

THE TERMS AND CONDITIONS OF SALE

Properties will be sold on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**" Basis

1	Name and address of the Borrower	Rukmini Mills Ltd.																																					
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037																																					
3	Description of the immovable secured assets to be sold.	<p><u>Property No.1</u></p> <p><u>Item No. 1 (Belonging to Rukmini Mills Ltd)</u> <u>(Covered under Document No.903/1964 dated 22.02.1964)</u></p> <p>All that piece and parcel of land and building constructed thereon in Re-Survey No.26 in Manalur village, Thiruppuvanam Taluk, Sivagangai District, land measuring acre 0 and 30 cents on the Eastern side out of acre 0 and 50 cents, bounded on the North by: R.S.No.5/1B, Silaiman village; South by: Thirubuvanam Channel; East by: Coconut Garden in Survey No.24 and Thirubuvanam Channel; and West by: Thirubuvanam Channel and part of punjai land.</p> <p><u>Item No. 2 (Belonging to Rukmini Mills Ltd)</u> <u>(Covered under Document No.1196/1954 dated 28.10.1954)</u></p> <p>(A) All that piece and parcel of land along with building constructed thereon at Manalur village, Thiruppuvanam Taluk, Sivagangai District, as under:</p> <table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Old Survey No.</th> <th rowspan="2">Extent (Acres)</th> <th colspan="4">Boundaries</th> </tr> <tr> <th>North by</th> <th>South by</th> <th>East by</th> <th>West by</th> </tr> </thead> <tbody> <tr> <td align="center">1</td> <td align="center">27/4</td> <td align="center">3.14</td> <td>Thirubuvanam Channel</td> <td>Manalur Water Canal</td> <td>S.No. 2&3 punjai land</td> <td>Hume Cement Pipe Company</td> </tr> <tr> <td align="center">2</td> <td align="center">31/1</td> <td align="center">1.82</td> <td>S.No. 1 & 3 punjai land</td> <td>Manalur water canal</td> <td>S.No.3 punjai land and manalur water canal</td> <td>S.No.1 punjai land</td> </tr> <tr> <td align="center">3</td> <td align="center">31/2</td> <td align="center">2.44</td> <td>Thirubuvanam water channel and S.No.4 punjai land</td> <td>Manalur water canal</td> <td>Karupana Ambalam punjai land and S.No.4&5 punjai land</td> <td>S.No.1&2 punjai land and manalur water canal</td> </tr> </tbody> </table>						S. No.	Old Survey No.	Extent (Acres)	Boundaries				North by	South by	East by	West by	1	27/4	3.14	Thirubuvanam Channel	Manalur Water Canal	S.No. 2&3 punjai land	Hume Cement Pipe Company	2	31/1	1.82	S.No. 1 & 3 punjai land	Manalur water canal	S.No.3 punjai land and manalur water canal	S.No.1 punjai land	3	31/2	2.44	Thirubuvanam water channel and S.No.4 punjai land	Manalur water canal	Karupana Ambalam punjai land and S.No.4&5 punjai land	S.No.1&2 punjai land and manalur water canal
S. No.	Old Survey No.	Extent (Acres)	Boundaries																																				
			North by	South by	East by	West by																																	
1	27/4	3.14	Thirubuvanam Channel	Manalur Water Canal	S.No. 2&3 punjai land	Hume Cement Pipe Company																																	
2	31/1	1.82	S.No. 1 & 3 punjai land	Manalur water canal	S.No.3 punjai land and manalur water canal	S.No.1 punjai land																																	
3	31/2	2.44	Thirubuvanam water channel and S.No.4 punjai land	Manalur water canal	Karupana Ambalam punjai land and S.No.4&5 punjai land	S.No.1&2 punjai land and manalur water canal																																	

4	31/4	0.85	Kaupana Ambalam punjai land	S.No.3&5 punjai land	Karupana Ambalam punjai land	S.No.3 punjai land
5	31/6B	0.43	S.No.4 punjai land and Karupana Ambalam punjai land	Manalur water canal	Nallakutti Ambalam punjai land	S.No.3 punjai land and manalur water canal
6	34/1	0.53	Manalur water canal	S.No.7 punjai land	Manalur water canal and S.No.7 punjai land	S.No.24 punjai land and Doctor punjai land
7	34/2	1.40	S.No.6 punjai land and manalur water canal	S.No.9 punjai land	S.No.8 punjai land and manalur water canal	S.No.25&26 punjai land and Doctor punjai land
8	34/3	0.54	Manalur water canal	S.No.10 punjai land	Doctor punjai land	S.No.7&9 punjai land
9	34/5A	0.66	S.No.7 punjai land	Railway line	S.No.8&10 punjai land	S.No.31 punjai land
10	34/5B	3.72	S.No.8 punjai land, Doctor punjai land and manalur water canal	S.No.11 punjai land	Manalur water canal	S.No.9 punjai land, Doctor punjai land and Railway line
11	34/6	1.92	S.No.10 punjai land	Railway line	Manalur water canal	Railway line
12	32/10	0.50	Karupanan punjai land	Manalur water canal	Karupana n punjai land	Murugaiyya punjai land
13	35/2	1.06	Manalur water canal	S.No.14 punjai land	Manalur water canal	Manalur water canal
14	35/3	0.08	S.No.13 punjai land	Manalur water canal	Manalur water canal	Manalur water canal
Total		19.09				

(B) All that piece and parcel of land along with building constructed thereon at Keeladi village, Thiruppuvanam Taluk, Sivagangai District, as under:

S. No.	Old Survey No.	Extent (Acre s)	Boundaries			
			North by	South by	East by	West by
15	37/5	0.78	Manalur water canal	S.No.16&17 punjai land	S.No.19&26 punjai land	Subramanian punjai land
16	37/6	0.37	S.No.15 punjai land	Railway line	S.No.17 punjai land	Subramanian servai punjai land
17	37/7	0.48	S.No.15 punjai land	Railway line	S.No.19&26 punjai land	S.No.16 punjai land
18	38/1	0.47	Manalur water canal	S.No.19,20&21 punjai land	Appasamy Ayyangar punjai land	Manalur water canal
19	38/2	0.47	S.No.18 punjai land and manalur water canal	S.No.26&27 punjai land	S.No.20 punjai land	S.No.15&17 punjai land and manalur water Channel
20	38/3	0.16	S.No.18 punjai land	S.No.27&28 punjai land	S.No.21 punjai land	S.No.19 punjai land
21	38/4	0.15	S.No.18 punjai land and Appasamy Iyengar punjai land	S.No.25&28 punjai land	Appasamy Iyengar Punjai land	S.No.20 punjai land
22	38/6	0.18	Manalur water canal	Doctor punjai land	S.No.23 punjai land	Appasamy Iyengar punjai land
23	38/7	0.19	Manalur water canal	Doctor punjai land	S.No.24 punjai land	S.No.22 punjai land
24	38/8	0.19	Manalur water canal	Doctor punjai land	S.No.6 punjai land	S.No.23 punjai land
25	38/10	0.61	Doctor punjai land and Appasamy Iyengar punjai land	S.No.31 punjai land	Land in R.S.No.34/2& 34/5A in Manalur village	S.No.28 punjai land

		26	38/1 1	0.16	S.No.19 punjai land	S.No.29 punjai land	S.No.27&2 9 punjai land	S.No.17 punjai land
		27	38/1 2	0.21	S.No.19& 20 punjai land	S.No.29 punjai land	S.No.28 punjai land	S.No.19&2 6 punjai land
		28	38/1 3	0.20	S.No.20& 21 punjai land and Appasam y Iyengar punjai land	S.No.30 punjai land	S.No.25 punjai land	S.No.27 punjai land
		29	38/1 4	0.38	S.No.26& 27 punjai land	Railway line	S.No.30 punjai land	S.No.17&2 6 punjai land
		30	38/1 5	0.18	S.No.28 punjai land	Railway line	S.No.31 punjai land	S.No.29 punjai land
		31	38/1 6	0.56	S.No.25 punjai land	Railway line	S.No.9&7 punjai land	S.No.30 punjai land
		Total		5.74				
		In all, land measuring 25.13 acres, together with all factory and other buildings constructed thereon.						
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	Rs.49,19,10,852/-						
6	Deposit of earnest money	EMD: Rs.2,09,60,000/- being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank						
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted.	Rs. 20,96,00,000/- (Property No.1) A/c No.: 33112183302 IFSC: SBIN0030462 Bank : State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore Time : 5:00 pm Date :16.07.2019						

	Last Date and Time within which EMD to be remitted: Rs	
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 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of eAuction.
9	Time and place of public eAuction or time after which sale by any other mode shall be completed.	10:00 to 11:00 am Online Date: 17.07.2019
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing eAuction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s E-Procurement Technologies Ltd (ETL) web portal https://sbi.auctiontiger.net .
11	(i) Bid increment amount: (ii) Auto extension: _____ times.	Rs.10,00,000/- Unlimited INR

	(limited / unlimited)	
	(iii) Bid currency & unit of measurement	
1 2	<p>Date and Time 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>Date: 11.07.2019 Time: 11:00 am to 4:00pm</p> <p>Name: S.Suresh Mobile No. 94453 95254</p>
1 3	Other conditions	
	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e mail 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 may be conveyed through e mail.</p> <p>(b) 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 State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037 by hand on or before 16.07.2019 and 5:00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (sbi.16454@sbi.co.in)</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch to participate in online e-Auction on the portal https://sbi.auctiontiger.net. M/s E-Procurement Technologies Ltd(ETL) who will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped</p>	

as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

- (e) 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.
- (f) 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.
- (g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the eAuction.
- (h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (l) 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.
- (m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (n) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- (o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- (q) Writ Petition No.21726/2017 preferred by Madurai Mavatta Ikkia Panchalai Matrum Amaippu Sara Tholilalar Sangam to settle the Workmen's claim of Rs.8,88,76,304/- is sub judice.
- (r) No other dues detrimental to the rights of the secured creditor is subsisting or has been brought to the knowledge of the Bank.
- (s) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (t) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on

	<p>any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(u) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.</p> <p>(v) The sale will attract the provision of sec 194-IA of the Income Tax Act.</p>
--	---

Date: 07.06.2019

Place: Coimbatore

AUTHORISED OFFICER

STATE BANK OF INDIA