

	<p align="center">STATE BANK OF INDIA Stressed Assets Recovery Branch</p>
<p>Authorised Official's Details: Name: SRI R BHASKAR Mobile No: 9444371413 Land Line No: 28881037</p>	<p>2nd Floor, Red Cross Buildings, # 32, Red Cross Road , Egmore, Chennai – 600008. Telephone: 044-28881037 E-mail: sbi.05170@sbi.co.in</p>

Appendix – IV-A
[See Proviso to rule 8(6)]

Annexure II

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/ies 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, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **18.03.2020** for recovery of Rs.8,40,35,241/- (Rupees Eight crores forty lacs thirty five thousand two hundred and forty one only) as on 31.01.2020 with future interest and costs due to the State Bank of India, SARB Chennai from M/s Vaigai Non-Wovens Pvt Ltd. The reserve price will be Property No 1 : Rs 282.00 Lacs, Property No 2: Rs 38.00 lacs, Property No 3: Rs 89.00 lacs, Property No 4: Rs 66.00 lacs, Property No 5: Rs 117.00 lacs and the earnest money deposit will be Property No 1 : Rs 28.20 lacs, Property No 2 : Rs 3.80 lacs, Property No 3 : Rs 8.90 lacs, Property No 4 : Rs 6.60 lacs and Property No 5 : Rs 11.70 lacs (the latter amount to be deposited with the bank on or before **16.03.2020** before 4:00 Pm.

DESCRIPTION OF IMMOVABLE PROPERTY/IES:

DETAILS OF E-AUCTION SALE:

Property No.1 :

Land situated at RS No. 224/2,4,6 & 7, Pulichapallam village Vanur Taluk **belonging to** Shri.K.Poornachandran and K.Prabakaran (Promoters of the Company) land measuring 2.33 acres.

Property No2 :

Land bearing RS No.224/1 Patta 1642 at Pulichapallam, Vanur, Villupuram District, measuring 1.76 acres (76665.60 Sq.Ft) belonging to Shri.K.Prabakaran and Shri.K.Poornachandran.

Property No.3:

Residential cum Commercial building with land area 1474 Sq.Ft and built up area 3168 Sq.Ft, Door Nos.137 & 139 (Old No.117 & 103) RS No.239 PT, Patta 442, Petit canal street, Pondicherry **belonging to** Shri.Karunagara Nadar.S, Father of the Promoters, represented by the legal heirs, viz

- 1) Smt K Thangeswari, W/o Late Karunagara Nadar,
- 2) Shri K.Prabhakaran, S/o Late Karunagara Nadar,
- 3) Shri K.Poornachandran, S/o Late Karunagara Nadar,
- 4) Shri K Selvanandam S/o (Late) Karunagara Nadar,
- 5) Shri K Amaresan S/o (Late) Karunagara Nadar,
- 6) Smt V Mangayarkarasi D/o (Late) Karunagara Nadar,
- 7) Smt B Gowri D/o (Late) Karunagara Nadar

Property 4:

Commercial land and building at RS No.168/1 PT at Saram Revenue village No.40, T.S.No 45, Ward-B, Block No 4, Thiruvalluvar Nagar, Anthoniar Koil street with a plot extent of 1549 Sq.Ft belonging to Shri.K.Prabakaran.

Property 5:

Commercial Land and Building measuring 3436 Sqft land with built up area of 3418 Sq.Ft at R.S No 168/1pt, T.S.No 37/3, Cad.No 126PT, Block No 4, Ward-B, Patta 122, at Thiruvalluvar Nagar, Anthoniar Koil Street, Pondicherry belonging to Shri.K.Poornachandran.

Encumbrances known to the Bank if any :Nil

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

Date:25.02.2020
Place: Chennai

Authorised Officer
State Bank of India
Stressed Assets Recovery 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

<u>1</u>	Name and address of the borrower	<p>M/s Vaigai Non Wovens Pvt Ltd Represented by Shri K.Prabakaran Managing Director R S No 224/7 Pulichapallam Road Pulichapallam Vanur Taluk Tamil Nadu 605109</p> <p>Shri. K. Prabakaran S/O (Late) Karunakaran 137, Petit canal street Pondicherry -605001</p> <p>Shri K. Poornachandran S/o (Late)Karunakaran 137, Petit canal street Pondicherry – 605001</p> <p>Smt Subhashini Chermakani W/o Shri K Prabakaran 137. Petit canal street Pondicherry – 605001</p> <p>Smt Kalaiselvy W/o ShriK Poornachandran 137. Petit canal street Pondicherry – 605001</p> <p>Smt K Thangeswari W/o (Late) Karunakaran 137, Petit canal street Pondicherry – 605001</p> <p>Shri K Selvanandam S/o (Late)Sh. Karunakaran 137, Petit canal street Pondicherry – 605001</p> <p>Shri K Amaresan S/o (Late)Sh. Karunakaran 137, Petit canal street Pondicherry – 605001</p> <p>Smt V mangyarkarasi D/o (Late) Karunakaran W/o R Velmurugan 137, Petit canal street Pondicherry – 605001</p> <p>Smt B Gowri D/o (Late) Karunakaran W/o C Balaji Roja Mark Kadalai Mittal M G Road Kumbakonam</p> <p>Smt G Jagadeeswari</p>
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		<p>D/o (late) karunakaran W/o Gilbert 137, Petit canal street Pondicherry – 605001</p> <p>Smt C. Rajalakshmi W/o Chermakani No 4/11, varadaraja Perumal Koil Street Tondiarpet Chennai600081</p>
2	Name and address of the Branch, the secured creditor	<p>State Bank of India Stressed Asset Recovery Branch “Red Cross Buldings” 32, Montieth Road Egmore, Chennai-8</p>
3	Complete description of immovable secured assets to be sold with identification marks or number, if any, on them	<p>Property No.1 : Land situated at RS No. 224/2,4,6 & 7, Pulichapallam village Vanur Taluk belonging to Shri.K.Poornachandran and K.Prabakaran (Promoters of the Company) land measuring 2.33 acres.</p> <p>Property No2 : Land bearing RS No.224/1 Patta 1642 at Pulichapallam, Vanur, Villupuram District, measuring 1.76 acres (76665.60 Sq.Ft) belonging to Shri.K.Prabakaran and Shri.K.Poornachandran.</p> <p>Property No.3: Residential cum Commercial building with land area 1474 Sq.Ft and built up area 3168 Sq.Ft, Door Nos.137 & 139 (Old No.117 & 103) RS No.239 PT, Patta 442, Petit canal street, Pondicherry belonging to Shri.Karunagara Nadar.S, Father of the Promoters, represented by the legal heirs, viz 1) Smt K Thangeswari, W/o Late Karunagara Nadar, 2) Shri K.Prabhakaran, S/o Late Karunagara Nadar, 3) Shri K.Poornachandran, S/o Late Karunagara Nadar, 4) Shri K Selvanandam S/o (Late) Karunagara Nadar, 5) Shri K Amaresan S/o (Late) Karunagara Nadar, 6) Smt V Mangayarkarasi D/o (Late) Karunagara Nadar, 7) Smt B Gowri D/o (Late) Karunagara Nadar</p> <p>Property 4: Commercial land and building at RS No.168/1 PT at Saram Revenue village No.40, T.S.No 45, Ward-B, Block No 4, Thiruvalluvar Nagar, Anthoniar Koil street with a plot extent of 1549 Sq.Ft belonging to Shri.K.Prabakaran.</p> <p>Property 5: Commercial Land and Building measuring 3436 Sqft land with built up area of 3418 Sq.Ft at R.S No 168/1pt, T.S.No 37/3, Cad.No 126PT, Block No 4, Ward-B, Patta 122, at Thiruvalluvar Nagar, Anthoniar Koil Street, Pondicherry belonging to Shri.K.Poornachandran.</p>
4	Details of the encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which the property to be sold	Rs.8,40,35,241/- (Rupees Eight crores forty lacs thirty five thousand two hundred and forty one only) with future interests and costs
6	Deposit of earnest money	<p>EMD: Property No 1 : Rs 28.20 Lacs Property No 2: Rs 3.80 lacs Property No 3: Rs 8.90 Lacs Property No 4: Rs 6.60 Lacs Property No 5: Rs 11.70 lacs</p> <p>Being the 10% of Reserve price to be remitted by RTGS/NEFT to the bank</p>

		account or Demand Draft draw in favour of SBI account – Account No 31277538271 Name of the Account : SBI, Stressed Assets Recovery Branch, Chennai, Maintained at our SBI Egmore Branch, Chennai – 08, Branch code : 1516 : IFSC Code : SBIN0001516. Name of the Beneficiary: State Bank of India. Name of the Branch drawn on any Nationalised or Scheduled Bank
<u>7</u>	Reserve price of the immovable secured assets: Bank Account in which EMD to be remitted:	Property No 1 : Rs 282.00 Lacs Property No 2: Rs 38.00 lacs Property No 3: Rs 89.00 Lacs Property No 4: Rs 66.00 Lacs Property No 5: Rs 117.00 lacs A/C No : 31277538271 IFSC: SBIN0001516 Bank : State Bank of India Address : Egmore Branch, Chennai – 08 Time: Upto 4.00 Pm Date : 16.03.2020
<u>8</u>	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 authorized officer, failing which the earnest money deposited by the bidder shall be for forfeited. The balance 75% of the sale of the secured asset.
<u>9</u>	Time and place of public e-auction or time after which sale by any other mode shall be completed	Date : 18.03.2020 Time: 12.00 noon to 1.00 Pm with unlimited extensions of 5 minutes each.
<u>10</u>	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 C1 India Private Limited at their web portal https://www.bankeauctions.com
<u>11</u>	(i) Bid increment amount: (ii) Auto Extension: Unlimited times. (iii) Bid currency & unit of measurement	(i) Property No 1 : Rs 100000/- (ii) Property No 2 : Rs 40000/- (iii) Property No 3 : Rs 90000/- (iv) Property No 4 : Rs 66000/- (v) Property No 5: Rs 100000/- (2) Date: 18.03.2020 , Time: 12 noon to 1.00 Pm with unlimited extensions of 5 minutes each. (3) INR
<u>12</u>	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. Contact person with mobile number	Date : 09.03.2020 to 12.03.2020. Time : Between 10.00 AM and 04.00 PM. Name : SHRI BRIJESH DIMRI MOBILE NO 9530903334
<u>13</u>	Other Conditions	(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 & password by M/s.C1 India Private Limited, may be conveyed through e-mail} or Contact Details – Mr. Shrinath Mobile No. 9840446485 or Landline No. 0124-4302020 or through e-mail support@bankeauctions.com, tn@c1india.com.

(b)The intending bidder should submit the evidence for 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., Voter ID Card/ Driving License/ Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of STATE BANK OF INDIA, Stressed Assets Recovery Branch, Egmore, Chennai-8 by **16.02.2020** upto **4.00** p.m. Scanned copies of the original of these documents can also be submitted to e-mail id of Authorized officer.

(c) Names of the Eligible Bidders, will be identified by the **STATE BANK OF INDIA, Stressed Assets Recovery Branch, Egmore, Chennai-8** to participate in online e-auction on the portal <https://www.bankeauctions.com>, M/s.C1 India Private Limited will provide User ID & 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 auction process / proceed with conventional modes 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 and conditions and modalities of e-auction adopted by the service provider, before participating in 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 the 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 authorized 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 bids, no correspondence regarding any change in the bid shall be entertained.

		<p>(m) 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).</p> <p>(n) The authorized officer is not bound to accept the highest offer and the authorized officer has the 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 bidder, authority of the person representing the bidder, the interpretation and decision of the authorized 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 authorized 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: 25.02.2020
Place: Chennai

Authorised Officer
State Bank of India
Stressed Assets Recovery Branch, Chennai