



ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Resolution Recovery & Law Cluster Delhi (South & East) 92/E1, R K Market, Munirka, New Delhi-110067,

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**E-AUCTION
SALE
NOTICE**

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 18-09-2019. The E-Auction will be held at : www.antaressystems.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. Last date of submission of EMD/BID is 17-09-2019 upto 05.00 P.M.

DESCRIPTION OF IMMOVABLE PROPERTIES

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	1. M/s Aseem Global Ltd. 2. Sh. Tanuj Rastogi (Director) 3. Smt. Ira Rastogi (Director) 4. M/s Cyber Dot Com Pvt. Ltd 5. Official Liquidator, Khan Market, Delhi	1. Property bearing no. ½ of 5459, 5460 to 5461 & 5472 to 5475 & ½ 5476 part of Ground Floor with Roof Rights, Plot No. 5 Ward No. XIV, Basti Harphool Singh, Sadar Thana Road, Delhi-06 measuring 130 Sq Yds owned by Mrs. Ira Rastogi W/o Mr. Ravindra Rastogi Constructive (Partial Physical possession with OL) Encumbrances-Nil	₹ 127.00 Lac	18-09-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.07.2019 is Rs. 29,23,16,101.51 interest & cost thereon w.e.f. 01.08.2019	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)	
			₹ 12.70 Lac				
			₹ 1.00 Lac				
		2. Property bearing no. ½ of 5459 to 5460, 5472 to 5476 Entire First Floor without Roof Rights, Plot No. 5 Ward No. XIV, Basti Harphool Singh, Sadar Thana Road, Delhi-06 measuring 2200 Sq Ft. owned by Mrs. Ira Rastogi W/o Mr. Ravindra Rastogi (Physical with OL) Encumbrances-Nil	₹ 85.00 Lac				
		₹ 8.50 Lac					
		₹ 0.50 Lac					
		3. Property bearing no. ½ of 5459, 5460 to 5461 & 5472 to 5475 & ½ 5476 Entire Second Floor with Roof Rights, Plot No. 5 Ward No. XIV, Basti Harphool Singh, Sadar Thana Road, Delhi-06 measuring 244 Sq. Yds owned by Mrs. Ira Rastogi W/o Mr. Ravindra Rastogi, (Constructive Possession) Encumbrances-Nil	₹ 63.00 Lac				
			₹ 6.30 Lac				
			₹ 0.50 Lac				
2	1) Mrs. Jahan Ara 2) Mr. Mohd Qasim 3) Mrs. Qaisar Begum	Residential Property i.e Flat No. SF-2, Back Side (Second Floor) Without Roof Right, MIG, Plot No. C-9 A/2, msg 168 Sq. Mtrs situated at DLF Ankur Vihar, Hadbast village, Sadullabad, Pargana Loni Tehsil & Distt. Ghaziabad, U.P stands in the name of Mrs. Jahan Ara (Physical Possession) Encumbrances-NIL	₹ 16.00 Lac	18-09-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.07.2019 is Rs. 16,83,300.72 interest & cost thereon w.e.f. 01.08.2019.	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)	
			₹ 1.60 Lac				
			₹ 0.10 Lac				
3	1) Sh. Pankaj Kedia 2) Sh. Ashok Kumar 3) Sh. Ram Chander Kedia 4) Smt. Meera Devi Kedia	Residential Property No. D-179, ground Floor, Block-D, Sector-12, msg 271 Sq. Yds situated at T.H.A- residential Colony, Ramprashtha Hadbast Village-Maharajpur, Pargana-Loni, Tehsil & Distt.- Ghaziabad (Constructive Possession) Encumbrances-Nil	₹ 106.00 Lac	18-09-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.07.2019 is Rs. 80,68,403.38 interest & cost thereon w.e.f. 01.08.2019.	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)	
			₹ 10.60 Lac				
			₹ 0.50 Lac				
4	1) Shaishta 2) Mohd. Naushad	Residential Property/Flat No. SF-08, IIInd Floor, HIG, "Shivanam Group Housing" Plot No. A-1, Shalimar Extension-II, Ghaziabad (U.P) (Constructive Possession) Encumbrances-Nil	₹ 38.00 Lac	18-09-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 30.06.2019 is Rs. 43,16,67,732.55 +interest & cost thereon w.e.f. 01.07.2019	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)	
			₹ 3.80 Lac				
			₹ 0.30 Lac				
5	1. M/s Tachno India Tools Pvt Ltd 2. Sh. Narendra Sharma, Director/Guarantor 2. Manju Sharma (Partner/Guarantor/Mortgagor) 3. Sh. Prem Dutt Sharma S/o Sh. Panna Lal Sharma (Partner/Guarantor)	Residential Property bearing Pvt. No. 14 Khasra No. 44/19 msg 250 Sq. Yds Situated at D-165, Dabua Colony, Ghazipur Road, NIT Faridabad, Haryana stands in the name of Sh. Narender Sharma (Constructive Possession) Encumbrances-Nil	₹ 61.20 Lac	18-09-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.07.2019 is Rs. 49,90,847.37- +interest & cost thereon w.e.f. 01.08.2019	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)	
			₹ 6.12 Lac				
			₹ 0.50 Lac				
6	1) Sh Vishal Anand 2) Neha Shrivastava 3) Arti Prasad	1) Residential Apartment no. 1243, Twelfth Floor, Gaur Green Avenue, K Home Type Abhay Khand-II, Indirapuram Ghaziabad-75 Owned by Sh Vishal Anand (Constructive Possession) Encumbrances-Nil	₹ 110.00 Lac	18-09-2019 11.00 AM to 12.00 Noon Unlimited extension of 5 Minutes each	Present Dues as on 31.01.2019 is Rs. 59,71,767.34 interest & cost thereon w.e.f. 01.02.2019.	E-Auction A/C: 01791181000079 IFSC: ORBC0100179 Name of A/c: EMD A/c Circle Office-Delhi (South East)	
			₹ 11.00 Lac				
			₹ 0.50 Lac				

TERMS & CONDITIONS

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
- LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 17.09.2019 UPTO 5.00 PM**
- 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 for unlimited times till the e-Auction is closed/ concluded.
- 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 Antares Systems Ltd, Mr. Kushal Bose, Mobile No.7686913157, Website: www.antaressystems.com and Email- kushal.b@antaressystems.com, tousik.g@antaressystems.com, manohar.s@antaressystems.com and for property related query and inspection of the property may contact **Authorised Officer Sh. Narender Singh Bisht, Mob: 8171626615, 011-26108530/31, E-mail: rrl_7670@obc.co.in**, during the office hours on any working days.**
- 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.
- 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 will be permitted to interested bidders at sites.
- After Registration by the bidder in the Web Portal, the intending bidder/ purchaser 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.
- 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.
- The interested bidders, who have submitted their EMD not below the Reserve Price through online mode on or before **17.09.2019 till 05.00 PM**, 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 5 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.
- 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 after the acceptance of bid price by the Authorized 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 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.
- 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.
- The prospective qualified bidders may avail online training on e-Auction from **M/s Antares Systems Ltd** prior to the date of e-Auction. Neither the Authorized Officer/ Bank nor **M/s Antares Systems 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.
- 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 and challan for having remitted the TDS.
- 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.
- Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s Antares Systems Ltd.**, before submitting their bids and taking part in the e-Auction (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE <https://www.obcindia.co.in> and <https://ibapi.in>)