

**BORROWER:** M/s Aegan Batteries Limited, Regd.Office: Represented by Liquidator: Sri.Ravindra Beleyur, 48/2, 2<sup>nd</sup> Floor, 2<sup>nd</sup> Cross, Albert Victor Road, Chamarajpet, Bengaluru-560018 Karnataka.

**Factory at:** Sy. No.26/1 & Sy.No.27/3, Chudagondanahalli Village, Lakkur Hobli, Malur Taluk, Kolar District, PIN-563160, Karnataka.



**STATE BANK OF INDIA  
STRESSED ASSETS MANAGEMENT BRANCH**

**Authorised Officer's Details:**

Name: Sri S.V. Rajapurohit  
E-mail Id: [sbi.04209@sbi.co.in](mailto:sbi.04209@sbi.co.in)  
Mobile No: 9448941414  
Land Line No. (Office): 080-25943474

**Address of the Branch:**

II Floor, Office Complex Building,  
SBI LHO Campus, No. 65, St. Mark's Road,  
Bengaluru -560 001  
Telephone: 080 -25943470 to 3490  
Fax No.: 080 -22225203,  
E-mail Id: [sbi.04209@sbi.co.in](mailto:sbi.04209@sbi.co.in)

**E-AUCTION SALE NOTICE**

**PUBLIC NOTICE FOR SALE OF PROPERTIES (MOVABLE & IMMOVABLE ASSETS)  
CHARGED/MORTGAGED TO THE BANK UNDER THE SECURITISATION AND  
RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY  
INTEREST ACT, 2002.**

The undersigned as Authorised Officer of State Bank of India has taken possession of the following properties under section 13(4) of the SARFAESI Act. The borrower in particular and Public at large are informed that e-auction (under SARFAESI Act, 2002) of the Charged/Mortgaged properties in the below mentioned account for realization of dues of the Bank will be held on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"** and **"WHATEVER EVER THERE IS BASIS"** on the terms & conditions as specified hereunder:

<b>Name &amp; Address of the Borrower/Mortgagor</b>	M/s Aegan Batteries Limited, Represented by Liquidator:Sri.Ravindra Beleyur, 48/2, 2 <sup>nd</sup> Floor, 2 <sup>nd</sup> Cross, Albert Victor Road,Chamarajpet, Bengaluru-560018, Karnataka.
<b>Name of the Guarantors</b>	1. Mrs. Devi Arun Kumar Bhadra W/o Sri.T.Arun Kumar Thiagarajan, C/o Aegan Hotels Pvt. Ltd., Door No.7, 23, T S No.844/1, 844/1A, Aruljyothi Street, Ayyampulli Road, Swami Malai, Adivaram, Palani-624602, Tamilnadu.  2. Mr.T.Arunkumar S/o R.M. Thiyagarajan, C/o Aegan Hotels Pvt. Ltd.,

	<p>Door No.7, 23, T S No.844/1, 844/1A, Aruljyothi Street, Ayyampulli Road, Swami Malai, Adivaram, Palani-624602 Tamilnadu.</p> <p>3. Mr. T. Raj Kumar S/o R.M. Thiyagarajan C/o Aegan Hotels Pvt. Ltd., Door No.7, 23 T S No.844/1 844/1A, Aruljyothi Street, Ayyampulli Road, Swami Malai, Adivaram, Palani-624602 Tamilnadu.</p> <p>4. Mrs. Chitra Raj Kumar W/o Sri. T Raj Kumar, C/o Aegan Hotels Pvt. Ltd., Door No.7, 23 T S No.844/1 844/1A, Aruljyothi Street, Ayyampulli Road, Swami Malai, Adivaram, Palani-624602 Tamilnadu.</p> <p>5. M/s. Aegan Industries Pvt. Ltd Represented by Liquidator: Sri.Ravindra Beleyur, 48/2, 2<sup>nd</sup> Floor, 2<sup>nd</sup> Cross, Albert Victor Road, Chamarajpet, Bengaluru-560018 Karnataka.</p>
<b>Outstanding Dues for recovery of which properties are being sold</b>	Rs. 93,60,46,905/- (Rupees Ninety Three Crores Sixty Lakhs Fourty Six Thousand Nine Hundred and Five Only) as on 30.06.2019 + further interest at contractual rate from 01.07.2019 with incidental expenses, costs, charges etc. These dues as above do not include dues against loans availed by the company from erstwhile State Bank of Travancore.
<b>Demand Notice Date</b>	<b>27.09.2016</b>
<b>Name of Title Deed Holder</b>	<b>M/s Aegan Batteries Ltd.</b>
<p><b><u>DESCRIPTION OF PROPERTIES</u></b></p> <p><b><u>Schedule-A</u></b></p> <p><b><u>(MOVABLE ASSETS (PLANT &amp; MACHINERY) &amp; IMMOVABLE ASSETS)</u></b></p> <p><b><u>Tender No: SBI/SAMB/EA/CLO-2/82/2019-20</u></b></p> <p>Plant and machinery and other fixed / movable assets situated at the factory land and building at Sy.No.26/1 and 27/3, Chudagondanahalli Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of M/s Aegan Batteries Ltd. The detailed list of machinery and other assets will be available on the website <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a></p> <p><b>RESERVE PRICE: Rs. 7.05 Crore</b> <span style="float: right;"><b>EMD: Rs. 70.50 Lakhs</b></span></p>	

**Tender No: SBI/SAMB/EA/CLO-2/83/2019-20**

**SCHEDULE B**

**DESCRIPTION OF IMMOVABLE PROPERTY/IES:**

1. All that part and parcel of the Industrial converted land bearing Panchayath Khata No. 96/1/103/26/1 measuring 3 Acres 5 Guntas in Sy.No.26/1 Situated at Chudagondanahalli Village, Lakkur Hobli, Malur Taluk, Kolar District with factory building thereon standing in the name of M/s Aegan Batteries Ltd. (Regd.doc.Sale Deed no. MLR-1-3099/2010-11 dated 09.12.2010)

Bounded by	East: Road, West: Land bearing Sy. No.26/2, South: Land bearing Sy No.27/3, North: Road and Land bearing Sy No.25
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2. All that part and parcel of the Industrial converted land bearing Panchayath Khata No.97/27/3 measuring 2 Acres 16.5 Guntas situated in Sy.No.27/3 (old Sy.No.27/1) at Chudagondanahalli Village, Lakkur Hobli, Malur Taluk, Kolar District with factory building thereon standing in the name of M/s Aegan Batteries Ltd. (Regd.doc.Sale Deed no. MLR-1-3099/2010-11 dated 09.12.2010)

Bounded by	East: Road, West: Land belonging to Ramaiah, North: Land bearing Sy No.26/1 and South: Land belonging to Ramachandra Reddy.
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Encumbrances known to the Bank if any: NIL

**RESERVE PRICE: Rs.12.81 Crore**

**EMD: Rs. 1,28,10,000/-**

**E-auction-1 comprise of Property in Schedule A & B together under Tender No (s): SBI/SAMB/EA/CLO-2/82/2019-20 mentioned hereinabove. Details are as under**

<b>Date &amp; Time of e –Auction</b>	<b>Date: 24.07.2019</b> <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.
<b>Reserve Price</b>	<b>Rs. 19.86 Crore</b> (Rupees Nineteen Crores Eighty Six Lakhs Only)
<b>Earnest Money Deposit(EMD)</b>	<b>10% of the Reserve Price</b> <b>Rs. 1,98,60,000/-</b> (Rupees One Crore Ninety Eight Lakhs Sixty Thousand Only)
<b>Bid Increment Amount</b>	<b>In multiples of Rs.8,00,000/-</b> (Rupees Eight Lakhs Only)
<b>EMD Remittance</b>	Deposit through NEFT / RTGS Transfer or online transfer in favour of <b>"SBI SAMB Customers Account"</b> to the credit of A/c. <b>No.10416343056</b> with State Bank of India, Overseas Branch, SBI Local Head Office Compound, No.65, St.Mark's Road, Bengaluru-560001. <b>Branch Code:06861 IFS Code: SBIN0006861</b>

<b>Date and Time for submission of request letter of participation /KYC Documents/Proof of EMD etc.</b>	<b>On or before 22.07.2019 by 5:30 PM</b>
<b>Date and time for Inspection of the property</b>	<b>12.07.2019 from 11:00 AM to 3:00 PM.</b>

**Note: In Case the E-auction-1 to be held on 24.07.2019 between 11:30 A.M. to 12:30 P.M. does not materialize for want of bidders etc., property No. 1 and 2 shall be sold separately by E-auction-2 & E-auction-3 respectively on 24.07.2019 from 1:30 P.M. to 2:30 P.M. and 3:30 P.M. to 4:30 P.M. respectively. It is further noted that E-auction-3 shall be conducted only if E-auction-2 is successful. In case of failure of E-auction-2, E-auction – 3 shall be considered 'cancelled' and the EMD deposited for E-auction-3 shall be refunded to the bidder and the bidder shall not have any claim to the property under E-auction-3.**

**E-auction-2 comprises of Property in Schedule A only under Tender No: SBI/SAMB/EA/CLO-2/83/2019-20 Details are as under:**

<b>Date &amp; Time of E-auction-2</b>	<b>Date: 24.07.2019</b> <b>Time:</b> 60 Minutes From 1:30 PM to 2:30 P.M. with unlimited extension of five minutes for each bid, if bidding continues, till the sale is concluded.
<b>Reserve Price</b>	Rs.7.05 Crores (for property No.1 Only) below which the property will not be sold.
<b>Earnest Money Deposit (EMD)</b>	10% of the Reserve Price i.e Rs. 70.50 Lakhs (Rupees Seventy Lakhs Fifty Thousand Only)
<b>Bid Increment Amount</b>	In the multiples of Rs.3,00,000/- (Rupees Three Lakhs Only)
<b>Date and Time for submission of bid/ KYC documents/Proof of EMD etc.</b>	On or before 22.07.2019 Up to 5.30 P.M.
<b>Date and time for Inspection of the property</b>	12.07.2019 from 11:00 AM to 3:00 PM.

**E-auction-3 comprises of Property in Schedule B only under Tender No: SBI/SAMB/EA/CLO-2/84/2019-20 Details are as under:**

<b>Date &amp; Time of e-Auction-3</b>	<b>Date: 24.07.2019</b> <b>Time:</b> 60 Minutes From 3:30 PM to 4:30 PM with unlimited extension of five minutes for each bid, if bidding continues, till the sale is concluded.
<b>Reserve Price</b>	Rs.12.81 Crores (for property No.2 Only) below which the properties will not be sold.
<b>Earnest Money Deposit (EMD)</b>	10% of the Reserve Price i.e Rs. 1,28,10,000/- (Rupees One Crore Twenty Eight Lakhs Ten Thousand only)

<b>Bid Increment Amount</b>	In the multiples of Rs.5,00,000/- (Rupees Five Lakhs Only)
<b>Date and Time for submission of bid/ KYC documents / Proof of EMD etc.</b>	On or before 22.07.2019 Up to 5.30 P.M.
<b>Date and time for Inspection of the property</b>	12.07.2019 from 11:00 AM to 3:00 PM.
<b>EMD Remittance</b>	Deposit through EFT / NEFT / RTGS / Demand Draft/Bankers Cheque in favour of <b>"SBI SAMB Customers Account"</b> to the credit of A/c No. 10416343056 with State Bank of India, Overseas Branch, Bengaluru, No.65, St. Marks Road, Bengaluru – 560001. <b>Branch Code:06861 IFSC Code:SBIN0006861</b>

**Note: The amount deposited for the above E-auction(s) shall not carry any interest whatsoever under any circumstances.**

**Terms and Conditions of the E-auction are as under:**

1. E-auction Sale of properties (movable assets as well as immovable assets) is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS"** and **"WHATEVER EVER THERE IS BASIS"** and the auction will be conducted "Online". The auction will be conducted through the Bank's approved service provider **M/s e – Procurement Technologies Pvt. Ltd.,** at their web portal <https://sbi.auctiontiger.net>. E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in <https://sbi.auctiontiger.net>.
2. **The Resolution Professional appointed by NCLT has taken possession of the properties, and shall be handed over to Bank at appropriate time for final handing over to Successful Bidder.**
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. 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.
4. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS Transfer or online Transfer into the **Account No.10416343056 in favour of 'SBI SAMB Customers Account' at State Bank of India, Overseas Branch, Bengaluru, Branch Code:06861, IFS Code: SBIN0006861.** Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.

5. Bidders shall hold a valid Digital Signature Certificate and valid email Id. E-mail Id is absolutely necessary for the intending bidder as all the relevant information and allotment of Id & password by M/s e-Procurement Technologies Pvt. Ltd., may be conveyed through e-mail.
6. The intending bidder should submit the Tender/ Bid Application in the prescribed format given in the Tender Document for participation in the e-auction along with evidence for EMD deposit like Challan/UTR number and self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder etc., to the Authorized Officer & the Chief Manager (CLO-2), STATE BANK OF INDIA, Stressed Assets Management Branch, Bengaluru in the following address: 2<sup>nd</sup> Floor, Office Complex Building, Local Head Office Compound, No. 65, St. Mark's Road, Bengaluru -560 001 in a sealed cover duly writing the Tender No. on the cover **on or before 22.07.2019 up to 5.30 p.m.** 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.
7. Names of the Eligible Bidders will be identified by State Bank of India, SAMB, Bengaluru to participate in online e-auction on the portal <https://sbi.auctiontiger.net>. M/s e-Procurement Technologies Ltd (abc procure), A-201/208, Wall Street-II, Opp.Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Phone 079-40230810/827/816 to 820, Manohar V – 7353931866 email: [karnataka@auctiontiger.net](mailto:karnataka@auctiontiger.net), & [support@auctiontiger.net](mailto:support@auctiontiger.net) will provide User ID & Password after due verification of PAN of the Eligible Bidders.
8. **The properties shall not be sold below the Reserve Price. However, the bidder must undertake to increase the bid amount by one bid increment amount mentioned in the sale notice, even if the bidder is a sole/successful bidder.**
9. The e-Auction/bidding of the above properties would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount". 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.
10. 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.

11. The prospective qualified bidders may avail online training on e-Auction from **Sri Manohar V – 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/Bank 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.
12. 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 & 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 receipt of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.
13. The auction purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee, GST etc. and also all the statutory/ non-statutory dues, GST / taxes, rates, assessment charges, fees etc. owing to anybody in respect of the property purchased through e-auction.
14. 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.
15. The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant & 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).
16. **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 with respect to e-auction.**
17. The Authorised Officer of the Bank reserves the right to reject any or all the offers/tenders/bids without assigning any reason or shall have the right to postpone or cancel e-auction. The Authorised Officer of the Bank also reserves the right to modify any terms and conditions of the e-auction/sale at his discretion without prior notice.

18. 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.
19. For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer, 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.080-25943474/84 and Resolution Agent M/s Sridevi Resolutions Pvt. Ltd. Represented by Sri.Chayapathy Cell No:9901902500 and also may contact the Bank's approved service provider 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, for any information on procedure of e-auction.

**Place: Bengaluru**  
**Date: 01.07.2019**

**Authorised Officer**  
**State Bank of India**  
**SAM Branch, Bengaluru.**