



ORIENTAL BANK OF COMMERCE

RRL Cluster Office, Jagmara, Bhubaneswar-751030,

E-mail: rrl_7611@obc.co.in

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

LAST DATE & TIME OF SUBMISSION OF EMD (Earnest Money) AND DOCUMENTS: 11.03.2019 UPTO 5.00 PM
Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of **Oriental Bank Of Commerce** had taken **possession** of the following property pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our CMO with a right to sell the same on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS**" for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bankauctions.in>

DESCRIPTION OF IMMOVABLE PROPERTY

KIIMS BRANCH, BHUBANESWAR / Name & Address of the Borrower / Guarantors	Description & owner of Property	Demand/Possession Notice Date	Reserve Price EMD
		Outstanding Amount (Secured debt)	Bid Increase Amount
Borrower: M/s. Maa Kalika Bhandar, Address-1: At: Malgodayn, Cuttack-753003, Odisha, Address-2: Kalinga Nagar, Bhubaneswar-751001, Odisha / Partner / Guarantors: 1) Sh. Pawan Kumar Jajodia, S/o: Late Sitaram Jajodia, Address-1: R/o: Bumkhrabad, P.O.: Chandini Chowk, P.S.: Purighat, Town/Dist.: Cuttack-753001, Address-2: House No.: 203 A/1, Ward No.: 17, Raghunath Jew Lane, Telenga Bazar, Cuttack-9, Address-3: R/o: House No.: 270 A/1, Ward No.: 17, Raghunath Jew Lane, Telenga Bazar, Cuttack-9, 2) Sh. Bira Kishore Das, S/o: Late Lokanath Das, R/o: Upper Telenga Bazar, Puri Ghatroad, Cuttack-753009 / Guarantor: Sh. Jay Kumar Jajodia, S/o: Sh. Pawan Kumar Jajodia, House No.: 203 A /1, Ward No. 17, Raghunath Jew Lane, Telenga Bazar, Cuttack- 9	All that part and parcel of the property bearing Khata No.: 399, Plot No.: 823/1326, correspondence to Rev. Khata No.: 356/29. Further corresponds to G.A. Plot No.: 73/A, Drawing No.: C/5695, Area: Ac.0.095 dec. (3915 Sq.Ft.), situated at Mouza: Bapuji Nagar, Forest Park, Unit No.: 1, Tahasil: Bhubaneswar, Dist.: Khurda, standing in the name of Sh. Jay Kumar Jajodia, S/o: Pawan Kumar Jajodia , Bounded by North: G.A. Plot No.: 73, South: Road, East: G.A. Plot No.: 74, West: G.A. Plot No.: 72/A. S-Three storied building Flats plinth Area: 8329 Sq.Ft., Landmark: Behind Biju Pattanaik Park, Forest Park area.	13.02.2018 / 17.04.2018 ₹ 22,14,25,096.49 as on 31.01.2018 + interest & expenses thereon	₹3,77,00,000/- ₹37,70,000/- ₹ 30,000/-

EMD Remittance Account Details: Authorised officer under SARFAESI Act, A/c No.: 04951171000107 / IFSC Code: ORBC0100495

Date & Time of e-Auction: 12.03.2019 / 10.00 A.M to 11.00 A.M. with an extension of 5 Minutes (Unlimited)

Date & Time of inspection of Properties & Document Verification: 08.03.2019 from 10.00A.M. to 4.00P.M.

Terms & Conditions:

The e-Auction is being held on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS**".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any 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/ effecting 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.
 - 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/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
 - The interested bidders shall submit their EMD through Web Portal: <https://www.bankauctions.in> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.in> through **Login ID & Password**. The EMD shall be payable through NEFT/RTGS on account mentioned above in publication. After Registration (One Time) 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 the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankauctions.in>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.** The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may **The Helpline No. 8142000030 Help Line e-mail ID: aditya@bankauctions.in, Mob: 8142000030 & subbarao@bankauctions.in, Mob: 8142000061 and for any property related query may contact Authorised Officer: Vinod Duhan, Chief Manager, Mob.: 7077722009, 9437057665, 9938675503 during the working hours from Monday to Saturday.**
 - The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.3)] on/ before **11.03.2019 upto 17.00 hrs** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
 - During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (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'll 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
 - 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 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 prospective qualified bidders may avail online training on e-Auction from the service provider **M/s 4 CLOSURE** prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor the service provider 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.
 - 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.
 - The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal <https://www.bankauctions.in> before submitting their bids and taking part in the e-Auction
 - The publication is subject to the force major clause.
- Special Instructions**
- 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.
 - As per Income Tax Rules TDS @ 1% of auction price is payable by the Auction purchaser if purchase price is more than **Rs. 50.00 lacs**. The successful purchaser will have to deposit 1% of the bid amount with the IT Department, Government of India and proof thereof to be submitted to the bank.
 - GST payable on sale certificate is to be borne by the purchaser.

Statutory 15 days sale notice for subsequent sale under Rule 9(1) as per SARFAESI Act 2002

The borrowers/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses. If auction fails due to any reason whatsoever, bank would be at liberty to sell the above mortgaged property through private treaty without any further notice to the borrower/s as per the provisions mandated under SARFAESI Act

Place: Bhubaneswar, Date: 21.02.2019

Authorised Officer, ORIENTAL BANK OF COMMERCE