

STATE BANK OF INDIA
Stressed Assets Management Branch,

2nd Floor, Paramsiddhi Complex,
Opp. V. S. Hospital, Ellisbridge,
Ahmedabad-380 006

Phone : 079-26581081, Fax: 079-26581137,
E -mail: sbi.04199@sbi.co.in

Authorised Officer : Mr. Kamal Kumar Garg; Mo: 9790053400

Property will be sold on "AS IS WHERE IS", "AS IS WHAT IS" & "WHATEVER THERE IS" basis

1	Name and address of the Borrower	<u>M/s Constant Engineering Pvt. Ltd.</u> Shop No. 5-7, Chamunda Estate, Near TCI Transport, Opp. Heavy Water Township, Kawas, Surat.
2	Name and address of the Branch, secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch (SAMB), Paramsiddhi Complex, 2 nd Floor, Opp. V. S. Hospital, Ellis bridge, Ahmedabd-380 006.



3	Description of the immovable secured assets to be sold.		
		Property ID No	Details of Properties
		SBIN7710703003	Factory Land and Building and Scrapped Machinery : situated at Plot No. A/15, Ichhapore GIDC, Survey No. 333/P, 484/P, 486/P, Village Ichhapore, Taluka: Choryasi, Dist. Surat admeasuring 7600 Sq. Mtrs. in the name of M/s. Constant Engineering Pvt. Ltd.
		SBIN78101575760	Residential Property: Flat No. C-204 2nd Floor, Building No. C, Crystal Township, R.S. No. 714 / Paiki 10, Behind Hajira Township, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 975.00 Sq.ft (90.613 Sq.Mtrs) Built up area (1121.25.00 Sq.ft Super Built up area) in the name of Constant Engineering Pvt. Ltd. (Director: Davis Antony Thakkolkaran)
		SBIN78101583078	Residential Property: Plot No. 90, Bhakti-dhara Row House, R.S. No. 714 Paiki 7 and 714 Paiki 11, Near Hajira Township, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 83.11 Sq.Yard (69.52 Sq.Mtrs) in the name of Davis Antony Thakkolkaran
		SBIN78101583862	Residential Property: Plot No. 91, Bhakti-dhara Row House, R.S. No. 714 Paiki 7 and 714 Paiki 11, Near Hajira Township, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 83.11 Sq.Yard (69.52 Sq.Mtrs) in the name of Davis Antony Thakkolkaran
		SBIN78101577202	Residential Property: Flat No. C-308, 3rd Floor, Building No. C, Crystal Township, R.S. No. 714 / Paiki 10, Behind Hajira Township, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 975.00 Sq.ft (90.613 Sq.Mtrs) Built up area (1121.25.00 Sq.ft Super Built up area) in the name of Constant Engineering Pvt. Ltd. (Director: Davis Antony Thakkolkaran)
		SBIN78101581059	Residential Property: Plot No. 81, Bhakti-dhara Row House, R.S. No. 714 Paiki 7 and 714 Paiki 11, Near Hajira Township, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 95.55 Sq.Yard (79.925 Sq.Mtrs) in the name of Davis Antony Thakkolkaran



		SBIN78101584367	Residential Property: Plot No. 35/A, Narayan Park Housing Scheme, R.S. No. 901, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 648 Sq.feet (60.12 Sq.Mtrs) in the name of Litty Verghese
		SBIN78101579902	Residential Property : Flat No. 102, Part-B, 1st Floor (Rear Side)“ Lake View”, Sub-Plot No. 118/1-2-3-4, C.S. NO. 1570 of Sheet No. 339/3 Jamnagar admeasuring 80.36 sq. Mtrs.in the name of Davis A. Thakkolkaran
		SBIN77275044984	Residential Property: Flat No. C-108, 1st Floor, Building No. C, Crystal Township, R.S. No. 714 / Paiki 10, Behind Hajira Township, Hajira Road, Moje: Ichhapore, Tal. Choryasi, Dist. Surat admeasuring 960.00 Sq.ft (89.219 Sq.Mtrs)Built up area (1104.00 Sq.ft Super Built up area)in the name of Constant Engineering Pvt. Ltd. (Director: Davis Antony Thakkolkaran)
		SBIN77275037140	Residential Property: Flat No. 403, Building No. A-2, Shantivilla Co Op Housing Society ltd, Opp. Sheneh Sankul Wadi, Off Anand Mahal Road, Adajan, Surat. RS No 368 & 373, FP No. 176 Moje Adajan, Tal: Choryasi, Dist: Surat. Adm 1015.00 Sq Ft. in the name of Davis A. Thakkolkaran
4	Details of the encumbrances known to the secured creditor.	The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.	
5	The secured debt for recovery of which the property is to be sold	Recovery of Rs. 17,73,50,777.97 (Rupees Seventeen Crore Seventy Three Lac Fifty Thousand Seven Hundred Seventy Seven and Paise Ninety Seven Only) due to the Secured Creditors State Bank of India as on 19.07.2018 and as mentioned in the demand notice under Section 13(2) of SARFAESI Act, dated 20.07.2018 with further interest, cost & incidental expenses etc. thereon and less recovery thereafter from M/s Constant Engineering Pvt. Ltd. and from Directors/Mortgagors and its Guarantors Mr. Davis Thakkolkaran, Mrs. Litty Vargheses Thakkokaran, Mrs. Sunni Davis Thakkokaran and Mr. Varghese A. Thakkolkaran for various credit facilities were granted time to time by State Bank of India.	
6	Deposit of earnest money	Property ID No	EMD (Rs.)
		SBIN7710703003	1,85,80,000.00



		<table><tr><td>SBIN78101575760</td><td>1,80,000.00</td></tr><tr><td>SBIN78101583078</td><td>2,40,000.00</td></tr><tr><td>SBIN78101583862</td><td>2,40,000.00</td></tr><tr><td>SBIN78101577202</td><td>1,80,000.00</td></tr><tr><td>SBIN78101581059</td><td>2,60,000.00</td></tr><tr><td>SBIN78101584367</td><td>4,50,000.00</td></tr><tr><td>SBIN78101579902</td><td>2,80,000.00</td></tr><tr><td>SBIN77275044984</td><td>1,80,000.00</td></tr><tr><td>SBIN77275037140</td><td>2,20,000.00</td></tr></table>	SBIN78101575760	1,80,000.00	SBIN78101583078	2,40,000.00	SBIN78101583862	2,40,000.00	SBIN78101577202	1,80,000.00	SBIN78101581059	2,60,000.00	SBIN78101584367	4,50,000.00	SBIN78101579902	2,80,000.00	SBIN77275044984	1,80,000.00	SBIN77275037140	2,20,000.00					
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		Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by M/s MSTC Ltd on its e-auction site																							
		By means of RTGS/NEFT.																							
7	Reserve price of the immovable secured assets:	<table><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN7710703003</td><td>18,58,00,000.00</td></tr><tr><td>SBIN78101575760</td><td>18,00,000.00</td></tr><tr><td>SBIN78101583078</td><td>24,00,000.00</td></tr><tr><td>SBIN78101583862</td><td>24,00,000.00</td></tr><tr><td>SBIN78101577202</td><td>18,00,000.00</td></tr><tr><td>SBIN78101581059</td><td>26,00,000.00</td></tr><tr><td>SBIN78101584367</td><td>45,00,000.00</td></tr><tr><td>SBIN78101579902</td><td>28,00,000.00</td></tr><tr><td>SBIN77275044984</td><td>18,00,000.00</td></tr><tr><td>SBIN77275037140</td><td>22,00,000.00</td></tr></table>	Property ID No	Reserve Price (Rs.)	SBIN7710703003	18,58,00,000.00	SBIN78101575760	18,00,000.00	SBIN78101583078	24,00,000.00	SBIN78101583862	24,00,000.00	SBIN78101577202	18,00,000.00	SBIN78101581059	26,00,000.00	SBIN78101584367	45,00,000.00	SBIN78101579902	28,00,000.00	SBIN77275044984	18,00,000.00	SBIN77275037140	22,00,000.00	
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	Account / Wallet in which EMD to be remitted.	Bidders own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.																							
	Last Date and Time within which EMD to be remitted:	It is better to Registered with MSTC site before a day of Auction date to avoid technical problem																							



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.	Auction will be held online at the web portal on 04.07.2023 from 11.00 A.M. to 3.00 P.M. with unlimited extensions of 10 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 MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 'Click here for register'->complete online form->Login at website->Upload KYC documents->Documents authorization by MSTC. For any assistance email: ibapiop@mstcecommerce.com with bidder registration number Or Call Helpdesk Number: 033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064



11	(i) increment amount:	Bid	(i)																						
			<table><tr><td>Property ID No .</td><td>Bid Increase amount in multiple of (Rs.)</td></tr><tr><td>SBIN7710703003</td><td>10,00,000.00</td></tr><tr><td>SBIN78101575760</td><td>1,00,000.00</td></tr><tr><td>SBIN78101583078</td><td>1,00,000.00</td></tr><tr><td>SBIN78101583862</td><td>1,00,000.00</td></tr><tr><td>SBIN78101577202</td><td>1,00,000.00</td></tr><tr><td>SBIN78101581059</td><td>1,00,000.00</td></tr><tr><td>SBIN78101584367</td><td>2,00,000.00</td></tr><tr><td>SBIN78101579902</td><td>1,00,000.00</td></tr><tr><td>SBIN77275044984</td><td>1,00,000.00</td></tr><tr><td>SBIN77275037140</td><td>1,00,000.00</td></tr></table>	Property ID No .	Bid Increase amount in multiple of (Rs.)	SBIN7710703003	10,00,000.00	SBIN78101575760	1,00,000.00	SBIN78101583078	1,00,000.00	SBIN78101583862	1,00,000.00	SBIN78101577202	1,00,000.00	SBIN78101581059	1,00,000.00	SBIN78101584367	2,00,000.00	SBIN78101579902	1,00,000.00	SBIN77275044984	1,00,000.00	SBIN77275037140	1,00,000.00
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(ii) Auto extension: _____ times. (limited / unlimited)		(ii) Unlimited.																							
(iii) Bid currency & unit of measurement		(iii) Indian Rupees (INR)																							



12	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification.	Property ID No	Date and time of public inspection
		SBIN7710703003	21/06/2023 11.00 A.M. to 02.00 P.M.
		SBIN78101575760	21/06/2023 11.00 A.M. to 02.00 P.M.
		SBIN78101583078	21/06/2023 11.00 A.M. to 02.00 P.M.
		SBIN78101583862	21/06/2023 11.00 A.M. to 02.00 P.M.
		SBIN78101577202	21/06/2023 11.00 A.M. to 02.00 P.M.
		SBIN78101581059	21/06/2023 11.00 A.M. to 02.00 P.M.
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		SBIN78101579902	23/06/2023 11.00 A.M. to 01.00 P.M.
		SBIN77275044984	21/06/2023 11.00 A.M. to 02.00 P.M.
		SBIN77275037140	21/06/2023 11.00 A.M. to 02.00 P.M.
Contact person with mobile number.	Name : Kamal Kumar Garg Mobile No.: 9799053400 M. A. Sarvaiya 7600040979		
13	Other conditions	(a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp By means of NEFT/RTGS transfer from his bank account.	




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| | <ul style="list-style-type: none"> (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25% of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be. (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 bidder for any interruption or delay in access to 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 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. |
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		<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 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) Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the reserve price as per provision of SARFAESI rule 9 (2).</p> <p>(t) 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> <p>(u) <u>Applicable GST / TDS will be borne by successful buyer over and above bid amount.</u></p>
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Date : 25.05.2023
Place : Ahmedabad


(Sunil D. Rachha)
Authorised Officer
State Bank of India

