

**THE TERMS AND CONDITIONS OF SALE:**

**Properties (Both movable & immovable assets) will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:**

1	Name and address of the Borrower and Guarantors/ Factory	<p><b>M/s Shree Ram Electrocast Limited</b>                  Honnarahalli Village, Hatchali Post,                  Siruguppa Taluk, Ballari District, Karnataka.  <b>Corporate Office at</b>                  A-1, Skylark Apartment, Satellite Road,                  Ahmedabad - 380 015, Gujarat.  <b>1.Mr. Mukesh Bhandari (Director)</b> of M/s Shree Ram Electrocast Limited                  A-1, Skylark Apartment, Satellite Road,                  Satellite, Ahmedbad-380 015, Gujarat.  <b>2.Mr. Shailesh Bhandari (Director)</b> of M/s Shree Ram Electrocast Limited                  A-1, Skylark Apartment, Satellite Road,                  Satellite, Ahmedbad-380 015, Gujarat.  <b>3. Mr. Avinash Prakashchandra Bhandari, (Director)</b> of M/s Shree Ram Electrocast Limited                  24, Someshwar Complex, Satellite Road, Satellite                  Ahmedabad - 380 015, Gujarat.  <b>4. Mr. Narendra Kumar Babubhai Dalal, (Director)</b> of M/s Shree Ram Electrocast Limited                  11, Sumit Apartment, N.R. Ramdev Nagar,                  Char Rasta, Satellite,                  Ahmedabad - 380 015, Gujarat.</p>
2	Name and address of Branch, the secured creditor	<p><b>State Bank of India</b>  <b>Stressed Assets Management Branch,</b>                  No. 65, St. Mark's Road,                  2<sup>nd</sup> Floor, Office Complex Building,                  SBI LHO Campus, Bengaluru -560 001, Karnataka                  Telephone: 080 -25943470 to 3490</p>
3	Complete Description of the movable and immovable secured assets to be sold	<p><b>1) Raw material and stocks kept in the factory premises at Sy Nos. 80, 81/A3, 95/A1, 95/A3, 96/A1, 96/A3, 97/1, 97/3, 98/A/1A, 98/A/1B, 98/A3, 98/B1, 98/B3, 98/C1, 98/C3, 98/D1, 98/D3, 99, 100, 103, 104 &amp; 105 Village Honnarahalli &amp; Sy Nos.77A, 77B, 78A and 78B of Halekote Village, Siruguppa taluk, Dist Ballari pin 583114, Karnataka.</b></p> <p><b>2) Plant and Machineries installed in their factory unit at Sy Nos. 80, 81/A3, 95/A1, 95/A3, 96/A1, 96/A3, 97/1, 97/3, 98/A/1A, 98/A/1B, 98/A3, 98/B1, 98/B3, 98/C1, 98/C3, 98/D1, 98/D3, 99, 100, 103, 104 &amp; 105 Village Honnarahalli &amp; Sy Nos.77A, 77B, 78A, and 78B of Halekote Village.</b></p>

bank.sbi

\* 080-22225203  
 \* 080-25943470 to 3490  
 \* sbi.04209@sbi.co.in

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 2ನೇ ಮಹಡಿ, ಕಲೆರಿ ಸಂಕೀರ್ಣ ಕಟ್ಟಡ  
 ಪ್ಲಾ.ಪ್ರ.ಕೆ. ಕ್ಯಾಂಪಸ್, ನಂ. 65  
 ಸಂತ ಮಾರ್ಕಸ್ ರೋಡ್  
 ಬೆಂಗಳೂರು - 560 001.

तनावग्रस्त अस्तित्व प्रबंधन शाखा, बेंगलूर  
 कार्यालय परिसर भवन  
 स्था.प्र.का. कैंपस, नं. 65  
 संत मार्कस रोड  
 बेंगलूर - 560 001.

Stressed Assets Management Branch  
 Bengaluru  
 2nd Floor, Office Complex Building  
 LHO Campus, # 65, St. Mark's Road  
 Bengaluru - 560 001.

	<p>Siruguppa taluk, Dist Ballari pin 583114, Karnataka. Belonging to M/s Shree Ram Electrocast Limited. Detail list of Plant &amp; Machineries in item 4.</p> <p><b>3) Factory Land and building in Survey Nos. 80, 81/A3, 95/A1, 95/A3, 96/A1, 96/A3, 97/1, 97/3, 98/A/1A, 98/A/1B, 98/A3, 98/B1, 98/B3, 98/C1, 98/C3, 98/D1, 98/D3, 99, 100, 103, 104 &amp; 105 Village Honnarahalli &amp; Sy No. 77A, 77B, 78A, and 78B of Halekote Village, Siruguppa Taluk, Dist. Ballari Pin – 583114, Karnataka by admeasuring 114 Acres 97 Cents or thereabout and bounded on</b>  East by : Siruguppa – Hatchali Road  West by : Private Land  North by : Honnarahalli Village Road &amp; Private Land  South by : Private Land</p>
	<b>LIST OF MACHINERY / EQUIPMENTS</b>
	<b>Description of Plant &amp; Machinery</b>
	<p>2.50 M.W. Power plant Comprising of</p> <p>a) Duel fired DBBD water tube boiler with Dutch oven of capacity 15T /hr with complete accessories like ID Fan, Economiser, Air Pre-heater including necessary cooling towers, chimney etc complete</p> <p>b) Boiler control panel with instrumentation item for monitoring and control of boiler.</p> <p>c) Triveni, make 2.5 MW steam turbine with frame 15.</p> <p>d) Centrifuge for lubrication with online oil filter.</p> <p>e) 2 sets of furnace oil pump and pre-heater with 18 KW electric heaters and 1 HP motor.</p> <p>f) DM Plant for Boiler water softening</p>
b.	60 MT SWL Avery make Electronic weigh bridge - Quantity - 2 Nos
c.	Circular Tyre driven Pig casting machine with 150 moulds and preferred speed of 0.14 Mts./min and speed regulated by VFD along with 10 HP mono-block pumps having discharge for 100 cum/hour at v30 Mts. Heed for pig casting machine mould Cooling spray.
d.	<p>Metallic Blast Pre-heaters 1 &amp; 2 with duel fired combustion system equipped with 29 gladdens coils etc. with ID fans 1.55 KW each to deliver 16,000 NM<sup>3</sup> / hour and 20,000 NM<sup>3</sup> / hour. 2 Nos. FD fans of 30 KW and 3 Nos. FD fans of 18.5 KW totalling to 5 Nos. FD fans to deliver 6,000 NM<sup>3</sup> / hour each. Motorised actuators for valve / damper operation of FD air, Blast Furnace Gas &amp; Flue gas for both Metallic Blast pre-heaters. 2 Nos. actuated shut off valve for blast Furnace closing for each Metallic blast pre-heaters. 2 Nos. LDO Pump for Metallic Blast Pre-heaters capacity 100 lts. / hour. 4 Nos. Duel fuel burner with working pressure 3-4 kg / cm<sup>2</sup> &amp; 180 Lts. /hour capacity. 6 Nos. Blower of capacity 28 000. NM<sup>3</sup> / hour all connected in series and Inlet vane controller, appropriate chimneys etc. complete.</p>
c.	<p>Blast furnace system of capacity 175 cum comprising of Mud gun machine with Hydraulic system of barrel capacity 60 Lts. Pneumatically operated top hole drilling pressure 6 kg / Cm<sup>2</sup> for drilling length 1,300 MM, 40/15 T EOT Crane, 28T &amp; 34T. Hot metal ladles with lid facilitating for Blast Furnace gas burning for heating the ladle, PLC System, water dosing system, RCC water storage tanks etc.</p>

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	f.	Raw Material Handling system comprising of ground hopper for Iron Ore 200 Ton capacity Conveyor system with 40 HP drive for 175 Mts. Length with 650 mm wide. Conveyor system 2 with 7.5 HP drives for 35 mm length, conveyor system 3 with 18.5 Kw drive for 80 mm Length, Conveyor system 4 with 40 HP drive for 140 mts. length with 400 mm wide, Conveyor System 6 with 7.5 HP drive for 60 mts. Length, 5 Nos. Vibro feeders of 20 T each.
	g.	Electrical installation in the unit comprising of 1,650 KVA Transformer of MEI Make, ACB of GEC Alsthom Make, Bus compliers, Cabling, Switches, Starters, Capacitors etc. 2 Nos. 1,250 KVA DG set of Kirloskar make as well one No. Ashok Leyland Make. 100 KL Furnace oil tank, 2 Nos. 40 KL Diesel tank with necessary pumping arrangement.
	h.	Misc items such as 2 Nos. Atlas Capco GA 75 Air Compressor, Kirloskar make reciprocating Air Compressor of capacity 420 cum/hour with receivers, 40 MT SWL EOT Crane, work shop machinery, Laboratory equipments, used vehicles stored in the premise etc.
5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the property is to be sold	Rs.115,14,17,460.53 (Rupees One Hundred and Fifteen Crore Fourteen Lakhs Seventeen Thousand Four Hundredensixty and Fifty Three Paise Only) as on 01.02.2019 with interest and cost.
7	Reserve price of the movable/immovable secured assets:  <b>Bank account</b> in which EMD to be remitted.  <b>Last Date and Time</b> within which EMD to be remitted:	<b>Rs.11,92,00,000/-</b> <b>(Rs. Eleven crore ninty two lakh only)</b> (For the purpose of TDS, the value of Immovable Property is Rs.7,30,00,000/- only) A/c No. <b>10416343056</b> , .IFSC : <b>SBIN0006861</b> Bank: State Bank of India, Overseas Branch, Bengaluru. Address: SBI Local Head Office Campus, No. 65, St. Mark's Road, Bengaluru -560 001  Date:25.02.2019, Time: upto5.30 PM,
8	Deposit of earnest money	<b>EMD : Rs.1,19,20,000/-</b> 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 (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank
9	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 before closure of business hours, 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.

10	Date, Time and place of public e-Auction or time after which sale by any other mode shall be completed	<b>Date:27.02.2019</b> <b>Time:60 minutes</b> From 11.30 A.M to 12.30 P.M, <b>State Bank of India,</b> <b>Stressed Assets Management Branch,</b> No. 65, St. Mark's Road, 2 <sup>nd</sup> Floor, Office Complex Building, SBI LHO Campus, Bengaluru -560 001, Karnataka with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.									
11	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.	<b>M/s. e-Procurement Technologies Pvt. Limited</b> (abc procure), A-201/208, Wall Street- II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006, Phone 079-40230810/827/816 to 820 and Mr. Manohar V - +91 7353931866  <b>M/s e-Procurement Technologies Pvt. Ltd.</b> at the web portal (given under)  <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> & <a href="http://www.tenders.gov.in">www.tenders.gov.in</a> .									
12	(i) Bid increment amount: (ii) Auto extension:  (iii) Bid currency & unit of measurement	(i) Rs.5,00,000/- (ii) Unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.  (iii) In Rupces Rs.5,00,000/-									
13	<b>Date and Time</b> during which inspection of the movable assets to be sold and intending bidders should satisfy themselves about the assets and their specification.  Contact person with mobile number	Date: 19.02.2019, Time: from 11.30 AM to 3.30 PM With prior appointment with Bank. (Prospective Bidders are advised to Contact Bank Authorised Officer.)  <table border="0" style="width:100%"> <tr> <td style="text-align:center">Name</td> <td style="text-align:center">e-mail</td> <td style="text-align:center">Contact Number</td> </tr> <tr> <td>Bank: SBI</td> <td>sbi.04209@sbi.co.in</td> <td>080 25943470 to 3490</td> </tr> <tr> <td>A.O.: B Narasimham</td> <td>b.narasimham@sbi.co.in</td> <td>9449840162</td> </tr> </table> In case of any doubt prospective bidder may contact Authorised Officer.	Name	e-mail	Contact Number	Bank: SBI	sbi.04209@sbi.co.in	080 25943470 to 3490	A.O.: B Narasimham	b.narasimham@sbi.co.in	9449840162
Name	e-mail	Contact Number									
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A.O.: B Narasimham	b.narasimham@sbi.co.in	9449840162									
14	Other conditions	1. e-Auction sale of Hypothecated/Mortgaged/Charged Properties (Movable assets and Immovable assets) is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through the State Bank of India's approved service provider <b>M/s e-Procurement Technologies Pvt Ltd.</b> , at their web portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> . E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> .									



2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/ducs affecting the properties, 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 properties are 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. **It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.** 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.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS Transfer or online Transfer into the **Account No.10416343056 in favour of 'SBI SAMB Customers Account' at State Bank of India, Overseas Branch, Bengaluru, Branch Code:06861, IFS Code: SBIN0006861.** Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.
4. The e-Auction/bidding of the above properties would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount". At the commencement of Auction a minimum of one bid should be placed by the bidder. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as a Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/ Secured Creditor.



5. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded without any interest. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15<sup>th</sup> day from confirmation of sale, default in deposit of any of the abovementioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and Properties shall be put to auction again and the defaulting bidder shall have no claim/ right in respect of Properties/ amount deposited.
6. The prospective qualified bidders may avail online training on e-Auction from **M/s. e-Procurement Technologies Pvt. Limited** (abc procure), A-201/208, Wall Street- II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Phone 079-40230810/827/816 to 820 and Mr. Manohar V - +91 7353931866. Neither the Authorised Officer/Bank nor M/s e-Procurement Technologies Pvt. Ltd. will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation, the intending bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. However, in case of Technical defects/holiday declared or any other reason, if the website is not available on the day of e auction, the e auction shall be postponed to the next working day/website available day.
7. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.



8. The Certificate of Sale will be issued in the form given in Appendix III (for movable assets i.e., Plant & Machinery and other movable assets) and the Sale Certificate will be issued in the form given in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
9. The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.
10. The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.
11. Where sale price of any immovable property is Rs.50.00 Lakh and above, the auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.
12. For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer & Assistant General Manager (CLO-5), State Bank of India, SAM Branch, 2<sup>nd</sup> Floor, Office Complex Building, SBI Local Head Office Campus, No.65, St. Mark's Road, Bengaluru-560 001 during office hours, Phone No.080-25943470 to 3490 or Mobile No.9449840162.
13. 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., (vendor name) may be conveyed through e mail. The Bidders are also required to provide alternate email Id.

14. 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 (SAMB), 2<sup>nd</sup> Floor, Office Complex Building, SBI LHO Campus, No.65, St. Mark's Road, Bengaluru-560 001 by **25.02.2019 up to 5.30 P.M.** In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company/LLP, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached. In case of Partnership/AOP/Trust, a letter of authorization in favour of a person authorizing him (who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. **The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.**
15. Names of the Eligible Bidders will be identified by State Bank of India, SAM Branch, Bengaluru, to participate in online e-auction on the portal <https://sbi.auctiontiger.net> & [www.tenders.gov.in](http://www.tenders.gov.in). **M/s. e-Procurement Technologies Pvt. Limited** (abc procure), A-201/208, Wall Street- II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Phone 079-40230810/827/816 to 820 and Mr. Manohar V - +91 7353931866 who will provide User ID & Password after due verification of PAN of the Eligible Bidders.
16. 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.





17. 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.
18. 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.
19. 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.
20. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
21. 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.
22. The EMD of the unsuccessful bidder will be refunded to their respective Account Numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
23. 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.
24. 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 its/his/her name.
25. 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.



		26. In case 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.
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For State Bank of India



Asst. Gen. Manager & Authorised Officer  
Stressed Assets Management Branch  
Bengaluru - 560 001

Date: 04.02.2019

Place: Bengaluru

**AUTHORISED OFFICER**  
**STATE BANK OF INDIA**  
**Stressed Assets Management Branch,**  
No. 65, St. Mark's Road,  
2<sup>nd</sup> Floor, Office Complex Building,  
SBI LHO Campus, Bengaluru -560 001,  
Karnataka