

THE TERMS AND CONDITIONS OF SALE

Property will be sold on '**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**' Basis

1	Name and address of the Borrower	Subburaj Textile Mills Pvt. Ltd.
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Raja Plaza, First Floor, No.1112, Avinashi Road, Coimbatore 641 037
3	Description of the movable and immovable secured assets to be sold. (Unit II standing in the name of Subburaj Textile Mills Pvt. Ltd.,) Item No.1: (Covered under Doc. No.2472/2001) Tirunelveli Registration District, Tirunelveli Joint No.2, Sub Registrar Saragam, Tirunelveli Taluk, Naranammalpuram village Ayan Punja land bearing S.No.901/A measuring 1.55 acres , out of 2.16 acres situated within the following boundaries: North : Survey No. 902/A land East : Railway line South : Punja lands of Arumugam Pillai Vagaira, West : Land now belonging to R.Sankar Item No.2 (Covered under Doc. No.471/2000) a. Tirunelveli Registration District, Tirunelveli Joint No.1, Sub Registrar Saragam, Tirunelveli Taluk, Chathiram Pudukulam Village, Ayan Punja land bearing Sy.No. 593 measuring 1.32 acres on the northern side out of 4.32 acres (1.75.0 Hectare) situated within the following boundaries: North : Naranammalpuram Village border East : Punja land Survey No. 1006 South : Land S.No. 593 = 1.32 acre of land out of 3.96 acres West : Land S.No. 593 Measuring 36 cents on the northern side, out of 4.32 Acre and Punja land S.No. 595 (Covered under Sale deed No. 472/2000) b. Tirunelveli Registration District, Tirunelveli Joint No.1, Sub Registrar Saragam, Tirunelveli Taluk, Chathiram Pudukulam Village, AyanPunja land bearing Sy.No. 593 measuring 1.32 acres on the center out of 4.32 acres (1.75.0 Hectare) situated within the following boundaries: North : Punja Land S.No. 593 = 1.32 acre of land out of 3.96 acres East : Punja land Survey No. 1006 South : Land S.No. 593 = Southern side 1.32 acre of land out of 3.96 acres West : Punja land S.No. 595. (Covered under Sale deed No. 473/2000) c. Tirunelveli Registration District, Tirunelveli Joint No.1, Sub Registrar Saragam, Tirunelveli Taluk, Chathiram Pudukulam Village, AyanPunja land bearing Sy.No. 593 measuring 1.32 acres on the center out of 4.32 acres (1.75.0 Hectare) situated within the following boundaries: North : Punja Land S.No. 593 = 1.32 acre of land out of 3.96 acres East : Punja land Survey No. 1006 South : Land S.No. 592 West : Punja land S.No.595 (Covered under Sale deed No. 474/2000)	

	<p>d. Tirunelveli Registration District, Tirunelveli Joint No.1, Sub Registrar Saragam, Tirunelveli Taluk, Chathiram Pudukulam Village, AyanPunja land bearing Sy.No. 592 after sub division Re Survey No.592/5 measuring northern half 83 cents out of 1.66 Acres (0.67.25) situated within the following boundaries: North : Punja Land S.No. 593 East : Punja land Survey No. 1006 South : Land S.No. 592, Southern half 83 cents, out of 1.66 Acre West : Punja land S.No. 594.</p> <p><u>(Covered under Doc. No.475/2000)</u></p> <p>e. Tirunelveli Registration District, Tirunelveli Joint No.1, Sub Registrar Saragam, Tirunelveli Taluk, Chathiram Pudukulam Village, AyanPunja land bearing Sy.No. 592 after sub division Re Survey No.592/5 measuring southern half 83 cents out of 1.66 acres (0.67.25) situated within the following boundaries: North : Punja Land S.No. 592 northern half 83 cents, out of 1.66 Acres East : Punja land Survey No. 1006 South : Land S.No. 592/6, and Survey No. 589 West : Punja land S.No. 592/1,2,3,4</p> <p>The Item Nos.1 and 2 together extent of 7.17 acres of land and buildings constructed thereon. (Item Nos.1 & 2 will be sold as single lot only)</p>
4	<p>Details of the encumbrances known to the secured creditor.</p> <p>There is presently no claim/Statutory dues against the property till date to the knowledge of the Bank.</p> <p>The property will be sold in `AS IS WHERE IS AND AS IS WHAT IS CONDITION` and the intending bidders should make discreet enquires as regards any claim/Court Cases/Litigation charges on the property of any authority besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. No claims of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc., will be entertained after submission of bid.</p>
5	<p>The secured debt for recovery of which the property is to be sold</p> <p><u>State Bank of India:</u> Rs.35,34,00,253/- (Rupees Thirty Five Crores Thirty Four Lakhs Two Hundred and Fifty Three Only) as on 30.04.2019 with further expenses & cost and interest from 01.05.2019.</p> <p><u>e-State Bank of Travancore (Its share assigned to Meliora ARC):</u> Rs.19,98,56,225/- (Rupees Nineteen Crores Ninety Eight Lacs Fifty Six Thousand Two Hundred Twenty Five Only) as on 31.03.2017 with further, expenses & cost and interest payable from 01.04.2017.</p> <p><u>IDBI Bank Ltd.</u> - Rs.8,22,70,512/- (Rupees Eight Crores Twenty Two Lacs Seventy Thousand Five Hundred Twelve Only) as on 31.03.2017 with further expenses & cost and interest payable from 01.04.2017.</p>
6	<p>Deposit of earnest money</p> <p>EMD: Rs.1,00,00,000/-, 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</p>

7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted	Rs.10,00,00,000/- A/c No.: 33112183302 IFSC: SBIN0030462 Bank : State Bank of India Address: NRI Branch, Avanashi Road, Coimbatore Time : 4:00 pm Date : 01.08.2019
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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	03.08.2019 10:00 am to 11:00 am Online
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. C1 India Pvt. Ltd., at the web portal https://www.bankeauctions.com .
11	(i) Bid increment amount: (ii) Auto extension: __ times. (limited / unlimited) Bid currency & unit of measurement	Rs.2,00,000/- Unlimited INR
12	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. Contact person with mobile number	29.07.2019 between 11:00 am and 5:00 pm Name : CT. Adaikkappan Mobile No.9566550698
13	Other conditions :- (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 M/s C1 India Pvt. Ltd may be conveyed through e mail. (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 07.06.2019 and 4:00 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) (c) Names of Eligible Bidders will be identified by State Bank of India, Stressed Assets Management Branch to participate in online e-Auction on the portal https://www.bankeauctions.com . M/s C1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders	

- (d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the sale notice after the completion of the e-Auction, duly signed and stamped 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 e-Auction.
- (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 the applicable GST, and all the necessary expenses like applicable stamp duty/additional stamp duty, charges/ fees payable for conveyance such as ownership transfer, registration fee etc, as applicable under the relevant law for transfer of property in his/her name.**
- (q) 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.
- (r) 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 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.
- (s) 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.

Date: 16.07.2019
Place: Coimbatore

(R. KRISHNA KUMAR)
AUTHORISED OFFICER
STATE BANK OF INDIA