

Appendix-IV-A

[See proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive(symbolic) possession of which has 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 27.02.2019, for recovery of Rs 9,35,28,108.00 (Rs Nine Crores Thirty Five Lacs twenty eight thousand one hundred eight) as on 28.07.2015 as per demand notice with further interest and incidental expenses and costs and after deduction of amount deposited, if any, due to the secured creditor from (1) M/s Siddh Sai Developers Private Ltd and (2) Shri Atul Kumar Agarwal, (3) Shri Shivam Agarwal, (4) Shri Shikhar Agarwal, (5) Shri Lalit Kumar Agarwal, (6) Late Shri Raj Kamal Agarwal (reported as deceased), being represented by his legal heirs. The reserve price will be Rs 5,48,00,000.00 (Five Crores Forty Eight Lacs Only) and the earnest money deposit will be Rs 54,80,000.00 (Fifty four lacs eighty thousand), the latter amount to be deposited with the Bank on or before 26.02.2019.

1. All part & parcel of land at khasra numbers. 546, 536, 538mi, 538mi, 539 and at khasra no 541, Total area 0.753 hectare situated at Village-Rasheedpur Gadhi, District- Bijnor

Note: Physical possession of the above mentioned properties has yet not been taken by Bank.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website [www. sbi.co.in](http://www.sbi.co.in)

Date: 26.01.2019

Place: Lucknow

Manoj Tandon

(AUTHORISED OFFICER)

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE
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	M/s Siddh Sai Developers Private Ltd
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Lucknow
3	Description of the immovable secured assets to be sold	All part & parcel of land at khasra no. 546, khasra no. 536, khasra no 538mi, khasra no 538mi, khasra no 539 and at khasra no 541, Total area 7530 Sq Mtr situated at Village :Rasheed Pur Gadhi, Bijnor Note: Physical possession of the above mentioned properties has yet not been taken by Bank
4	Details of the encumbrances known to the secured Creditor	Not Known
5	The secured debt for recovery of which the property is to be sold	u/s 13(2) of the SARFEASI Act for Rs 9,35,28,108.00 (Rs Nine Crores Thirty Five Lacs twenty eight thousand one hundred eight) as on 28.07.2015 as per demand notice with further interest and incidental expenses and costs. The amount deposited post demand notice will be adjusted.
6	Deposit of Earnest money	EMD: Rs 54,80,000.00(Fifty four lacs eighty thousand), 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 M/s Siddh Sai Developers Private Ltd, State Bank Of India, Stressed Assets Management Branch, Lucknow drawn on any Nationalized or Scheduled bank
7	Reserve price of the immovable secured assets:	Rs 5,48,00,000.00 (Five Crores Forty Eight Lacs Only)

	Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted”	A/c No. 34951450218, IFSC: SBIN004392 Bank: State Bank of India Address: Stressed Assets Management Branch, 2 Tilak Marg, Near National P.G. College, Lucknow 226001 Time: 05:00 pm Date:26.02.2019
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 15th 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 e-Auction.
9	Time and place of public e-auction or Time after which sale by any other mode shall be completed	Date: 27.02.2019 (Through inter-se bidding among bidders) Time: 120 minutes from 11:00 A.M to 01:00 P.M with unlimited extension of 5 minutes each
10	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 M/s e-Procurement Technologies Ltd (Auction Tiger)at the web portal sbi.auctiontiger.net
11	(i) Bid increment amount: (ii) Auto extension: _____ times.	(i) Rs 1,00,0000.00 (One Lacs Only) (ii) Unlimited

	(limited / unlimited) (iii) Bid currency & unit of measurement	(iii) 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	Date: By 20.02.2019 Time: 10:00 am to 05:00 pm Name: Shri Vishal Maithani (Case Officer) / Shri Manoj Tandon (AGM) Mobile No. 9451487833/ 9793979344
13	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 (Auction Tiger) 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, Stressed Assets Management Branch, 2 Tilak Marg Near National P.G. College, Lucknow-226001 by 26.02.2019 and 05:00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets</p>

Management Branch to participate in online e-Auction on the portal sbi.auctionetiger.net, M/s e-Procurement Technologies Ltd (Auction Tiger), 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 annexure 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 may it 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) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole

	<p>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 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.</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. 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>
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Date: 28.01.2019
Place: Lucknow

(Manoj Tandon)
AUTHORISED OFFICER,
STATE BANK OF INDIA,