



Appendix IV-A [See proviso to rule 8 (6)] Sale notice for sale of immovable property

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". The E-Auction will be held at : www.bankeauctions.com. The Amount due for Recovery, Name of Borrower(s) & Guarantor(s), the Reserve Price & the Earnest Money Deposit is as per the table give below.

DESCRIPTION OF IMMOVABLE PROPERTIES

S. No.	Name of the Branch		Description & owner of property	Reserve Price		Date, Time of E-Auction	Outstanding Amount (Secured debt)	EMD Remittance Account Details
	Name of the Borrower/Guarantor			EMD	Bid Increase Amount			
1	A.F.S Palam, New Delhi		Equitable mortgage of (Pvt Flat No. 202), Second Floor (without roof rights), Built on back side portion of property bearing No.B-82, , area measuring 75 Sq. Yards out of total land area measuring 150 sq. yards, out of Khasra No. 260, situated in the area of village Bindapur and the colony known as Bindapur Extn, in Block-B, Uttam Nagar, New Delhi-110059, in the name of Shri Gangesh Kumar & Shri Mukesh Kumar both S/o Shri Subh Chandra Mishra, (Physical possession of property with Bank)	₹ 14.90 Lacs	11-07-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	₹ 21,36,097.35 as on 31-05-2019 and interest & Cost thereon from 01-06-2019	A/c No. 04191181000043 IFSC No. ORBC0100419, in the name of EMD E auction A/c	
	1. Shri Gangesh Kumar S/o Shri Subh Chandra Mishra (Borrower) 2. Shri Mukesh Kumar S/o Shri Subh Chandra Mishra (Co-Borrower)			₹ 1.50 Lacs				
				₹ 0.20 Lacs				
Last date of submission of EMD / BID Form is : 09-07-2019 upto 05.00 P.M.								
2	Prashant Vihar, New Delhi		Equitable mortgage of Commercial Property situated at Plot No. 28, Block B-1, Sector-50, Noida, Gautam Budh Nagar, U.P measuring 50 Sq. Mtrs in the name of M/s Asim Labh Buildwell Pvt. Ltd. (Symbolic Possession)	₹ 323.00 Lacs	11-07-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	₹ 4,46,21,307.98 (As on 30.04.2019) and interest thereon from 01.05.2019 and with costs and charges	A/c No. 04191181000043 IFSC No. ORBC0100419, in the name of EMD E auction A/c	
	M/s Kalin Bhawan			₹ 32.30 Lacs				
				₹ 1.00 Lacs				
Last date of submission of EMD / BID Form is : 09-07-2019 upto 05.00 P.M.								
3	Prashant Vihar, New Delhi		Equitable mortgage of residential property D-15/165, Sector-3, Rohini, Delhi measuring 31.69 Sq. Mtr, standing in the name of Smt. Shashi Gupta. (Symbolic Possession)	₹ 55.90 Lacs	11-07-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	₹ 1,96,70,045.47 (As on 30.04.2019) and interest thereon from 01.05.2019 and with costs and charges	A/c No. 04191181000043 IFSC No. ORBC0100419, in the name of EMD E auction A/c	
	M/s Zeal Polyrubs Pvt. Ltd.			₹ 5.60 Lacs				
				₹ 0.50 Lacs				
Last date of submission of EMD / BID Form is : 09-07-2019 upto 05.00 P.M.								
4	Kingsway Camp, New Delhi		All that part and parcel of property consisting of half portion in front side at third floor built on Plot measuring 317.68 Sq. Mtrs., without the rights of other floor and common stair case of property bearing no. A-15, situated at Gujranwala Town, Part- I, CHBS Ltd. Delhi, standing in the name of Sh. Jagwinder Singh Sawhney S/o Sh. Jaswinder Singh Sawhney. (Physical Possession with Bank)	₹ 104.40 Lacs	11-07-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	₹ 6,17,65,979.36 as on 31-03-2019 and interest & Cost thereon w.e.f. 01-04-2019	A/c No. 04191181000043 IFSC No. ORBC0100419, in the name of EMD E auction A/c	
	M/s R.S. Electrical Industries			₹ 10.44 Lacs				
				₹ 0.50 Lacs				
Last date of submission of EMD / BID Form is : 09-07-2019 upto 05.00 P.M.								
5	Vishal Enclave, Delhi		Equitable mortgage of Property bearing no. F-144, measuring 200 Sq. Yards situated at Mansarover Garden, New Delhi, standing in the name of Sh. Sat Paul Jaggi. (Symbolic Possession)	₹ 625.00 Lacs	11-07-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	₹ 9,20,78,703.77 (As on 30.04.2019) and interest thereon from 01.05.2019 and with costs and charges	A/c No. 04191181000043 IFSC No. ORBC0100419, in the name of EMD E auction A/c	
	Sh. Sat Paul Jaggi			₹ 62.50 Lacs				
				₹ 1.00 Lacs				
Last date of submission of EMD / BID Form is : 09-07-2019 upto 05.00 P.M.								
TERMS & CONDITIONS:								
<p>1. The intended 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. C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin:122015, Help line No. 0124-4302020, 4302021, 4302022, 4302023, 7291981124 / 1125 / 1126 & E-mail ID - delhi@c1india.com, support@bankeauctions.com Name of person to be contacted : Mr. Vinod Chauhan, Mob.: 9813887931 / 7291981129 and for property related query and inspection of property may Contact Authorised Officer: Sh. Nem Kumar, Mob.: 9911865757, 011-40045717, E-mail : rrl_7620@obc.co.in, during the office hours on any working days.</p> <p>2. To the best of knowledge and information of the Authorized 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.</p> <p>3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction on 04-07-2019 at sites.</p> <p>4. After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to submit on or before the last date and time i) Duly filled prescribed bid form ii) Copy of the NEFT/RTGS Challan; iii) Copy of PAN Card; iv) Proof of Identification (KYC) viz. self-attested copy of Aadhar ID/ Voter ID Card/ Driving License/ Passport etc. v) Copy of proof of address, on E-mails at rrl_7620@obc.co.in and support@bankeauctions.com without which the bid is liable to be rejected.</p> <p>5. Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.</p> <p>6. The interested bidders, who have submitted their EMD not below the Reserve Price through online mode on or before as mentioned against each case, 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 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 15 minutes (Unlimited Extensions). 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 Authorized Officer/ Secured Creditor.</p> <p>7. The Earnest Money Deposit (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 sale price, inclusive of EMD already paid, immediately or not later than next working day and the balance 75% of the sale price on or before 15th day of sale confirmation or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized 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.</p> <p>8. The interest bidders are informed that the Bank shall not pay any cost, damages, compensation etc on any amount deposited by the bidders, if any, in the event if 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 stay/any other restrained order of any court tribunal/forum.</p> <p>9. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor M/s. C1 India Pvt. Ltd. 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.</p> <p>10. 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. As per Income Tax Rules TDS @ 1% of auction price is payable by the successful auction purchaser as the purchase price is more than Rs. 50.00 lacs. The Sale Certificate will be issued only on receipt of Form No.26 QB, challan & TDS Certificate for having remitted the TDS.</p> <p>11. The Authorized Officer is not bound to accept the highest offer and the Authorized 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.</p> <p>12. Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.</p> <p>13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd. at www.bankeauctions.com before submitting their bids and taking part in the e-Auction. Bidders may also see the Link Provided in "Auctions" at the website https://www.obcindia.co.in of the Secured Creditor. Also at https://ibpai.in and https://eprocure.gov.in</p>								