

NOTICE OF SALE THROUGH PRIVATE TREATY

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No. SBI/SAMB/CLO-3/DCIL/ 643

Date: 23.01.2023

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over physical possession of the schedule properties u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured properties as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" AND THE INTENDING BUYER HAS TO QUOTE THEIR OFFER PRICE ABOVE THE RESERVE PRICE INDICATED IN THE SCHEDULE WHICH WAS THE RESERVE PRICE AT THE PREVIOUS E AUCTION.

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. 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.

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7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE

Sl. No.	Description of properties	Reserve Price
1.	<p><u>PROPERTY ID: SBIN400007980653</u></p> <p><u>Mortgage charge on Lease Hold rights of the following properties on First Pari Passu charge basis with all the six lenders under Consortium Banking: [Lease hold rights standing in the name of M/s Neepaz Tube Pvt. Ltd. (name changed to M/s Unistar Galvanisers & Fabricators Pvt. Ltd. and presently known as M/s Adhunik Power Transmission Ltd. due to merger)]:</u></p> <p><u>Property No.(1):</u>Lease hold rights of all that Piece & Parcel of the property bearing industrial Plot No. B-32 in Survey Plot No.136 (P) under Khata No.306 , Survey Plot No.148 (P) under Khata No.306 situated at 1st Phase Industrial Area, Adityapur, Jamshedpur (Mouza Dindli, Thana No.128, Thana Seraikela, District Singhbhum (West)) measuring total area of 30,000 Sq. Feet. vide Lease Deed dated 18.02.2000 standing in the name of M/s. Neepaz Tube Pvt. Ltd. (name change to M/s. Unistar Galvanisers & Fabricators Pvt. Ltd. due to merger presently known as Adhunik Power Transmission Ltd.) which is bounded on: North: Industrial Plot No. B-33 [Survey Plot No.136(P) & 148 (P)], South: Industrial Plot No.B-31 [Survey Plot Nos 148 (P)], East: Acquired boundary AIADA [Survey Plot No.149 (P)], West: 60 Feet wide Industrial Road [Survey Plot No.136(P) & 148(P)].</p> <p><u>Property No.(2):</u>Lease hold rights of all that Piece & Parcel of the property bearing Industrial Plot No.B-34 in Survey Plot No.136 (P) under Khata No.306, Survey Plot No.137 (P) under Khata No.207, Survey Plot No.147 (P) under Khata No.308, Survey Plot No.148(P) under Khata No.306 and Survey Plot No.153(P) under Khata No.256 situated at 1st</p>	<p>Rs.16.97Crore (For Property No.1 to 7 together)</p> <p>Property No.1 to 5 are lease hold properties worth Rs.10.13 Crore (including building) and Property No. 6 and 7 are free hold property worth Rs.6.84 Crore, however all properties will be auctioned together.</p>



Phase Industrial Area, Adityapur, Jamshedpur (Mouza Dindli, Thana No.128, Thana Seraikela, District Seraikela – Kharsawan) measuring total area of 30,000 Sq. Feet. vide Lease Deed dated 27.03.2004 standing in the name of M/s. Neepaz Tube Pvt. Ltd. (name change to M/s. Unistar Galvanisers & Fabricators Pvt. Ltd. due to merger presently known as Adhunik Power Transmission Ltd.) which is bounded on: North: Industrial Plot No.B-35 [Survey Plot No.137(P) and 147(P)], South: Industrial Plot No.B-33 [Survey Plot No.136(P) and 148(P)], East: Vacant Land [Survey Plot No.153(P)], West: 60 Feet wide Industrial Road [Survey Plot No.137(P)].

Property No.(3): Lease hold rights of all that Piece & Parcel of the property bearing industrial Plot No.B-35 in Survey Plot No.137 (P) under Khata No.207, Survey Plot No.147 (P) under Khata No 308, situated at 1st Phase Industrial Area, Adityapur, Jamshedpur (Mouza Dindli, Thana No.128, Thana Seraikela, District Seraikela – Kharsawan) measuring total area of 30,000 Sq. Feet. vide Lease Deed dated 20.12.2001 standing in the name of M/s. Neepaz Tube Pvt. Ltd. (name change to M/s. Unistar Galvanisers & Fabricators Pvt. Ltd. due to merger presently known as Adhunik Power Transmission Ltd.) which is bounded on: North: Industrial Plot No. B-36 [Survey Plot No.147(P)], South: Industrial Plot No.B-34 [Survey Plot Nos.137(P), 147(P) & 148(P)], East: Vacant Plots [Survey Plot No.147 (P)], West: 60 Feet wide Industrial Road [Survey Plot No. 147(P)].

Property No.(4): Lease hold rights of all that Piece & Parcel of the property bearing Industrial Plot No.B-36 in Survey Plot No.147(P) under Khata No.308, situated at 1st phase Industrial Area, Adityapur, Jamshedpur (Mouza Dindli, Thana No.128, Thana Seraikela, District Seraikela – Kharsawan) measuring total area of 30,000 Sq. Feet. vide lease Deed dated 16.09.2002 standing in the name of M/s. Neepaz Tube Pvt. Ltd. (name change to M/s. Unistar Galvanisers & Fabricators Pvt. Ltd. due to merger presently known as Adhunik Power Transmission Ltd.) which is bounded on: North: AIADA Land [Survey Plot No.147(P)], South: Industrial Plot No. B-35 [Survey Plot No. 147(P)], East: AIADA Land [Survey Plot No.147(P)], West: 60 Feet wide Industrial Road [Survey Plot No. 147(P)].

Mortgage charge on Lease Hold rights of the following properties on First Pari Passu charge basis with all the six lenders under Consortium Banking: [Lease hold rights standing in the name of M/s Adhunik Steel (Presently known as M/s Adhunik Power Transmission Ltd.):

Property No.(5):Lease hold rights of all that Piece & Parcel of the



property bearing Industrial Plot No.B-33 in Survey Plot No.136 (P) under Khata No.306, Survey Plot No.137 (P) under Khata No.207, and Survey Plot No.148 (P) under Khata No.306, situated at 1st Phase Industrial Area, Adityapur, Jamshedpur (Mouza Dindli, Thana No.128, Thana Seraikela, District Singhbhum (West)) measuring total area of 30,000 Sq. Feet. vide Lease Deed dated 27.09.1996 standing in the name of Adhunik Steel (Presently known as Adhunik Power Transmission Ltd.) which is bounded on: North: Industrial Plot No.B-34 [Survey Plot Nos.136(P), 137(P) and 148(P)], South: Industrial Plot No.B-32 [Survey Plot No.136(P) and 148(P)], East: Acquired boundary of AIADA [Survey Plot No.148 (P)], West: 60 Feet wide Industrial Road [Survey Plot No.136(P) and 137(P)].

Mortgage charge on the following properties on First Pari Passu charge basis with all the six lenders under Consortium Banking: [Owned by M/s Adhunik Power Transmission Ltd. (Formally known as M/s Unistar Galvanisers & Fabricators Pvt. Ltd.):

Property No.(6):All that Piece and Parcel of Raiyati land measuring 0.03.65 Hectare in present Plot No.768 (Seven Hundred Sixty Eight) (Don II) under present Katha No.162 (One Hundred Sixty Two), land measuring 0.27.30 Hectare in present Plot No.1301 (One Thousand Three Hundred One) (Don II) and land measuring 0.01.00 Hectare in present Plot No.1302 (One Thousand Three Hundred Two) (Moti AAR) both recorded under Khata No.161 (One Hundred Sixty One) (Total Land measuring 0.31.95 Hectare i.e., more or less 0.79 Acre or 79 Decimals) situated at Mouza Dindli, Survey Ward No.8, ANAC, within P.S Adityapur, Thana No.128, District Sub Registry Office at Seraikela, District Seraikela – Kharsawan standing in the name of M/s. Unistar Galvanisers & Fabricators Pvt. Ltd. (Presently known as Adhunik Power Transmission Ltd.) vide Sale Deed dated 14.09.2007 which is bounded as follows: Boundary of Plot No.768: North: Plot No.765, South: Plot No.770, East: Plot Nos.767 and 1301, West: Plot No.769. Boundary of Plot No.1301: North: Plot Nos.1304, 1305,1302, South: Plot Nos.1299, 1300, East: Plot No.1313, West: Plot Nos.767, 768. Boundary of Plot No.1302: North: Plot Nos.1306, 1307, South: Plot No.1301, East: Plot Nos.1308, 1309, West: Plot No.1304.

Property No.(7): All that Piece and Parcel of Raiyati land measuring 0.19.40 Hectares in present Plot No.1307 (Don I) under Katha No.89, corresponding to R.S. Plot No.159 under RS Khata No.106, land measuring 0.01.50 Hectare in present Plot No.1303 (Moti AAR) land measuring 0.08.95 Hectare in present Plot No.1304 (Don I), land measuring 0.03.60 Hectare in present Plot No.1305 (Moti AAR), land measuring 0.18.20 Hectare in present Plot No.1306 (Don I) all recorded



under present Khata No.107, corresponding to R.S. Plot No.158, under R.S. Khata No.107(Total land measuring 0.51.65 Hectare i.e., 1 Acre 28 Decimals or 1.28 Acre) situated at Mouza Dindli, Survey Ward No.8, ANAC, within P.S.RIT Adityapur, Thana No.128, District Sub Registry Office at Seraikela, District Seraikela – Kharsawan standing in the name of M/s. Unistar Galvanisers & Fabricators Pvt. Ltd. (Presently known as Adhunik Power Transmission Ltd.) vide Sale Deed dated 18.07.2007 which is bounded as follows: North: Vacant Land of Railway, South: Plot No.1301, East: Plot Nos. 1308 and 1309, West: Shivcharan Mahato and Shaktipada Mahato in Plot No.766.

Note: The mortgagor of the property no 6 &7 above has obtained the permission from the competent authority vide U.C case no 106 of 2005-06 and U.C case no 208/ 2005-06 respectively at the time of purchase of the lands and the same has been recorded in the respective sale deeds.

Place: Bengaluru,
Date: 23.01.2023

For STATE BANK OF INDIA


AUTHORISED OFFICER