

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Rule 8(6) of Security Interest {Enforcement} Rules]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged to the Secured Creditor, the symbolic possession of which have been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **11.07.2019**, for recovery of Rs.296,45,75,898.13/- (Rupees Two Hundred Ninety Six Crores Fourty Five Lakhs Seventy Five Thousand Eight Hundred Ninety Eight Rupees and Thirteen Paise only) as on 30.04.2019 due to the secured creditor from the borrowers i.e., 1) M/s Meena Jewellers Exclusive Private Limited, 2) M/s Meena Jewellers & Diamonds Private Limited and 3) M/s Meena Jewellers Private Limited and from the guarantors i.e., 1) Shri Umesh P Jethwani, 2) Smt. Hema Umesh Jethwani, 3) Shri Karan U Jethwani, 4) Shri Manoj D Ganwani 5) Smt Bhavana Ganwani and 6) Late Shri Purushotamdas Jethwani (represented by legal heirs i. Shri. Devanand Jetwani and ii. Shri Umesh Jetwani). The reserve price, earnest money deposit particulars and short description of the properties with known encumbrances are mentioned below.

PROPERTY NO.1:

All that part and parcel of Commercial space in Upper ground floor and mezzanine floor admeasuring total super built up area of 15486 sq ft in Building bearing No. 8-2-698 at Road No.12, Banjara Hills, Hyderabad with an undivided share in the land admeasuring 230 Sq.yards belonging to **Shri Umesh P Jethwani and Smt Hema Jethwani** registered at R.O., Hyderabad vide **sale deed No. 3063/2001 and 3064/2001 dated 19.10.2001**. **The unit is bounded by: North:** Entrance, **South:** Open to sky, **East:** Open to sky, **West:** Staircase. **The premises is bounded by:North:** Road No 12, Banjara Hills, **South:** Part of H.No. 8-2-698, **East:** H.No: 8-2-699, **West:**H.No: 8-2-698.

Reserve Price: Rs.22,30,00,000/- EMD: 2,23,00,000/- TIME:11:00 A.M. TO 12:00 P.M.

PROPERTY NO.2:

All that part and parcel of entire first floor and second floor in the premises bearing Municipal No.8-2-623/A/1, having plinth area of 6050 sq ft, including common area in each floor i.e., first and second floor along with 50% share in the stilt floor for common parking and terrace 3025 sq ft (south & west portion) together with 50% undivided right, share and interest in land admeasuring 280 sq yds, out of total land area admeasuring 560 sq yds, situated at Road No.10, Banjara Hills, Hyderabad belonging to **Shri Umesh P Jethwani** registered at JRO of Banjara hills, Hyderabad vide **document no 814/2014 dated 12.02.2014 & 1562/2014 dated 10.04.2014** and bounded by **As per 814/2014: North:** Open to Sky, Banjara Hills Road No. 10, **South:** Open to Sky, **East:** Open to Sky, **West:** Open to Sky. **As per 1562/2014: Boundaries for the plot – North:** Banjara Hills Road No. 10, **South:** Property belonging to Mrs. Sueni Kishen Chand, **East:** Building of Mr. Ravi Kumar, **West:** Building of Mr. Syed Shameed Lateef. **Boundaries of the flat - North:** Open to sky, **South:** Open to sky, **East:** Open to sky, **West:** Open to sky.

Reserve Price: Rs. 4,05,00,000/- EMD: 40,50,000/- TIME: 12:00 P.M. TO 1:00 P.M.

PROPERTY NO.3:

All that part and parcel of open land bearing Plot No.1 in part of Sy No. 11/2(P), admeasuring 569 Sq Yards situated at Khanammet Village, Serilingampally Mandal & Municipality, Ranga Reddy District belonging to **Smt Hema Jethwani** registered at R.O, R.R. Dist vide **Sale deed No. 6920/96 dated 08.08.1996** and bounded as follows, not covered by any colony of the Block No.1, comes under the rest of the area. **North :** Neighbour's land, **South:** 30 Feet wide road, **East:** 60 Feet wide road, **West:** Plot No. 2

Reserve Price: Rs.2,41,00,000/- EMD: 24,10,000/- TIME: 1:00 P.M. TO 2:00 P.M.

PROPERTY NO.4:

All that part and parcel of Open land at Sy No.297 admeasuring 7986 Sq.yds (Ac. 1.26 Guntas) situated at Mamidipally Village, Saroornagar Rev. Mandal, Ranga Reddy District belonging to **Shri Umesh P Jethwani** registered at SRO, Champapet vide **Sale deed nos: 6361/07, 6363/07 and 6364/07 dated 31.05.2007** and bounded by **North:** Open land in Sy.No 297, **South:** Agriculture land in Sy.No. 299, **East:** Jalapally to Mamidipally Road, **West:** Open land in Sy.No. 297

Reserve Price: Rs.2,81,00,000/- EMD: 28,10,000/- TIME: 2:00 P.M. TO 3:00 P.M.

Please note that last date for payment of EMD in respect of all the four properties is on or before 09.07.2019 up to 5.00 P.M.

Note:

1. The physical possession of all the four properties are yet to be taken by the Bank.
2. M/s Meena Jewellers Exclusive Private Limited has filed a SA No. 97/2017 against the SARFAESI Action initiated by the Bank in the Hon'ble DRT-1, Hyderabad and the matter is pending.
3. With respect to Property No.1, the tenant of the premises, M/s Seating World Extension filed a Writ Petition No.24400/2018 in the Hon'ble High Court, Hyderabad and the said WP has been dismissed by the Hon'ble High Court. However, the tenant is yet to vacate the premises.
4. With respect to Property No.3, there is no ULC clearance, also there is an attachment order passed by Arbitrator of Chits and also there is a case pending in the Hon'ble High Court, Hyd and Hon'ble Supreme Court against the sale of properties earlier belonging to Gurukul Trust.
5. With respect to Property No.4, there is prohibition for registration as WAKF board passed an attachment over the property.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://bank.sbi> / www.sbi.co.in and also at the web portal <https://www.bankeauctions.com> of the service provider, M/s C 1 India Pvt Ltd.

Date: 24.06.2019

Place: Hyderabad

AUTHORISED OFFICER

THE TERMS AND CONDITIONS OF THE AUCTION SALE

Properties will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”

1	Name and address of the Borrower	M/s. Meena Jewellers exclusive Private Limited M/s. Meena Jewellers & Diamonds Private Limited M/s. Meena Jewellers Private Limited 5-9-58/1, Shop No 201/A, Babukhan Estate, Basheerbagh Hyderabad - 500029.
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch-II, State Bank of India, Hyderabad, D.No: 3-4-1013/A, 1 ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 Email ID of the Bank: sbi.18359@sbi.co.in
3	Description of the immovable secured assets to be sold.	<p><u>Property No.1:</u> All that part and parcel of Commercial space in Upper ground floor and mezzanine floor admeasuring total super built up area of 15486 sq ft in Building bearing No. 8-2-698 at Road No.12, Banjara Hills, Hyderabad with an undivided share in the land admeasuring 230 Sq.yards belonging to Shri Umesh P Jethwani and Smt Hema Jethwani registered at R.O., Hyderabad vide sale deed No. 3063/2001 and 3064/2001 dated 19.10.2001. The unit is bounded by: North: Entrance, South: Open to sky, East: Open to sky, West: Staircase. The premises is bounded by:North: Road No 12, Banjara Hills, South: Part of H.No. 8-2-698, East: H.No: 8-2-699, West:H.No: 8-2-698.</p> <p><u>Property No.2:</u> All that part and parcel of entire first floor and second floor in the premises bearing Municipal No.8-2-623/A/1, having plinth area of 6050 sq ft, including common area in each floor i.e., first and second floor along with 50% share in the stilt floor for common parking and terrace 3025 sq ft (south & west portion) together with 50% undivided right, share and interest in land admeasuring 280 sq yds, out of total land area admeasuring 560 sq yds, situated at Road No.10, Banjara Hills, Hyderabad belonging to Shri Umesh P Jethwani registered at JRO of Banjara hills, Hyderabad vide document no 814/2014 dated 12.02.2014 &1562/2014 dated 10.04.2014 and bounded by As per 814/2014: North: Open to Sky, Banjara Hills</p>

		<p>Road No. 10, South: Open to Sky, East: Open to Sky, West: Open to Sky. As per 1562/2014: Boundaries for the plot – North: Banjara Hills Road No. 10, South: Property belonging to Mrs. Sueni Kishen Chand, East: Building of Mr. Ravi Kumar, West: Building of Mr. Syed Shameed Lateef. Boundaries of the flat - North: Open to sky, South: Open to sky, East: Open to sky, West: Open to sky.</p>
		<p>Property No.3: All that part and parcel of open land bearing Plot No.1 in part of Sy No. 11/2(P), admeasuring 569 Sq Yards situated at Khanammet Village, Serilingampally Mandal & Municipality, Ranga Reddy District belonging to Smt Hema Jethwani registered at R.O, R.R. Dist vide Sale deed No. 6920/96 dated 08.08.1996 and bounded as follows, not covered by any colony of the Block No.1, comes under the rest of the area. North: Neighbour's land, South: 30 Feet wide road, East: 60 Feet wide road, West: Plot No. 2</p>
		<p>Property No.4: All that part and parcel of Open land at Sy No.297 admeasuring 7986 Sq.yds (Ac. 1.26 Guntas) situated at Mamidipally Village, Saroornagar Rev. Mandal, Ranga Reddy District belonging to Shri Umesh P Jethwani registered at SRO, Champapet vide Sale deed nos: 6361/07, 6363/07 and 6364/07 dated 31.05.2007 and bounded by North: Open land in Sy.No 297, South: Agriculture land in Sy.No. 299, East: Jalapally to Mamidipally Road, West: Open land in Sy.No. 297</p>
4	Details of the encumbrances known to the secured creditor.	<p>1) The physical possession of all the four properties are yet to be taken by the Bank. 2) M/s Meena Jewellers Exclusive Private Limited has filed a SA No. 97/2017 against the SARFAESI Action initiated by the Bank in the Hon'ble DRT-1, Hyderabad and the matter is pending. 3) With respect to Property No.1, the tenant of the premises, M/s Seating World Extension filed a Writ Petition No.24400/2018 in the Hon'ble High Court, Hyderabad and the said WP has been dismissed by the Hon'ble High Court. However, the tenant is yet to vacate the premises. 4) With respect to Property No.3, there is no ULC clearance, also there is an attachment order passed by</p>

		<p>Arbitrator of Chits and also there is a case pending in the Hon'ble High Court, Hyd and Hon'ble Supreme Court against the sale of properties earlier belonging to Gurukul Trust.</p> <p>5) With respect to Property No.4, there is prohibition for registration as WAKF board passed an attachment over the property.</p>
5	The secured debt for recovery of which the property is to be sold	Rs.296,45,75,898.13/- (Rupees Two Hundred Ninety Six Crores Fourty Five Lakhs Seventy Five Thousand Eight Hundred Ninety Eight Rupees and Thirteen Paise only) as on 30.04.2019
6	Deposit of earnest money	<p><u>Property No.1:</u></p> <p>EMD: Rs.2,23,00,000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account/ Demand Draft drawn in favour of 'SBI SAMB – II, Hyderabad No-lien account' Meena Jewellers, drawn on any Nationalised or Scheduled Bank.</p> <p><u>Property No.2:</u></p> <p>EMD: Rs.40,50,000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account/ Demand Draft drawn in favour of 'SBI SAMB – II, Hyderabad No-lien account' Meena Jewellers, drawn on any Nationalised or Scheduled Bank.</p> <p><u>Property No.3:</u></p> <p>EMD: Rs.24,10,000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account/ Demand Draft drawn in favour of 'SBI SAMB – II, Hyderabad No-lien account' Meena Jewellers, drawn on any Nationalised or Scheduled Bank.</p> <p><u>Property No.4:</u></p> <p>EMD: Rs.28,10,000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account/ Demand Draft drawn in favour of 'SBI SAMB – II, Hyderabad No-lien account' Meena Jewellers, 'drawn on any Nationalised or Scheduled Bank.</p>

7	Reserve Price of the immovable secured assets:	<p>1) For property No.1: Rs.22,30,00,000/-</p> <p>2) For property No.2: Rs.4,05,00,000/-</p> <p>3) For property No.3: Rs.2,41,00,000/-</p> <p>4) For property No.4: Rs.2,81,00,000/-</p>
	Bank account in which EMD to be remitted	<p>1) Account No: 35754767051</p> <p>2) Account Name: SBI SAMB – II, Hyderabad No-lien account</p> <p>3) IFSC: SBIN0018359</p> <p>4) Bank: State Bank of India, Stressed Assets Management Branch-II, Kachiguda, Hyderabad.</p>
	Last Date and Time within which EMD to be remitted	<p>Date: 09.07.2019</p> <p>Time: 5:00 P.M.</p>
8	Time and manner of payment.	<p>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 15th day of confirmation of sale by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months.</p>
9	Time and place of public e-Auction	<p>1) For property No.1: 11:00 A.M. to 12:00 P.M.</p> <p>2) For property No.2: 12:00 P.M. To 1:00 P.M.</p> <p>3) For property No.3: 1:00 P.M. To 2:00 P.M.</p> <p>4) For property No.4: 2:00 P.M. To 3:00 P.M.</p> <p>E-Auction.</p>

10	The e-Auction will be conducted through the Bank's approved service provider.	M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal https://www.bankeauctions.com e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) For property No.1: Rs.5,00,000/- and for the remaining three properties: Rs.1,00,000/- (ii) For all properties: With auto time extension of five minutes for each incremental bid. (iii) Indian Rupees.
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	Any working day with prior appointment before 09.07.2019 and 5:00 P.M. 1) Shri. C. Prakash Reddy, Authorised Officer and AGM: Mob No: 9480841599/ 8660052451 2) Shri G.Rajesh, Deputy Manager, Mob No:9966406060 Bidders can also contact Tirumala Financial Services & Recovery Agency, Bank's approved Resolution Agent. Their contact details are as under: 1) Shri Yadava Reddy, Mob No: 9989822345 2) Shri Srinivasa Reddy, Mob No: 9948739933 3) Shri Vinay Reddy, Mob No: 9951243449
13	Other conditions	(a) Valid email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s C1 India Pvt Ltd may be conveyed through e mail.

		<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 to the Authorised Officer of State Bank of India, Stressed Assets Management Branch-II, D.No: 3-4-1013/A, 1ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 by 25.02.2019 and 5:00 P.M.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch -II, Hyderabad to participate in online e-Auction on the portal https://www.bankeauctions.com of M/s C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>(d) On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.</p> <p>(e) During e-Auction, if no bid is received within the specified time, Authorised Officer at his discretion may decide to revise opening price/ scrap the e-Auction process/ proceed with conventional mode of tendering.</p> <p>(f) The Bank/ Authorised Officer/ 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.</p> <p>(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.</p> <p>(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.</p> <p>(i) Decision of the Authorised Officer regarding</p>
--	--	---

		<p>declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>(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.</p> <p>(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> <p>(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.</p> <p>(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.</p> <p>(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</p>
--	--	--

	<p>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 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>(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 only.</p>
--	---

Date: 24.06.2019

Place: Hyderabad

**AUTHORISED OFFICER
STATE BANK OF INDIA**