



ANDAMAN & NICOBAR STATE COOPERATIVE BANK LTD.

98, MAULANA AZAD ROAD, PORT BLAIR – 744101

Tel No. 240787, 240362, 231599, Fax : 240362, 232758, 232310

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**E-Auction
Sale Notice**

Appendix –IV-A [Rule -8(6)]

E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[See Provision to Rule 9 (1) & Rule 6(2)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with proviso to {Rule 9(1) & Rule 6(2)} of the Security Interest (Enforcement) Rules, 2002.

DATE & TIME OF E-AUCTION: 15.01.2024 (Monday)

TIME: 60 MINUTES FROM 11.00 A.M. TO 12.00 P.M.

Earnest Money Deposit (EMD) being the 10 % of Reserve Price to be transferred/ deposited by bidders by means of RTGS/NEFT /Funds Transfer (or) Demand Draft (or) Pay Order to the Credit of A/c Number: 002034021001167, IFSC Code: HDFC0CANS CB in the favor of “Authorized Officer, A & N State Cooperative Bank Ltd., Head Office, 98, Maulana Azad Road, Port Blair A & N Islands, Pin - 744101” payable at Port Blair on or before 04.00 P.M. of 12.01.2024 (Friday). GST as and when applicable will be paid by the buyer.

Intending Bidders can bid for plant & Machinery. However, priority will be given for purchase of land and building along with plant & machinery together, only land and building will not be sold.

Notice is hereby given to the public in general and in particular to the Borrower(S) and Guarantor(S) that the below described Immovable properties Hypothecated/Pledge & Mortgaged/Charged to the Secured Creditor, the actual/physical possession of which has been taken by the Authorized Officer, Andaman and Nicobar State Cooperative Bank Ltd., the secured creditor, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **15.01.2024 (Monday)** between 11.00 A.M. to 12.00 P.M.

S.N	Name of Borrower, Guarantor & Director	a) Demand Notice Date b) Symbolic Possession Notice Date b) Physical Possession Notice Date c) Outstanding Amount as on Date	Mode of Auction	Date & Time of Auction	a) Reserve Price b) EMD Amount	a) Details of Immovable Properties b) Bid Incremental Amount c) Date of Inspection of Properties.
1	M/s G B Oceania <u>Proprietor :</u> S S Balakrishna Nair, S/o Late K S Pillai, R/o Teylarabad	a. 22.05.2020 b. 24.11.2020 C. 29.12.2022 c. Rs. 27,79,21,190.00	E-AUCTION (Online)	15.01.2024 , between 11.00 AM to 12.00 PM	a. Rs. 21,80,76,153.00 b. Rs. 2,18,07,615.00	a. Survey No. 516/P Measuring Area 250 Sq. Mtrs. & Survey No. 514, Measuring Area 500 Sq. Mtrs. with triple storied building along with furniture(s) and fixture(s) situated at Bathu Basti village, under Port Blair Tehsil, South Andaman. b. Rs.1,00,000/- (One Lakh Only) c. 08.01.2024

For detailed terms and conditions of the sale please refer the link E-Auction in “What’s New” in Andaman & Nicobar State Cooperative Bank Ltd. website (www.anscbank.in) or service provider website (<https://indianbankseuction.com>) or the intending bidders may contact the Authorized Officer, A & N State Cooperative Bank Ltd., Head Office, 98, Maulana Azad Road, Port Blair A & N Islands, Pin – 744101 during office hours on any working day.

Date: 08th Dec. 2023

Place: Port Blair

Sd/-
Authorized Officer
A & N State Cooperative Bank Ltd.

TERMS AND CONDITIONS OF SALE

1. The property is being sold on "As is where is", "As is what is", and "Whatever there is" basis.
2. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective of the properties to their satisfaction before submission of bid. No claim shall be entertained by Authorized Officer or Secured Creditor Bank at any later date.
3. The intending bidders should register their names at portal <https://indianbankseauction.com> and get their User ID and password free of cost. The bidders should login through their Desktop PCs or by Laptop, intended bidders are advised not to login through Mobile Phone. For any queries/clarifications in the E-Auction process, the prospective bidder may contact the Authorised Officer, Andaman & Nicobar State Cooperative Bank Ltd., 98, MA Road, Port Blair, A&N Islands, 744101. Website: <https://anscbank.in>, Contact no. (03192) 231599 Email id: pblanscb@gmail.com, info@anscbank.in during office hours on any working day.
4. (a) Mode of Auction : E-AUCTION (Online)
5. (b) Date & Time of Auction : 15-01-2024; 11.00 A.M. - 12.00 P.M.
(With unlimited extension of 5 minutes duration each till conclusion of the sale)
6. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
7. For participating in auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any interest. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12-01-2024, 04:00 PM to Authorized Officer, 98, Maulana Azad Road, Port Blair, A&N Islands, 744101 by hand or by email.
 - a. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - c. Bidders Name., Contact No., Address, E-Mail Id.
 - d. Bidder's A/c details for online refund of EMD
8. The property "SHALL NOT BE SOLD" below the Reserve Price.
9. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids or cancel, postpone the auction without assigning any reason thereof.
10. The successful bidder should deposit 25% of the bid amount (excluding EMD) immediately on declaring him as successful bidder and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor and in default of such deposit, the property shall forthwith be sold again. All deposit and payment shall be in the prescribed mode of payment.
11. In default of payment within the period mentioned in sub-rule (4), the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
12. EMD of unsuccessful bidders will be returned through DD/Pay Order/NEFT/RTGS to the bank accounts details provided by them in the bid form and intimated via their e-mail ID.
13. The E- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
14. In case of default in payment at any stage by the successful bidder/e- auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale.
15. The encumbrances on the properties known to the Bank is **NIL**.
16. The purchaser has to bear the all the revenue taxes, and any other statutory dues or other dues like municipal tax, electricity charges, land use conversion charges, property tax and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
17. Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Andaman & Nicobar State Cooperative Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure etc.) on the part of the bidder or vendor in such case.in order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
18. The intending bidders must check their Net Connectivity, Neither the bank or the service provider is not responsible if any connectivity lost at the time of Live Auction.

Date: 08th Dec 2023

Place: Port Blair

Sd/-
Authorized Officer
A & N State Cooperative Bank Ltd.

This may also be treated as a Notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrowers and guarantors of the said loan about holding of auction on the above-mentioned date.