

RESOLUTION, RECOVERY AND LAW CLUSTER

No 100, Mosque Road, Frazor Town, BANGALORE-560025

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Public Notice for E-Auction cum Sale Notice Under SARFAESI ACT, 2002 TO BORROWERS/GUARRANTOR/ Mortgageor

Sale of immovable properties under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. of 54 of 2002).

WHEREAS, the Authorized Officer of Oriental Bank of Commerce has taken possession of the followings properties pursuant to the notice issued u/s 13(2) of the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002, in the following loan accounts with our branches with right to sell the same on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of the said act, through Public auction, for realization of Bank's dues plus future interest & costs and other incidental charges as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform by Service provider **M/S Antares systems Ltd.** through their web portal <https://www.bankeauctionwizard.com>.

Date of E-Auction; 31.10.2019 (Time between 11.00AM to 1.00 PM). Last Date of submission of Bids (EMD) – 28.10.2019 by 4.00 PM

Date of Inspection of properties / documents: 22nd and 23rd Oct,2019.

S. NO.	Name of the Branch &, A/c Number & Borrower Name	Details of property	Outstanding Amount in Rs.	Demand Notice Date	EMD SUBMISSION ACCOUNT DETAILS	Reserve Price	
						EMD	
						Bid Increase Amt	
1	B/O- Jayanagar a/c Number: 09905015002567	All that the Piece and parcel of the property bearing Eastern portion of Site No-4, Old khatha No-136/74/4 (earlier	82,03,742	06.08.2018	Oriental Bank of Commerce	Reserve Price Rs. 1,69,25,400/--	EMD

	M/S 4 GI Sales & Travels Pvt. Ltd	<p>Portion No-56/3 and 23/7) and still earlier No-38), out of Sy.No-56/3 Now Bearing Mahadevapura CMC Khatha No-315, Bhuvaneswari Road, Situated at Whitefield Village, K R Puram Hobli, Bangalore East Taluk, Bangalore measuring East to West 40 Feet and north to South 68 Feet, in all 2720 Sq.Ft together with Residential Building in Ground & First Floor and bounded by</p> <p>East by: 25 Feet wide Private Road</p> <p>West by Remaining western portion of same site no-4 sold to Sidamma</p> <p>North by: Road</p> <p>South by: Property Bearing Khatha No-136/75/3</p>			<p>12771181000022</p> <p>IFSC CODE :-</p> <p>ORBC0101277</p> <p>Branch.</p> <p>Frazor Town, Bangalore</p>	<p>Rs.16,93,000/-</p> <p>Bid Incremental Value : Rs.50,000/-</p>		
2	<p>B/O- Jayanagar</p> <p>A/C number: 0990401501616</p> <p>M/S .PIONEER BUSINESS HOLDINGS</p>	<p>All that piece and parcel of the Residential Flat bearing No-404, present BBMP khatha No- 838/126/63-404,in 4th Floor measuring about 2200 Sqft Super Built area with 450</p>	49,89,436/-	08.11.2016	<p>Oriental Bank of Commerce</p> <p>12771181000022</p> <p>IFSC CODE :-</p>	<p>Reserve Price Rs.90,90,000/-</p> <p>EMD Rs.9,09,000/-</p> <p>Bid Incremental Value : Rs.50,000/-</p>		

		<p>sq. ft open terrace on the north Eastern Side of the Flat bearing No-404, containing 3 bedrooms with one covered car parking space in the apartment building “ Adithya park” along with 753.36 Sq ft of undivided land share in the property bearing No-838/126 measuring 26680.60 Sq Ft. located at Amruthahalli Village, Yellahanka, Hobli, Bangalore North Taluk, Bangalore and the land bounded on</p> <p>East by: Property of Appaiahana</p> <p>West by: Property belong to Gowdara Nanjudappa</p> <p>North By: Road and land belonging to P V Srimamaiah and</p> <p>South By : Lake</p>			<p>ORBC0101277</p> <p>Branch.</p> <p>Frazor Town, Bangalore</p>		
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Terms & Conditions of Auction Sale:-

1. The auction sale will be "online e-auction" and bidding through website <https://www.bankeauctionwizard.com> on 31.10.2019 between (TIMING AS SHOWN ABOVE) with auto Extensions of 5 minutes each.

2. Bidders are advised to go through the website <https://www.bankeauctionwizard.com> or www.obcindia.co.in 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 and for the account/s mentioned in the tabular column of the publication.
4. The intending bidders has to submit the bid documents along with the EMD by NEFT/RTGS/Fund Transfer and required documents as mentioned below, on or before 28.10.2019 up to 4.00 P.M and after going through the registering process (One time) and generating user ID & password of their own. Such bidders shall be eligible for participating in the e-auction process, subject to due verification of the documents and/ or approval by the Authorised Officer. The intending purchaser/bidder is required to submit the following documents to this office be uploaded in the Web Portal before last date of submission of the bid(s) ..
 - 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 Latest address without which the bid is liable to be rejected
 - v) Bid Application form along with Undertaking duly filled in to be submitted at the time of depositing EMD.
5. Prospective bidders may avail online training on e-auction from Shri. Manohar S (M) 9686196753 or Mail id : manohar.s@antaressystems.com and for property related queries contact Shri. D M Dora, Chief Manager & Authorised Officer – Mob:9951330521 / 8618696614 ; Ph:080-25808915; email: rrl_7607@obc.co.in.
6. A copy of the bid form along with the enclosures should be submitted online (also mention UTR number) and the soft copies of the same should be sent to mail id: rrl_7607@obc.co.in. For any further clarifications, the intending bidders may contact the Chief Manager, Cluster Head & Authorised Officer at the above address.
7. The bid price to be submitted shall not be below the reserve price and bidders shall improve their further offers in multiple of bid incremental value mentioned above as shown against each of the properties. Please note that first bid price that comes in system during the online forward auction can be equal to reserve price or higher than the Reserve price by one increment or higher than the reserve price by multiples of increment.
8. During the online inter-se bidding, bidder can improve their bid amount as per the 'bid incremental value' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the reserve price) on the closure of the e-auction process shall be declared as a successful bidder by the Authorised Officer/ Secured Creditor, after required verification .

9. The successful bidder shall be required to pay 25% of sale price (inclusive of the EMD already deposited) immediately and the balance 75% of the accepted final bid amount / sale price within 15 days there after.. The Earnest Money Deposit shall not bear any interest .In case of default in final payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder / borrower shall have no claim/ right in respect of property/ amount.
10. The prospective intending bidders may avail online training on e-Auction from M/s. Antares Systems Ltd prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. Antares Systems Ltd. shall be liable for any Internet network problem. The intending bidders are requested to equip themselves for participating in the e-auction event.
- 12 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 or stay or any other restrained order passed by any court / tribunal / forum.
13. 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 .
- 14 The purchaser/ successful bidder shall bear the applicable GST/stamp duties/ additional stamp duty/ transfer charges, fee etc. for the sale Registration . The successful bidder is also supposed to pay all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. dues payable to any authority .
- 15 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 Lac.
- 16 The Authorised Officer is not bound to accept the highest offer and he has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ vary the terms and conditions/ cancel the e-auction without assigning any reason thereof.

Special Instructions:-

1. Bidding in the last moment should be avoided in the bidders own interest as neither the ORIENTAL BANK OF COMMERCE nor service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully

2. The Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general.
3. For detailed terms and conditions, interested bidders are requested to refer our Bank website www.obcindia.co.in and e-auction service providers website [www. bankeauctionwizard.com](http://www.bankeauctionwizard.com) .

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

- 1 This is the Notice to the Borrower(s) Guarantor(s) in the above loan about holding of e-auction of sale of mortgaged properties as mentioned above . The E Auction will be conducted if the dues are not repaid in full before the date of e-auction.
- 2 The Bank reserve the right to sell the property through Private Treaty, in the event of failure of the e-auction.

Date: 28.09.2019
Place: BANGALURU

SD//AUTHORISED OFFICER
ORIENTAL BANK OF COMMERCE