



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH

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E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES CHARGED/MORTGAGED TO THE CONSORTIUM BANKS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The undersigned as Authorised Officer of State Bank of India, Consortium Lead Bank, on behalf of all member Banks of the Consortium [(1) State Bank of India including erstwhile State Bank of Mysore (2) Punjab National Bank (3) Bank of India and (4) Axis Bank Limited (5) Edelweiss Asset Reconstruction Co.Ltd.], has taken possession of the following properties collectively on behalf of all member Banks under section 13(4) of the SARFAESI Act. The borrower/mortgagor and guarantors/corporate guarantors/mortgagors in particular and the Public at large are informed that e-auction (under SARFAESI Act, 2002) of the Charged/Mortgaged properties in the below mentioned account for realization of dues of all member Banks of the Consortium will be held on “**AS IS WHERE IS BASIS**”, “**AS IS WHAT IS BASIS**” and “**WHATEVER THERE IS**” basis on the terms & conditions as specified hereunder:

Name & Address of the Borrower	M/s Deepak Cables (I) Limited, Regd. Office: No.7, N S Iyengar Street, Seshadripuram, Bengaluru – 560 020. (Karnataka) Works at: (i) Plot No. N-1, Industrial Estate, Batawadi, Tumakuru-572 102, Karnataka (ii) No.7, Whirlpool Road, Thiruvandur Kovil, Pondicherry-605 102, (iii) Plot No.26 & 27, Bhramaputra Industrial Park, Sinduri Ghopa, P.S. Kamalpur, Guwahati, District Kamrup, (Assam) (iv) No.59, Mouza – Dulampur, P.S./Tah-Attabira, District-Bargarh (Odisha).
Name & Addresses of the Guarantors/Corporate Guarantors/Mortgagor	1) Mrs Satyavathy Balla, D/o. Mr Surya Rao, Guarantor , A083, Bearys Lakeside Habitat, No.18, Shanthivana Road, Bengaluru- 560 092. 2) Mr K Venkateshwara Rao, S/o. Mr Surya Rao, Guarantor , A083, Bearys Lakeside Habitat, No.18, Shanthivana Road, Bengaluru- 560 092.

	<p>3) M/s Yeshoda Conductors Pvt. Ltd., Corporate Guarantor, No 7, N S Iyengar Street, Sheshadripuram, Bengaluru- 560 020.</p> <p>4) M/s Adhunik Power Transmission Limited, Corporate Guarantor, B-32 to 36, I Phase, Adityapur Industrial Area, Jamshedpur -832 109, Jharkhand.</p>
Outstanding Dues for recovery of which properties are being sold	Rs.1474,76,85,184/- (Rupees One Thousand Four Hundred Seventy Four Crores Seventy Six Lacs Eighty Five Thousand One Hundred and Eighty Four Only) (excluding contingent liabilities of Rs.20,17,82,884/-) [dues of State Bank India & erstwhile State Bank of Mysore – Rs.706,74,09,063/- (excluding contingent liabilities of Rs.13,34,56,474/-) + dues of Punjab National Bank – Rs.257,82,45,883/- (excluding contingent liabilities of Rs.6,83,26,410/-) + dues of Bank of India – Rs.302,90,37,732/- and dues of Axis Bank Limited – Rs.114,04,71,664/- and dues of Edelweiss Asset Reconstruction Company Ltd. – Rs.93,25,20,842/- as on 05.12.2018 and further interest at contractual rate from 06.12.2018 with incidental expenses, costs, charges etc.
Demand Notice Date	16.12.2016
Name of Title Deed Holder	Mr K Venkateshwara Rao S/o. Late Surya Rao
<u>DESCRIPTION OF PROPERTIES</u>	
<u>Tender No: SBI/SAMB/EA/GW/CLO-V/2018-19/ 72:</u>	
<u>Property No.(1): [Owned by Mr K Venkateshwara Rao S/o. Late Surya Rao]:</u>	
<p>All that piece & parcel of the immovable property bearing Vacant Site No.2741 (Two Thousand Seven Hundred Forty One) situated in Sector-I (One), HSR Layout, Bengaluru measuring East to West 12.19 (Twelve point One Nine) meters and North to South 18.29 (Eighteen point Two Nine) meters totally measuring 222.95 (Two Hundred Twenty Two point Nine Five) square meters together with all rights, appurtenances whatsoever whether underneath of above the surface standing in the name of Mr K Venkateshwara Rao S/o. Late Surya Rao vide Sale Deed dated 16.12.2005 and registered as document No.BDA-1-08772/2005-06 & CD No.BDAD102 dated 22.12.2005 at Addl. District SRO, Bengaluru City and bounded on: East by: Site No.2742 (Two Thousand Seven Hundred Forty Two), West by: Site No.2740 (Two Thousand Seven Hundred Forty), North by: Road, South by: Site No.2734 (Two Thousand Seven Hundred Thirty Four).</p>	
Reserve Price: Rs.2.49 Crore	EMD: Rs.24.90 Lakh
<u>Tender No: SBI/SAMB/EA/GW/CLO-V/2018-19/ 71:</u>	
<u>Property No.(2):[Owned by Mr K Venkateshwara Rao S/o. Late Surya Rao]:</u>	
<p>All that piece & parcel of the immovable property bearing Vacant Site No.150 (in words) (One Hundred Fifty) in out of Survey Nos.57 to 82 of Domlur Village Civil Area, Kasaba Hobli, Bengaluru North Taluk, Bengaluru in the Layout Plan sanctioned by the Bengaluru Development Authority, Bengaluru measuring East to West towards Northern Side 50 feet (15.24 Mtrs.), East to West towards Southern Side 50 feet (15.24 Mtrs.) and North to South towards Eastern Side 80 feet (24.38 Mtrs.), North to South towards Western Side 80 feet (24.38 Mtrs.) totally measuring 444.44 square yards or 371.55 square meters together with all rights, appurtenances whatsoever whether underneath of above the surface standing in the name of Mr K Venkateshwara Rao S/o. Late Surya Rao vide Sale Deed dated 15.03.1993 and registered as document No.4327/1992-93 dated 19.03.1993 at SRO,</p>	

Shivajinagar, Bengaluru and bounded on: East by: Site No.149, West by: Road, North by: Site No.128 & 129, South by: Road.	
Reserve Price: Rs.4.30 Crore Lakh	
EMD: Rs.43.00	
Date & Time of e –Auction:	Date: 23.01.2019 Time: 60 Minutes: Property No.(1): From 11.30 A.M to 12.30 P.M. Time: 60 Minutes: Property No.(2): From 2.30 P.M to 3.30 P.M. with unlimited extension of five minutes for each bid, if the bidding continues, till the sale is concluded
Reserve Price	Property No.(1):Rs.2.49 Crore (Rupees Two Crore Forty Nine Lakh Only) (Below which property will not be sold) Property No.(2): Rs.4.30 Crore (Rupees Four Crore Thirty Lakh Only) (Below which property will not be sold)
Earnest Money Deposit (EMD)	10% of the Reserve Price Property No.(1):Rs.24.90 Lakh (Rupees Twenty Four Lakh Ninety Thousand Only) Property No.(2): Rs.43.00 Lakh (Rupees Forty Three Lakh Only)
Bid Increment Amount	In multiples of Rs.2,00,000/- (Rupees Two Lakh Only) for Property No.(1), Rs.4,00,000/- (Rupees Four Lakh Only) for Property No.(2),
EMD Remittance	Deposit through NEFT / RTGS Transfer or online transfer in favour of “ SBI SAMB Customers Account ” to the credit of A/c. No.10416343056 with State Bank of India, Overseas Branch, SBI Local Head Office Compound, No. 65, St. Mark’s Road, Bengaluru -560 001. Branch Code:06861 IFS Code.SBIN0006861
Date and Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.,	On or before 21.01.2019 up to 4.00 P.M.
Date and Time of Inspection of properties	Property No.(1): 08.01.2019 from 11.00 A.M. to 3.00 P.M.. Property No.(2): 09.01.2019 from 11.00 A.M. to 3.00 P.M. Please Contact 9886728350/8762662278/9740367868

Terms and Conditions of the E-auction are as under:

1. E-auction Sale of immovable properties is being held on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis and the auction will be conducted “Online”. The auction will be conducted through the State Bank of India’s approved service provider **M/s e – Procurement Technologies Pvt. Ltd.**, at their web portal <https://sbi.auctiontiger.net>. E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in <https://sbi.auctiontiger.net>.
2. **All aforesaid member Banks of consortium have given their consent to the Consortium Lead Bank, State Bank of India, to initiate all recovery measures against the said borrower & guarantors/corporate guarantors under the SARFAESI Act on behalf of them. Thus, the Authorised Officer of State Bank of India, Stressed Assets Management Branch, Bengaluru, is issuing this notice on behalf of all member Banks of the consortium.**
3. **The Authorised Officer of State Bank of India, Consortium Lead Bank, has taken only the**

symbolic possession of the properties on behalf of all member Banks of consortium under section 13(4) of the SARFAESI Act.

4. 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/dues 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 responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid. It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted.**
5. 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.
6. Bidders shall hold a valid Digital Signature Certificate 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 e-Procurement Technologies Pvt. Ltd., may be conveyed through e-mail.
7. The intending bidder should submit the Tender/ Bid Application in the prescribed format given in the Tender Document for participation in the e-auction along with evidence for EMD deposit like Challan/UTR number and 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 etc., to the Authorized Officer & the Assistant General Manager (CLO-5), STATE BANK OF INDIA, Stressed Assets Management Branch, Bengaluru in the following address: 2nd Floor, Office Complex Building, Local Head Office Compound, No. 65, St. Mark’s Road, Bengaluru -560 001 in a sealed cover duly writing the Tender No. on the cover **on or before 21.01.2019 up to 4.00 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.
8. Names of the Eligible Bidders will be identified by the Authorised Officer, State Bank of India, SAMB, Bengaluru, to participate in online e-auction on the portal <https://sbi.auctiontiger.net>. M/s e-Procurement Technologies Ltd., (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, Mr Manohar V - +91 7353931866, email: karnataka@auctiontiger.net & support@ auctiontiger.net will provide User ID & Password after due verification of PAN of the Eligible Bidders.

9. **The properties shall not be sold below the Reserve Price. However, the bidder must undertake to increase the bid amount by one bid increment amount mentioned in the sale notice, even if the bidder is a sole/successful bidder.**
10. 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 multiple of the amount mentioned under the column “Bid Increment Amount”. 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.
11. 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 15th 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.
12. The prospective qualified bidders may avail online training on e-Auction from Mr Manohar V - +91 7353931866, the Service Provider viz 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, email: karnataka@auctiontiger.net, & support@auctiontiger.net prior to the date of e-Auction. Neither the Authorised Officer/All member Banks of Consortium nor M/s e-Procurement Technologies Pvt. Ltd., (abc procure) 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, the e-auction shall be postponed to the next working day/website available day.
13. The auction purchaser has to deduct 1% of the Sale Price of the immovable properties as TDS in the name of the owner of the properties & 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 properties has to be remitted to the State Bank of India. The Sale Certificate for immovable properties will be issued only on full payment of 99% of Sale Price and on receipt of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.
14. The auction purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody in respect of the properties purchased through e-auction.
15. The Authorised Officer 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 properties or portion thereof from the auction proceedings at any stage without assigning any reason there for.

16. 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).
17. The Authorised Officer/ Consortium Banks are 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 with respect to e-auction.
18. The Authorised Officer of the State Bank of India reserves the right to reject any or all the offers/tenders/bids without assigning any reason or shall have the right to postpone or cancel e-auction. The Authorised Officer of the State Bank of India also reserves the right to modify any terms and conditions of the e-auction/sale at his discretion without prior notice.
19. This is also a notice to the abovenamed borrower/guarantors/corporate guarantors/mortgagors about the holding of e-auction sale which has already been intimated vide notice for sale dated **06.12.2018**.
20. 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.
21. For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer & the Assistant General Manager (CLO-5), State Bank of India, SAM Branch, II Floor, Office Complex Building, SBI Local Head Office Compound, No.65, St. Mark's Road, Bengaluru-560 001 during office hours, Phone No.080-25943473/88 or State Bank of India's approved Resolution Agent, M/s Goodwill Recovery and Financial services Pvt. Ltd. Bengaluru. Tel No.080-41620601 or its representative Sri Raja Reddy K Cell No. +919886728350 or Sri M V S Gupta Cell No. +918762662278 and also may contact the State Bank of India's approved service provider 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, Mr Manohar V -+91 7353931866, email: karnataka@auctiontiger.net & support@auctiontiger.net, for any information on procedure of e-auction.

Place: Bengaluru,

**Sd/-
Authorised Officer
State Bank of India, SAM Branch, Bengaluru**