

**TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEB SITE OF THE SECURED CREDITOR.**

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	<b>M P Shan Tex Pvt Ltd</b> , represented by its Managing Director, having its Registered Office at SF No.145/1A/A, Near Amman Koil, Parapalayam, Mannarai Post, Tirupur – 641 607
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
3	Description of the movable and immovable secured assets to be sold.	<p><b><u>BATCH I:</u></b>  <b><u>Item 1:</u></b>  All that piece and parcel of lease hold land known as <b>Plot No E-6 &amp; G-10</b> in the SIPCOT Industrial Growth Centre, Perundurai within the village limits of Ingur, Perundurai taluk, Perundurai sub registration district in Perundurai revenue district containing by admeasurements <b>5.02 acres</b> bearing RS No 99(part) and 137(part) of Ingur village within the following boundaries  North by plot No F-20 and E-5  South by Plot No G-11 and E-7 and road  East by SIPCOT main road  West by Plot No G-9 and loop road  <b>Linear Measurements:</b>  East-west on the North 195.00 m  East to west on the 90.00+90.00+11.40+10.80=202.20 m  North to south on the East 105.00 m  North to south on the west 90.00 m  Together with building of 74336 sq. ft...ETP Tanks, Electricals-MV Panel board, Servo Stabilizer, UG Cables and all other electrical items, Transformers-800 KVA, ETP Reverse Osmosis Plant-1st stage RO, 2nd Stage RO, 3rd Stage RO, Pressure Sand filter system, Pressure Feed System, Filter Press, Multiple Effect Evaporator (MEE), Cooling Towers and other structures in the name of M P Shan Tex Pvt. Ltd.</p> <p><b><u>Item 2:</u></b>  Machineries along with other electrical equipment's lying at Plot No.E-6 &amp;G-10(Unit I)at SIPCOT Industrial Growth Centre,Perundurai ,Erode District</p> <p><b><u>BATCH II:</u></b>  <b><u>Lot I:</u></b>  All that piece and parcel of lease hold land known as <b>Plot No E-6 &amp; G-10</b> in the SIPCOT Industrial Growth Centre, Perundurai within the village limits of Ingur, Perundurai taluk, Perundurai sub registration district in Perundurai revenue district containing by admeasurements <b>5.02 acres</b> bearing RS No 99(part) and 137(part) of Ingur village within the following boundaries  North by plot No F-20 and E-5  South by Plot No G-11 and E-7 and road  East by SIPCOT main road  West by Plot No G-9 and loop road  <b>Linear Measurements:</b>  East-west on the North 195.00 m  East to west on the 90.00+90.00+11.40+10.80=202.20 m  North to south on the East 105.00 m  North to south on the west 90.00 m  Together with building of 74336 sq. ft ETP Tanks, Electricals-MV Panel board, Servo Stabilizer, UG Cables and all other electrical items, Transformers-800 KVA, ETP Reverse Osmosis Plant-1st stage RO, 2nd Stage RO, 3rd Stage RO, Pressure Sand filter system, Pressure Feed System, Filter Press, Multiple Effect Evaporator (MEE), Cooling Towers and other structures in the name of M P Shan Tex Pvt. Ltd.</p> <p><b><u>Lot II:</u></b>  Machineries lying at Plot No.E-6 &amp; G-10(Unit I)at SIPCOT Industrial Growth Centre,Perundurai , Erode District</p>

**SCHEDULE- B**

**BATCH III :**

**Property 1:**

Property situated in Coimbatore Registration District, Vadavalli Sub Registration District, Coimbatore Taluk, in Vadavalli Village, in S.F.No.424/2 in this an extent of 3.13 acres and in S.F.No. 420/8 in this extent of 0.38 acre (38 cents) in this a layout has been formed and got approval from the Senior Deputy Director of Town Planning in C.N.No.3426/82, in C.N.R.No.4, L.P./R.(C.N).No 209/82 dated 05.08.1982 and as per the layout plan the site No.6 measuring an extent of 2,400 square feet (5 cents and 222 square feet) situated within the following boundaries:-

West of 30 feet breadth south north layout road,  
East of S.F.No. 420/7, North of site No. 7 and,  
South of site No. 5.

Measuring east west 60 feet on both sides and south north 40 feet on both sides making the above extent of **2,400 square feet** and the right to take water from the bore well situated in the layout and the right to use the 30 feet breadth south north layout road and the right to use the other mamool roads to reach the property **in the name of Smt U. Suganthi Shankar**

		<b><u>SCHEDULE- B</u></b>		
		<p><b><u>BATCH III :</u></b> <b><u>Property 1:</u></b> Property situated in Coimbatore Registration District, Vadavalli Sub Registration District, Coimbatore Taluk, in Vadavalli Village, in S.F.No.424/2 in this an extent of 3.13 acres and in S.F.No. 420/8 in this extent of 0.38 acre (38 cents) in this a layout has been formed and got approval from the Senior Deputy Director of Town Planning in C.N.No.3426/82, in C.N.R.No.4, L.P./R.(C.N).No 209/82 dated 05.08.1982 and as per the layout plan the site No.6 measuring an extent of 2,400 square feet (5 cents and 222 square feet) situated within the following boundaries:- West of 30 feet breadth south north layout road, East of S.F.No. 420/7, North of site No. 7 and, South of site No. 5. Measuring east west 60 feet on both sides and south north 40 feet on both sides making the above extent of <b>2,400 square feet</b> and the right to take water from the bore well situated in the layout and the right to use the 30 feet breadth south north layout road and the right to use the other mamool roads to reach the property <b>in the name of Smt U. Suganthi Shankar</b></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	SBI- Rs.234,50,31,978 as on 31.03.2019 Corp Bank-Rs. 62,95,26,594 as on 31.03.2019 Total dues- Rs.297,45,58,572		
6	Reserve Price of the immovable secured assets:	<b>Particulars</b>		<b>Amount in Rs</b>
		BATCH I	Factory Land & Building with Electrical installations erected in the building plus all machineries installed thereon	9,83,25,230/-
		BATCH II	Lot I- Factory L&B with Electrical installations erected in the building	6,27,47,750/-
			Lot II- Machineries lying at Unit I	3,55,77,480/-
		BATCH IV	Property 1	37,00,000/-
7	Deposit of Earnest Money  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted	<b>Particulars</b>		<b>Amount in Rs</b>
		BATCH I	Factory Land & Building with Electrical installations erected in the building plus all machineries installed thereon	98,32,523/-
		BATCH II	Lot I - Factory L&B with Electrical installations erected in the building	62,74,775/-
			Lot II- Machineries lying at Unit I	35,57,748/-
		BATCH III	Property 1	3,70,000/-
		<p>10% of Reserve Price to be remitted by RTGS / NEFT/ Demand Draft favouring SBI SAMB Coimbatore (M P Shan Tex Pvt Ltd) drawn on any Nationalised or Scheduled Bank in Coimbatore for credit of SBI SAMB Coimbatore maintained with NRI Branch, Coimbatore</p> <p>A/c No.: <b>33112183302</b> IFSC: <b>SBIN0030462</b> Bank : State Bank of India Address: NRI Branch, Avanashi Road, Coimbatore Time : Before 5:00 pm on 11.07.2019</p>		

8	(i) Bid increment amount:  (ii) Auto extension: 2 times. (limited / unlimited) Bid currency & unit of measurement	Batch I : Rs.5,00,000/- Batch II Lot I : Rs.5,00,000/- Lot II : Rs.5,00,000/- Batch III : Rs.1,00,000/-  Limited  INR
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	12.07.2019 From 10:00 A.M to 12:00 NOON Online
10	<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. Contact person with mobile number	10.07.2019 between 11:00 am and 4:30 pm Name :- Pragash.N.L Mobile No.94421 00959
11	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.
12	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	M/s C1 India Pvt. Ltd., at the web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .
13	<p><b><u>Other conditions :-</u></b></p> <p>(a) Bidders shall hold a valid Digital Signature Certificate issued by the 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 issued by M/s C1 India Pvt. Ltd will 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 along with 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, Avanashi Road, Coimbatore – 641 037 by hand on or before 5:00 pm on <b>11.07.2019</b>. Scanned copies of the original of these documents can also be submitted to e-mail Id of the Authorised Officer. (sbi.16454@sbi.co.in)</p> <p>(c) Names of Eligible Bidders will be identified by State Bank of India, Stressed Assets Management Branch, Coimbatore (to participate in online e-Auction on the portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>.) M/s C1 India Pvt Ltd 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 sale notice after the completion of the e-Auction, duly signed and stamped as token</p>	

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 may 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) Any conditional bids shall be treated as invalid and rejected outright. 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 the 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 only the Authorised Officer of the Bank Branch concerned.
- (s) The Sale Certificate shall be issued after receipt of entire sale consideration and confirmation of sale by the 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: 20.06.2019  
Place: Coimbatore

R.KRISHNA KUMAR  
ASSISTANT GENERAL MANAGER &  
AUTHORISED OFFICER