STATE BANK OF INDIA

Authorised Officer's Details: Name: Sri.Ratan Kumar Sinha E-mail ID: r.sinha@sbi.co.in Mobile No: 9449840165 Landline No.(office): 080-25943480	Stressed Assets Management Branch II Floor, Office Complex Building SBI Local Head Office Compound No.65, St Marks Road, Bengaluru-560001 Shri. K.Guruaja Cell No: 9449840171 Telephone: 080-25943477, FAX:080-22225203 E-mail: sbi.04209@sbi.co.in

Sale notice for sale of immovable properties

E-auction SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO Rule 8 (6) of the security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower, Guarantors and legal heirs of deceased Guarantor that the below described immovable properties mortgaged/charged to the Secured creditor, the constructive / physical possession of which has been taken by the Authorised officer of State Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 29.11.2018 for recovery of Rs. 18,12,48,389/- (Rupees Eighteen Crores Twelve Lakhs Forty Eight Thousand Three Hundred Eighty Nine only) as on 01.11.2018 + interest + expenses and costs, due to State Bank of India, Secured creditor from M/s. SPM India Ltd., (Borrower) and Shri. G.D.R.Krishna, (Guarantor) Smt. G.K.Parijatha, (Guarantor) Shri. G.D.Venkateh (Guarantor) and Late G.V.Hemalatha (Guarantor), now represented by her legal heirs Shri. G.D.Venkateh (husband), Smt. Akhila Venkatesh (Daughter) and Miss. Aishwarya Venkatesh (Daughter). The reserve price, earnest money deposit and bid increment amount will be as under:-

Property No.	Reserve Price	Earnest Money Deposit	Bid increment amount
1.	Rs.6.50 Crores	Rs. 65,00,000/-	2.00 Lakhs
2.	Rs.5.44 Crores	Rs. 54,40,000/-	2.00 Lakhs
3.	Rs.9.60 Crores	Rs. 96,00,000/-	3.00 Lakhs

Description of properties

Tender No: SBI/SAMB/EA/SRA/CLO-3/65

Property No. 1 – (Title deed holder: M/s. SPM India Ltd.,)

a. All that piece and parcel of Industrial shed bearing Site No. 1, eastern portion out of VP Katha No. 132, House List No. 18, situated at Kadirenahalli Gramatana, Uttarahalli Hobli, Bengaluru South Taluk and measuring East to West 38feet and North to South on Western Site 73feet on Eastern Side 71 feet and bounded on East by: Mohan Industries and Evergreen Enterprises, West by: Western Portion of property belonging to Hyd Fuhrer International, North by: Road leading from the property to Main Road and South by Ilyasnagar Society Property.

b. All that piece and parcel Site no. 2,3,4 and 5 situated at Ilyas nagar, renamed as Bendrenagar, Kadirenahalli, Subramanyapura Main Road, Bengaluru, measuring East to West 120feet and North to South 30feet and bounded on East by: Site No. 6, West by: Site No. 1, North by: Private property owned by M/s. SPM India Ltd., Quiclock and K.J.Raju, South by: 40 feet

Property No. a and b are together having Industrial land with building having ground, first, second and third floor each floor measuring about 3370 sq feet and a machine shop with AC Sheet roofing measuring about 2500 sq feet.

Tender No: SBI/SAMB/EA/SRA/CLO-3/67

Property No. 2– (Title deed holders: Shri. G.K.Venkatesh and Late. G.V.Hemalatha)

All that piece and parcel of immovable property bearing vacant site No. 181, situated at Banashankari III Stage, III Phase, Ist Block, Bengaluru – 560 085 in the layout formed by Bengaluru Development Authority, Bengaluru measuring East to West 50feet and North to South 81feet in all 4050 sq feet, and bounded on East by: Site No. 182, West by: Site No. 180, North by: Site No. 177 & 178 and South by: Road.

Tender No: SBI/SAMB/EA/SRA/CLO-3/66

Property No. 3 - (Title deed holder: Shri. G.D.R.Krishna)

All that piece and parcel of Non-agricultural immovable property converted for industrial purpose vide Asst. Commissioner Ramnagara Order No. B Dis.ALNSR 99-05-06 dated: 13.07.2005 bearing Survey No. 8/1 of Ketiganahalli Village, Bidadi Hobli, Ramanagara Taluk and District, measuring to an extent of 2 acres with factory building, canteen and visitor's room etc., measuring about 31800 sq feet, and bounded East by: Land of Ramalingaiah and Vajarahalli Gadi, West by: Land in Survey No. 8/5 belonging to Shri.D.Chandrashaker, North by: Vajarahalli Gadi and South by: Land of Yerrappa.

To the best of knowledge of the Authorised Officer, there is no encumbrance on any of the above said properties. For detailed terms and conditions of the sale, please refer to the Secured Creditor's website i.e., www.sbi.co.in.

Other terms & conditions

Date & Time of e-Auction	**Date:** 29.11.2018 **Time:** 60 Minutes From 11:30 A.M to 12.30 P.M with unlimited extension of five minutes time.
EMD Remittance	Deposit through EFT / NEFT / RTGS/Demand Draft/Bankers Cheque in favour of "SBI SAMB Customers Account" to the credit of A/c. No.10416343056 with State Bank of India, Overseas Branch, Bengaluru, No.65, St. Marks Road, Bengaluru – 560 001 Branch Code: 06861 IFSC Code: SBIN0006861
Date and Time for submission of bid/ KYC documents/Proof of EMD etc	On or before 27.11.2018, 5.00 P.M
Inspection of the properties	17.11.2018 from 11.00 AM to 3.00 PM

1. Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS and will be conducted "Online". The auction will be conducted through the Bank's approved service provider M/s C1 India Private Limited, Gurgaon at the webportal (www.bankeauctions.com). Contact person: Shri. Gangadhar Naik Helpline Nos. +91-9900711744. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in https://bankeauctions.com, www.sbi.co.in and www.tenders.gov.in.
2. The Authorised Officer has taken physical possession of property no. 1 on 18.05.2018 and symbolic possession of property No. 2 & 3 on 12.01.2018.
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 responsibility of the intending 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 bidders as all the relevant information and allotment of Id & password by M/s C1 India Private Limited may be conveyed through e-mail.
6. The intending bidders 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 Authorised Officer (CLO-3), State Bank of India, SAMB, II Floor, Office Complex Building, SBI Local Head Office Compound, No.65, St.Marks Road, Bengaluru-560001 in a sealed cover duly writing the Tender No. on the cover on or before 27.11.2018 upto 5.00 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 www.bankeauctions.com M/s C1 India Private Limited, Gurgaon, Shri. Gangadhar Naik Helpline Nos. +91-9900711744 email: karnataka@c1india.com 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 15th 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 qualified bidders may avail online training on e-Auction from Shri. Gangadhar Naik Helpline Nos. +91-9900711744, email id: karnataka@c1india.com the Service provider viz M/s C1 India Private Limited, Gurgaon, prior to the date of e-Auction. Neither the Authorised Officer/Bank nor M/s C1 India Private Limited, 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, interested 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. Where sale price of any immovable property is Rs. 50.00 lakhs 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 & 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 properties will be issued only on 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 duty/ additional stamp duty/ transfer charges, fee 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 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.
16. 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.
17. 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.
18. For further details regarding inspection of properties the intending bidder may contact the Authorised Officer, State Bank of India, SAMB, II Floor, Office Complex Building, SBI Local Head Office Compound, No.65, St.Marks Road, Bengaluru-560001 during office hours, Phone No.080-25943481 or Bank's approved Resolution Agent, M/s Sisir & Ravi

Associates, Bengaluru. Tel No. 080-22374347,22374348 or its representatives Sri. P.R.Bhandary Cell No. 9986080504 or Sri.L.Krishnamurthy Cell No,. 9449150926 and also may contact the Bank's approved service provider M/s C1 India Private Limited, Gurgaon at the webportal (www.bankeauctions.com). Helpline e-mail ID: support@bankeauctions.com, for any information on procedure of e-auction.

Sd/-
Authorised Officer
State Bank of India
SAMB, Bengaluru

Date: 05.11.2018
Place: Bengaluru