

**THE TERMS AND CONDITIONS OF SALE:**

**Properties (Both movable & immovable assets) will be sold on ‘AS IS WHERE IS’, ‘AS IS WHAT IS’ AND ‘WHATEVER THERE IS’ Basis:**

1	Name and address of the Borrower/ Mortgagor	<b>M/s. Alucast Auto Parts Ltd., Regd. Office &amp; Works: R.S. No. 664/2, Waghwade Road, Machhe Village, Belagavi – 590014</b>																
2	Name and address of Branch, the Secured Creditor	<b>State Bank of India, SAM Branch, 2<sup>nd</sup> Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark’s Road, Bengaluru -560 001</b>																
3	Description of the immovable secured assets to be sold.	<b><u>Tender No.:SBI/SAMB/EA/GW/CLO-2/2018-19/75:</u> <b><u>MOVABLE ASSETS:</u></b> Plant &amp; Machinery and other movable assets hypothecated/charged to the Bank. The list of Plant &amp; Machinery and other movable assets is as under: <table border="1"><tr><td>1</td><td>Moulding Line, sand plant, and SB machine Match 24 x 28 - 508*610 mm Mould Size Disa Match 130, Total cost- Moulding and sand plant and shot Blasting plant</td></tr><tr><td>2</td><td>Section B: Melting and pouring equipment Inductotherm Tri Track.1MT, Per hour melting rate tons - 750 kw* 3 Furnaces &amp; 3.2 Mt / Hr. melting Capacity. Furnace with ower source, crucibles 3 numbers and lids</td></tr><tr><td>3</td><td>Water cooling system, includes 20K ltr sump and 20k overhead tanks - Water Cooling system for Inductotherm tri track furnaces.</td></tr><tr><td>4</td><td>EOT for pouring, ladle handlers, pouring systems, ladles etc., furnace charging equipment, lifting magnet, cored wire treatment/ carbon eq, thermo couples</td></tr><tr><td>5</td><td>Auto pour system, cabin, AC etc. - 1.5 Mt. Capacity unheated tundish.</td></tr><tr><td>6</td><td>Total investment for Electrification, transformers for entire plant, and other electrical infrastructure up to 4990 KVA, assuming 33 kV input line 2.0 mva - 1 no, line - 2.0 mva- 1 no laying in charges 2km</td></tr><tr><td>7</td><td>33kv/575 power transformers 2.0 MVA -0.8 mva - 1 no.</td></tr><tr><td>8</td><td>33 Kv/415 auxiliary transformer 1000MVA *2, 500*1, VCB, ACB, panels at all places - Incoming - 33 kva 4.0 MVA, for 4 MVA Connection -Out going 400 Sq.mm* 3.5 Core</td></tr></table></b>	1	Moulding Line, sand plant, and SB machine Match 24 x 28 - 508*610 mm Mould Size Disa Match 130, Total cost- Moulding and sand plant and shot Blasting plant	2	Section B: Melting and pouring equipment Inductotherm Tri Track.1MT, Per hour melting rate tons - 750 kw* 3 Furnaces & 3.2 Mt / Hr. melting Capacity. Furnace with ower source, crucibles 3 numbers and lids	3	Water cooling system, includes 20K ltr sump and 20k overhead tanks - Water Cooling system for Inductotherm tri track furnaces.	4	EOT for pouring, ladle handlers, pouring systems, ladles etc., furnace charging equipment, lifting magnet, cored wire treatment/ carbon eq, thermo couples	5	Auto pour system, cabin, AC etc. - 1.5 Mt. Capacity unheated tundish.	6	Total investment for Electrification, transformers for entire plant, and other electrical infrastructure up to 4990 KVA, assuming 33 kV input line 2.0 mva - 1 no, line - 2.0 mva- 1 no laying in charges 2km	7	33kv/575 power transformers 2.0 MVA -0.8 mva - 1 no.	8	33 Kv/415 auxiliary transformer 1000MVA *2, 500*1, VCB, ACB, panels at all places - Incoming - 33 kva 4.0 MVA, for 4 MVA Connection -Out going 400 Sq.mm* 3.5 Core
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	9	Cabling and electrification
	10	33kv incoming station
	11	expenses for getting 5 MVA power
	12	3 months deposit with electricity board
	13	Shree sakthi sand plant 1.5 tph for Match and 5 tph for DF70 along with pneumatic transporter- 1.5ton per hour capacity
	14	Binder dosing system and mixer with platform reqd for Match line only
	15	Overhead platform and structure
	16	Hettinger core shooters 40 litre - 2 numbers+ 5 litre GS machineries 1 number, 40 Ltr- 600 mm * 600 mm table size. Belt type Core oven for Match line only 1.5 tph
	17	Section E: Shot blasting and fettling - Shot blasting machine VP-18 (1 ton) - Incl in section A, - Disa VP - 18 Automatic.  Oscillatory cradle type, Fettling shop- Swing grinders, paint booth etc, Casting handling in cooling area
	18	Fork lift - ACE Diesel Engine
	19	Hardness testing machine *3 nos -Fine testing Miraj. BHN 5000 Kg. - 2 Nos. Rockwell - 250 Kg.
	20	Spectro Lab -Foundry Master
	21	Tensile Testing - Fine Testing 40 Ton Capacity.
	22	Metallurgical microscope with Inage analyser Inverted Image. Innovative Kolhapur makes.
	23	Wet Lab - C - S Apparatus and Wet analysis Apparatus.
	24	Pattern shop inspection and miscellaneous equipment
	25	Section G: Pattern, core box, and setting fixture development 57 parts @ 300000 + trials cost - Various Patterns as per customers' drawings.
	26	Section H: Other Utilities: 90 Kw / .367 c.f.m - Compressors 90 kW 1 nos. with pipelines, Gen set

		200 KVA
		27 Magma soft + catia -Magma Soft. Ver. 4.0 Simulator Software
		28 Furniture's, fixtures, computers, air conditioners
		29 Machining equipment
		30 3 turning centres+ accessories-Galaxy Machinery, Belgaum Make
		31 4 vertical turning centres + accessories Widma, Widia Bangalore., VTL with chuck size 250 mm
		32 Paint booth -With 6 tank processes
		33 Induction heater, torque testing machine, balancing machine, Balancing Equipment
		<p><b><u>IMMOVABLE ASSET:</u></b> All that piece and parcel of land comprising of an area of 4-00 (Four) Acres (1,62,402 Sq. feet) in R.S No.664/2 and building consisting of an industrial shed with asbestos sheet, situated therein at Macche Village, Taluk &amp; istrict Belagavi beyond the limits of Belagavi Urban Agglomeration area but within the jurisdiction of the Sub-Registrar, Belagavi, standing in the name of the company, M/s Alucast Auto Parts Ltd., (earlier known as M/s Alucast Foundries Belgaum Pvt. Ltd.), vide Sale Deeds dated 28.02.1996 and registered as document Nos.4015/1995-96, 4016/1995-96 and 4017/1995-96 dated 14.03.1996 at SRO, Belagavi, and bounded on: East by: Belagavi Waghawade Road, West by:Sy. No.663, North by: Sy. Nos.498 &amp; 499, South by: Remaining part of Sy. No.664/2.</p>
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the property is to be sold	<b>Rs.98,07,76,920/- (Rupees Ninety Eight Crore Seven Lakh Seventy Six Thousand Nine Hundred Twenty Only)</b> as on <b>27.01.2019</b> and further interest from <b>28.01.2019</b> with incidental expenses, costs, charges etc.
6	Deposit of earnest money	<b>EMD: Rs.1,25,80,000/-</b> being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of 'SBI SAMB Customer's Account from any branch of any Nationalised or Scheduled Bank

7	<p>Reserve price of the immovable secured assets:</p> <p><b>Bank account</b> in which EMD to be remitted.</p> <p><b>Last Date and Time</b> within which EMD to be remitted: <b>Rs.1,25,80,000/-</b></p>	<p><b>Rs.12.58 Crore [combined for both Movable &amp; Immovable Assets]</b></p> <p>A/c No.: <b>10416343056</b> IFSC: <b>SBIN0006861</b></p> <p>Bank: State Bank of India, Overseas Branch Address: SBI Local Head Office Compound, No. 65, St. Mark's Road, Bengaluru -560001.</p> <p><b>Time: Up to 4.00 P.M. Date: 25.02.2019</b></p>
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 <sup>th</sup> day of confirmation of sale of the secured asset.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p><b>Date: 27.02.2019</b></p> <p><b>Time: 60 Minutes:</b> From 11.30 A.M to 12.30 P.M, with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.</p>
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	<p><b>M/s. e-Procurement Technologies Ltd.,</b> A-201/208, Wall Street- II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Phone 079-40230810/827/816 to 820, <b>Mr. Manohar V.</b> -7353931866 email: <a href="mailto:karnataka@auctiontiger.net">karnataka@auctiontiger.net</a>&amp;<a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a></p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p><b>Rs.5,00,000/- (Rupees Five Lakh Only)</b></p> <p>Unlimited extensions of 5 minutes each</p> <p>Rupees / Rs.5,00,000/-.</p>
12	<p><b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p><b>Between 11.00 A.M. and 3.00 P.M. on any day before the date of auction with prior appointment</b></p> <p>Authorised Officer: Shri S.V. Rajapurohit – Mb: 9448941414 Case Officer: Smt. Ritu Kumari – Mb: 9449840179</p>

13	Terms & Conditions of e-Auction Sale.	<ol style="list-style-type: none"> <li>1. E-Auction sale of Hypothecated/Mortgaged/Charged Properties (Movable assets and Immovable assets) is being held on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS” basis and will be conducted “Online”. The auction will be conducted through the State Bank of India’s approved service provider M/s e –<b>Procurement Technologies Pvt. Ltd.</b>, at their web portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>. E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>.</li> <li>2. <b>Both Movable assets and Immovable assets will be sold in one lot and intending buyer/s shall submit a single bid for both the assets together.</b></li> <li>3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, 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 properties are 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. <b>It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.</b> The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</li> <li>4. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS Transfer or online Transfer into the <b>Account No.10416343056 in favour of ‘SBI SAMB Customers Account’ at State Bank of India, Overseas Branch, Bengaluru, Branch Code:06861, IFS Code: SBIN0006861.</b> Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.</li> <li>5. The e-Auction/bidding of the above properties would be conducted exactly on the scheduled Date &amp; Time by way</li> </ol>
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of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column “Bid Increment Amount”. The Bidder, at the time of commencement, shall give a minimum of one increment at least. 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. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as a Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/ Secured Creditor.

6. 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 without any interest. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15<sup>th</sup> day from confirmation of sale, default in deposit of any of the abovementioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and Properties shall be put to auction again and the defaulting bidder shall have no claim/ right in respect of Properties/ amount deposited.
7. The prospective qualified bidders may avail online training on e-Auction from Mr. Manohar V --+91 7353931866, the Service Provider viz M/s. e-Procurement Technologies Pvt. Limited (abc procure), A-201/208, Wall Street- II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Phone 079-40230810/827/816 to 820, email: karnataka@auctiontiger.net, & support@auctiontiger.net prior to the date of e-Auction. Neither the Authorised Officer/All member Banks of Consortium nor M/s e-Procurement Technologies Pvt. Ltd., (abc procure) will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation, the intending bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. However, in case of Technical defects/holiday declared or any other reason, the e-auction shall be postponed to the next working day/website available day.

		<p>8. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.</p> <p>9. The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant &amp; Machinery and other movable assets) and the Sale Certificate will be issued in the form given in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).</p> <p>10. The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.</p> <p>11. The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</p> <p>12. Where sale price of any immovable property is Rs.50.00 Lakh and above, the auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property &amp; remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of receipt of Form 26QB &amp; Challan for having remitted the TDS of 1% of Sale Price.</p> <p>13. For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer &amp; Chief Manager (CLO-2), State Bank of India, SAM Branch, II Floor, Office Complex Building, SBI Local Head Office Compound, No.65, St. Mark's Road, Bengaluru-560 001 during office hours, Phone No.080-25943470 to 3490.</p> <p>14. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (Email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s. e-Procurement Technologies Ltd., (vendor name) may be conveyed through e mail. The Bidders shall also submit a valid alternate Email ID.</p>
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	<p>15. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc.) to the Authorised Officer of State Bank of India, Stressed Assets Management Branch (SAMB), 2<sup>nd</sup> Floor, Office Complex Building, SBI LHO Campus, No.65, St. Mark's Road, Bengaluru-560 001 by <b>25.02.2019 up to 4.00 P.M.</b> In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company/LLP, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached. In case of Partnership/AOP/Trust, a letter of authorization in favour of a person authorizing him (who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. <b>The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</b></p> <p>16. Names of the Eligible Bidders will be identified by the Authorised Officer, State Bank of India, SAMB, Bengaluru, to participate in online e-auction on the portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>. M/s. e-Procurement Technologies Ltd., (abc procure)., A-201/208, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Phone 079-40230810/827/816 to 820, Mr.Manohar V - +91 7353931866, email: <a href="mailto:karnataka@auctiontiger.net">karnataka@auctiontiger.net</a> &amp; support@ auctiontiger.net will provide User ID &amp; Password after due verification of PAN of the Eligible Bidders.</p> <p>17. During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>18. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>19. The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.</p>
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**Sd/-**  
**(S.V. RAJAPUROHIT)**  
**Authorised Officer**

**Place: Bengaluru**