

	STATE BANK OF INDIA Stressed Assets Management Branch
Authorised Official's Details: Name: Shri.T. Adithya Varma Mobile No: 8610324385/9600143293 Land Line No: 28881023/28881013/28881004	2nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008. Telephone: 044-28881004 E-mail: sbi.04105@sbi.co.in

[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 to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank of India, being the Secured Creditor including ICICI bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on 24.07.2020 for recovery of Rs.85,12,96,888.40/- (Rupees Eighty Five Crore Twelve Lakh Ninety Six Thousand Eight Hundred and Eighty Eight and Forty Paise Only) as on 10.06.2020 together with further interest, charges thereon for State Bank of India and for recovery of Rs. 20,88,00,123.26/- (Rupees Twenty Crore Eighty Eight Lakh One Hundred and Twenty Three and Twenty Six Paise Only) as on 10.06.2020 together with further interest, charges thereon for ICICI Bank due to the secured creditors from M/s. Nexus Electrosteel Limited for the various credit facilities granted to them. The reserve price for Item No.1 will be Rs.56,50,000/- (Rupees Fifty Six Lakh Fifty Thousand Only) and the earnest money deposit will be Rs.5,65,000/- (Rupees Five lakh Sixty Five Thousand Only), the reserve price for Item No.2 will be Rs.42,50,000/- (Rupees Forty Two Lakh Fifty Thousand Only) and the earnest money deposit will be Rs.4,25,000/- (Rupees Four Lakh Twenty Five Thousand Only), the reserve price for Item No.3 will be Rs.1,91,00,000/- (Rupees One Crore Ninety One Lakh Only) and the earnest money deposit will be Rs.19,10,000/- (Rupees Nineteen Lakh Ten Thousand Only) the EMD amount to be deposited with the Bank, on or before 22.07.2020 4 PM.

Name of the Borrower	Name of Guarantor
M/s. Nexus Electro Steel Limited Registered Office: 202, Shivalaya, Block C, 16 Ethiraj Salai, Egmore, Chennai, Tamil Nadu – 600 008.	Shri. Ketan Chottalal Bagadia <u>Address 1:</u> “Amrut Villa”, 28, Ritherdon Road, Vepery, Opposite Indian Petrol Bung Chennai – 600 007. <u>Address 2:</u> No.92, 9 th Floor, Ankur Grand, Poonamallee High Road, Kilpauk, Chennai – 600 010 <u>Address 3:</u> 184/2 and 213, Thirumudivakkam Village, Near SIDCO, Chennai – 600 010.

DESCRIPTION OF PROPERTY

<u>Description of the Immovable properties belonging to M/s. Nexus Electro Steel Limited</u>	
<p>Item No.1: All that piece and parcel of Leased Land with super structure building constructed thereon, bearing Plot No.B-125 and situated at Mettupalayam Industrial Estate Puducherry 605009 comprised in RS Nos. 61/1 Part, 58/7 Part and 61/2 Part of Thattanchavady Revenue Village, Puducherry land measuring a total extent of 648 Sq. Meter (18 M x 36 m) and bounded on the: North: By Plot No.B-126, South: By Plot No.B-124, East: By Road, West: By Plot No.B-132, Situated with in the Registration Sub District of Oulgaret and Registration District of Puducherry in the name of M/s. Nexus Electro Steel Limited under the Lease Deed entered in to by M/s. Pondicherry Industrial Promotion Development Investment Corporation (PIPDIC) registered as Doc. No.299/2008 of SRO, Oulgaret.</p>	<p>a)Demand Notice u/s 13(2) and issued on 19.10.2017 by SBI and on 29.11.2017 by ICICI Bank</p>
<p>Item No.2: All that piece and parcel of Leased Land with super structure building constructed thereon, bearing Plot No.C-70 and situated at Mettupalayam Industrial Estate Puducherry 605009 comprised in RS Nos. 59/1B Part, 116/1 Part of Thattanchavady Revenue Village, Puducherry land measuring a total extent of 390 Sq. Meter (15 M x 26 m) and bounded on the: North: By Plot No.C-71, South: By Road, East: By Road, West: By Plot No. C-78, Situated with in the Registration Sub District of Oulgaret and Registration District of Puducherry in the name of M/s. Nexus Electro Steel Limited under the Lease Deed entered in to by M/s. Pondicherry Industrial Promotion Development Investment Corporation (PIPDIC) registered as Doc. No.298/2008 of SRO, Oulgaret.</p>	<p>b)Possession Notice u/s 13(4) issued on 07.06.2018 by SBI and on 05.12.2018 by ICICI Bank.</p>
<p>Item No.3: All that piece and parcel of Leased Land with super structure building constructed thereon, bearing Plot No.B-53, B-54, B-55 and situated at Mettupalayam Industrial Estate Puducherry 605009 comprised in RS Nos.118/2 Part of Thattanchavady Revenue Village, Puducherry land measuring a total extent of 1944 Sq. Meter (each plot measuring 648 Sq meter) and bounded on the: North: By Plot No.B-56, South: By Road, East: By Road, West: By Plot No.B-69,70,71 Situated with in the Registration Sub District of Oulgaret and Registration District of Puducherry in the name of M/s. Nexus Electro Steel Limited under the Lease Deed entered in to by M/s. Pondicherry Industrial Promotion Development Investment Corporation (PIPDIC) registered as Doc. No.300/2008 of SRO, Oulgaret.</p>	
<p>Encumbrances known to the Bank, if any : Nil</p>	

For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the Secured Creditor's website www.sbi.co.in and <https://sbi.auctiontiger.net>

Place: Chennai.

Date: 11.06.2020

**FOR ITSELF AND ON BEHALF OF ICICI BANK
ASSISTANT GENERAL MANAGER & AUTHORISED OFFICER
STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH, CHENNAI**

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/Guarantor	<p>M/s. Nexus Electro Steel Limited <u>Registered Office:</u> 202, Shivalaya, Block C, 16 Ethiraj Salai, Egmore, Chennai - 600 008.</p> <p><u>Guarantor:</u> Shri. Ketan Chottalal Bagadia <u>Address 1:</u> "Amrut Villa", 28, Ritherdon Road, Vepery, Opposite Indian Petrol Bung Chennai – 600 007. <u>Address 2:</u> No.92, 9th Floor, Ankur Grand, Poonamallee High Road, Kilpauk, Chennai – 600 010 <u>Address 3:</u> 184/2 and 213, Thirumudivakkam Village, Near SIDCO, Chennai – 600 010.</p>
2	Name and address of Branch, the secured creditor/s	<p>1.State Bank of India, Stressed Assets Management Branch, 2nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008.</p> <p>2.ICICI Bank Limited, 3rd Floor, West Wing, Plot # 24, South Phase, Block No.1, Ambattur Industrial Estate,Chennai – 600 058.</p>
3	Description of the immovable secured assets to be sold.	<p><u>Description of the Immovable properties belonging to M/s. Nexus Electro Steel Limited</u></p> <p>Item No.1: All that piece and parcel of Leased Land with super structure building constructed thereon, bearing Plot No.125 and situated at Mettupalayam Industrial Estate Puducherry 605009 comprised in RS Nos.61/1 Part, 58/7 Part and 61/2 Part of Thattanchavady Revenue Village, Puducherry land measuring a total extent of 648 Sq. Meter (18 M x 36 m) and bounded on the: North: By Plot No.B-126, South: By Plot No.B-124, East: By Road, West: By Plot No.B-132, Situated with in the Registration Sub District of Oulgaret and Registration District of Puducherry in the name of M/s. Nexus Electro Steel Limited under the Lease Deed entered in to by M/s. Pondicherry Industrial Promotion Development Investment Corporation (PIPDIC) registered as Doc. No.299/2008 of SRO, Oulgaret.</p> <p>Item No.2: All that piece and parcel of Leased Land with super structure building constructed thereon, bearing Plot No.C-70 and situated at Mettupalayam Industrial Estate Puducherry 605009 comprised in RS Nos.59/1B Part, Part 116/1 Part of Thattanchavady Revenue Village, Puducherry land measuring a total extent of 390 Sq. Meter (15 M x 26 m) and bounded on the: North: By Plot No.C-71, South: By Road, East: By Road, West: By Plot No. C-78, Situated with in the Registration Sub District of Oulgaret and Registration District of Puducherry in the name of M/s. Nexus Electro Steel Limited under the Lease Deed entered in to by M/s. Pondicherry Industrial Promotion Development Investment</p>

		<p>Corporation (PIPDIC) registered as Doc. No.298/2008 of SRO, Oulgaret.</p> <p>Item No.3: All that piece and parcel of Leased Land with super structure building constructed thereon, bearing Plot No.B-53, B-54, B-55 and situated at Mettupalayam Industrial Estate Puducherry 605009 comprised in RS Nos.118/2 Part of Thattanchavady Revenue Village, Puducherry land measuring a total extent of 1944 Sq. Meter (each plot measuring 648 Sq meter) and bounded on the: North: By Plot No.B-56, South: By Road, East: By Road, West: By Plot No.B-69,70,71 Situated with in the Registration Sub District of Oulgaret and Registration District of Puducherry in the name of M/s. Nexus Electro Steel Limited under the Lease Deed entered in to by M/s. Pondicherry Industrial Promotion Development Investment Corporation (PIPDIC) registered as Doc. No.300/2008 of SRO, Oulgaret.</p>
4	Details of the encumbrances known to the secured creditor/s	Nil
5	The secured debt for recovery of which the property is to be sold	Rs.85,12,96,888.40/- as on 10.06.2020 for State Bank of India together with further Interest, Charges thereon and Rs.20,88,00,123.26/- as on 10.06.2020 for ICICI Bank together with further Interest, Charges thereon.
6	Deposit of earnest money (EMD) (10% of Reserve Price)	<p>EMD for Item No: 1:Rs.5,65,000/-,</p> <p>EMD for Item No: 2:Rs.4,25,000/-,</p> <p>EMD for Item No: 3:Rs.19,10,000/-</p> <p>being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of State Bank of India, Stressed Assets Management Branch, Chennai drawn on any Nationalised or Scheduled Bank.</p>
7	<p>(i) Reserve price of the immovable secured assets:</p> <p>(ii) Bank account in which EMD to be remitted.</p> <p>(iii) Last Date and Time within which EMD to be remitted:</p>	<p>Item(1) Rs.56,50,000/-</p> <p>Item(2) Rs.42,50,000/-</p> <p>Item(3) Rs.1,91,00,000/-</p> <p>(ii) A/c No.: 30319576399 IFSC: SBIN0000878 Bank: SBI, Stressed Assets Management Branch, Chennai, maintained at our SBI, Anna Salai Branch, 103A, Anna Salai, Chennai – 600002.</p> <p>(iii) Date: 22.07.2020 and Time : 4:00 pm</p>
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	<p>Date: 24.07.2020</p> <p>Item No: 1 Between 11.00 AM to 12.00 Noon with unlimited extensions of 5 minutes each.</p>

	be completed.	Item No: 2 Between 12.00 Noon to 1.00 PM with unlimited extensions of 5 minutes each. Item No: 3 Between 2.00 PM to 3.00 PM with unlimited extensions 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. e-Procurement Technologies Ltd (ETL), at the web portal https://sbi.auctiontiger.net .
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited) (iii) Bid currency & unit of measurement	For Item 1 to 3: Rs.1,00,000/- (ii) with unlimited extensions of 5 minutes each. (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	Date: 26.06.2020 Time: 12.00 noon to 3.00 pm Name: S.V.Ajay Kumar (Mobile No. 9600143293)
13	Other conditions	<p>(a) <i>In the event of successful auction of property mentioned against Item No.1 to 3 above, the bank would reserve its rights to proceed or discontinue with further e-auction.</i></p> <p>(b) 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 (ETL) 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, SAMB, Egmore, Chennai by 22.07.2020 before 4.00 p.m. 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, SAMB, Egmore, Chennai to participate in online e-Auction on the portal https://sbi.auctiontiger.net M/s. e-Procurement Technologies Ltd (ETL) who 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 annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already</p>

	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 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 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

		<p>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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Place: Chennai
Date: 11.06.2020

**For itself and on behalf of ICICI Bank
Assistant General Manager
& Authorised Officer
State Bank of India
Stressed Assets Management Branch, Chennai**