon w.e.f. 01.02.2019	E-Auction Imprest A/C: 0101052000017 IFSC: ORBC0100101
11	M/S Vivek Trading Company 2. Ritu Agarwal W/o Shivansh Agarwal (Proprietor) 3. Mudit Baidiath Pvt. Ltd. (Corporate Guarantor & Mortgagor) 4. Sh. Shard Gupta S/o Bengali Babu Gupta (Guarantor / Mortgagor)	1. Free Hold Residential Plot No. 55, Situated at Nyaya Khand-1, measuring 180 sq meter. Residential colony Indrapuram, Ghaziabad (UP) Owned by M/s Mudit Baidiath Pvt. Ltd., (Constructive Possession) Encumbrances-Nil 2. Industrial Property being municipal No. 90-B, New No. 90-B/5, situated at Prakash Industrial Estate, Sahibabad, Ghaziabad, UP-201005 build on land area measuring 170.93 Sq. Mtrs or 244.44 Sq. Yds owned by Sh. Shward Gupta S/o Sh. Bengali Babu Gupta, (Constructive Possession) Encumbrances-Nil	₹ 153.00 LAC ₹ 15.30 LAC ₹ 0.50 LAC ₹ 234.00 LAC ₹ 23.40 LAC ₹ 0.50 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each 30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 8,35,06,469.00 +Interest & cost thereon w.e.f. 01.02.2019.	E-Auction Imprest A/C: 0101052000017 IFSC: ORBC0100101 E-Auction Imprest A/C: 0101052000017 IFSC: ORBC0100101
12	M/s Kulbhushan Pharmaceuticals India Pvt. Ltd. 2. Anil Kumar Tiwari S/o Shree Ram Tiwari (Director) 3. Anjali Tiwari D/o Sh. Anil Kumar Tiwari (Director)	All that Piece and Parcel of Property No. S-137, Site-8, UPSIDC, Loni Road, Ghaziabad-U.P. 201005 measuring 645.90 Sq. Mtrs. Stands in the name of M/s Kulbhushan Pharmaceuticals India Pvt. Ltd. (Symbolic Possession) Encumbrances - Nil	₹ 192.00 LAC ₹ 19.20 LAC ₹ 1.00 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 30.11.2018 is Rs. 1,36,99,128.8/- +Interest & cost thereon w.e.f. 01.12.2018	E-Auction A/C: 01011052000017 IFSC: ORBC0100101
13	M/s Akash Textiles 2. Smt. Sheela Garg.	1. Residential Cum Commercial Ground Floor Property at Plot No. 218, Block C-7, Yamuna Vihar, Delhi-53 Meq 68.75 Sq. Mtrs. Standing in the name of Smt. Sheela Garg. (Symbolic Possession) Encumbrances-Nil 2. Residential Cum Commercial Second Floor Property at Plot No. 218, Block C-7, Yamuna Vihar, Delhi-53 Meq 68.75 Sq. Mtrs. Standing in the name of Smt. Sheela Garg. (Symbolic Possession) Encumbrances-Nil	₹ 61.00 LAC ₹ 6.10 LAC ₹ 0.50 LAC ₹ 46.00 LAC ₹ 4.60 LAC ₹ 0.50 LAC		30-04-2019 11:00 AM to 12:00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 30.11.2018 is Rs. 87,21,355/- +Interest & cost thereon w.e.f. 01.12.2018	E-Auction A/C: Imprest A/C: 01011052000017 IFSC: ORBC0100101

TERMS & CONDITIONS

- LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 29.04.2019 UPTO 5.00 PM
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- Property can be inspected on 24.04.2019 from 11.00 am to 4.00 pm
- 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 M/s 4 Closure Mr. Vikash Mobile 8142000809, 814200062/66, Tel. 040-23836405, Website: <https://bankauctions.in> and Email-vikash@bankauction.in and property related query and inspection of the property may contact Authorised Officer Sh. Narendar Singh Bisht, Mo: 8171628615, 911-26108530/31, E-mail: 7670@obc.co.in during the office hours on any working days.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes (unlimited).
- The successful bidder shall have to deposit 25% of the sale price, (including EMD already paid), 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 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.
- 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 Bank reserved its rights to sell the property through private treaty as per law. In the event of failure of e-auction.
(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE: <https://www.obcindia.co.in>, www.eprocure.gov.in and <https://ibapi.in>)
- Authorised Officer may cancel the sale without assigning any reason whatsoever.