

M/s. Cache Furniture Ltd, Managing Director: Sri.Ranbeer Singh Gandhi S/o.Late.Amrik Singh Gandhi, Regd. Office : 3-1-215 to 220, Somasundaram Street, Near Manju Theatre, S.D Road, Secunderabad – 500 003.	Sri.Ranbeer Singh Gandhi S/o.Late.Amrik Singh Gandhi,H.No.64-65, Shantiniketan Colony, Mahendra Hills, Picket, Secunderabad-500026.
Mrs.Gulshan Kaur W/o.Sri.Ranbeer Singh Gandhi, H.No.64-65, Shantiniketan Colony, Mahendra Hills, Picket, Secunderabad-500026	Sri.Dara Subba Rao, H.No.32-67/32/1/1, Anthaiah Colony, Ramakrishnapuram, Secunderabad – 500056.
M/s.Sri Srinivasa Paper & Board Mills Pvt. Ltd., Room No.10, 2 nd Floor, Srinath Commercial Complex, S.D.Road, Secunderabad - 500003	M/s.Jai Bhagwan Chemical Industries Pvt Ltd., 6-1-279/10/1, Padma Rao Nagar, Secunderabad

Date: 21.02.2019

Dear Sir,

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Rule 8(6) of Security Interest {Enforcement} Rules]

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 Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which have been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on 16.03.2019, for recovery of Rs. 38,82,59,772.37 (Rs. Thirty eight crores eighty two lakh fifty nine thousand seven hundred seventy and paise thirty seven only) plus interest from 10.06.2013 at the contractual rate and incidental charges, due to the secured creditor from M/S. Cache Furniture Limited. and 1) Sri.Ranbeer Singh Gandhi , 2) Mrs.Gulshan Kaur and 3) Sri.Dara Subba Rao, 4) M/s.Sri Srinivasa Paper & Board Mills Pvt. Ltd. & 5) M/s.Jai Bhagwan Chemical Industries Pvt Ltd. The reserve price, earnest money deposit particulars and short description of the properties with known encumbrances are mentioned below. EMD to be deposited with the Bank on or before 15.03.2019.

<p>1) Shop No.3 with built up area of 1320 Sft on the ground floor i.e., a plinth area of 1100 sft and common area of 220 sft including car parking with proportionate undivided share in land admeasuring 45 Sq.yards in premises known at "VAMSI EMPEROR" bearing Municipal No.7-1-58 on Plot Nos. 1, 2, 7, 8, 9, 10 &11 (Part) in Sy.Nos.191, 192 &130/2, situated at Ameerpet, Hyderabad, belonging to Smt.Gulshan Kaur, vide Doc No.2779/2003 dated 18.11.2003, registered at The Sub Registrar Office at S.R Nagar and bounded by:- NORTH : Lobby, SOUTH: Road, EAST: Proposed Shop No . 4, WEST : Proposed Shop No . 2</p>		
Reserve Price Rs.1,40,00,000/-;	EMD: Rs.14,00,000/-;	Auction Time : 12 Noon to 1 PM
<p>2) West half portion of show room No.1A with built up area of 1321.87 Sft (ground floor) (common area 221.87 sft) including car parking together with proportionate undivided share of land admeasuring 35 Sq.yards in "VAMSI EMPEROR" bearing Municipal No. 7-1-58 on Plot Nos. 1, 2, 7, 8, 9, 10 &11 (Part) in Sy.Nos.191, 192 &130/2, situated at Ameerpet, Hyderabad, belonging to Smt.Gulshan Kaur, vide Doc No. 2797/2003 dated 19.11.2003 registered at The Sub Registrar Office at S.R Nagar and bounded by:- NORTH: Part of Shop No.1,SOUTH: Main Road, EAST: Eastern Half Portion of Show Bearing Room No .1B, WEST: Neighbour's Property</p>		
Reserve Price Rs.1,40,00,000/-;	EMD: Rs.14,00,000/-;	Auction Time : 1 PM to 2 PM
<p>3) Commercial building along with land with a constructed area of 22,545 Sq.ft (land for an extent of 1470 Sq.yards) located at D.No.3-1-215 to 220, S.D. Road, Somasundaram Street, Secunderabad belonging to M/s.Srinivasa Paper & Board Mills and Mrs.Gulshan Kaur. Vide Doc No.807/1994 dated : 23.11.1994 registered at The Sub Registrar Office at Secundrabad and bounded by:- NORTH : Premises No: 3-1-252/253,SOUTH: Premises No:3-1-215, EAST: Taj Mahal Hotel,WEST : Somasundaram Street (50 ' Wide Road)</p>		
Reserve Price Rs.18,87,00,000 /-;	EMD: Rs.1,88,70,000,-/;	Auction Time : 2 PM to 3 PM

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://bank.sbi> / www.sbi.co.in and also at the web portal <https://www.bankeauctions.com> of the service provider, M/s C 1 India Pvt Ltd.

Date: 21.02.2019

Place: Hyderabad

AUTHORISED OFFICER

THE TERMS AND CONDITIONS OF THE AUCTION SALE

Properties will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”

1	Name and address of the Borrower	M/s. Cache Furniture Ltd, Regd. Office : 3-1-215 to 220, Somasundaram Street, Near Manju Theatre, S.D Road, Secunderabad – 500 003.
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch-II, State Bank of India, Hyderabad, D.No: 3-4-1013/A, 1 ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 Email ID of the Bank: sbi.18359@sbi.co.in
3	Description of the immovable secured assets to be sold.	Property 1: Shop No.3 with built up area of 1320 Sft on the ground floor i.e., a plinth area of 1100 sft and common area of 220 sft including car parking with proportionate undivided share in land admeasuring 45 Sq.yards in premises known at “VAMSI EMPEROR” bearing Municipal No.7-1-58 on Plot Nos. 1, 2, 7, 8, 9, 10 &11 (Part) in Sy.Nos.191, 192 &130/2, situated at Ameerpet, Hyderabad, belonging to Smt.Gulshan Kaur, vide Doc No.2779/2003 dated 18.11.2003, registered at The Sub Registrar Office at S.R Nagar and bounded by:- NORTH : Lobby, SOUTH: Road, EAST: Proposed Shop No . 4, WEST : Proposed Shop No . 2 Property 2: West half portion of show room No.1A with built up area of 1321.87 Sft (ground floor) (common area 221.87 sft) including car parking together with proportionate undivided share of land admeasuring 35 Sq.yards in “VAMSI EMPEROR” bearing Municipal No. 7-1-58 on Plot Nos. 1, 2, 7, 8, 9, 10 &11 (Part) in Sy.Nos.191, 192 &130/2, situated at Ameerpet, Hyderabad, belonging to Smt.Gulshan Kaur, vide Doc No. 2797/2003 dated 19.11.2003 registered at The Sub Registrar Office at S.R Nagar and bounded by:- NORTH: Part of Shop No.1,SOUTH: Main Road, EAST: Eastern Half Portion of Show Bearing Room No .1B, WEST: Neighbour's Property Property 3: Commercial building along with land with a constructed area of

		22,545 Sq.ft (land for an extent of 1470 Sq.yards) located at D.No.3-1-215 to 220, S.D. Road, Somasundaram Street, Secunderabad belonging to M/s.Srinivasa Paper & Board Mills and Mrs.Gulshan Kaur. Vide Doc No.807/1994 dated : 23.11.1994 registered at The Sub Registrar Office at Secundrabad and bounded by:-NORTH
4	Details of the encumbrances known to the secured creditor.	None
5	The secured debt for recovery of which the property is to be sold	Rs. 38,82,59,772.37 (Rs. Thirty eight crores eighty two lakh fifty nine thousand seven hundred seventy and paise thirty seven only) plus interest from 10.06.2013 at the contractual rate and incidental charges
6	Deposit of earnest money	<p>Property 1: EMD: Rs.14,00,000/- being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bank account or Demand Draft Drawn in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank.</p> <p>Property 2: EMD: Rs.14,00,000/- being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bank account or Demand Draft Drawn in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank.</p> <p>Property 3: EMD: Rs.1,88,70,000/- being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bank account or Demand Draft Drawn in favour of SBI account (unit name) Name of the Branch drawn on any Nationalised or Scheduled Bank.</p>
7	Reserve Price of the immovable secured assets:	<p>Property 1: Rs. 1,40,00,000/-</p> <p>Property 2: Rs. 1,40,00,000/-</p> <p>Property 3: Rs.18,87,00,000 /-</p>
	Bank account in which EMD to be remitted	<p>1) Account No: 35754829917</p> <p>2) Account Name: EMDs on account of e-Auction.</p> <p>3) IFSC: SBIN0018359</p>

		4) Bank: State Bank of India, Stressed Assets Management Branch-II, Kachiguda, Hyderabad.
	Last Date and Time within which EMD to be remitted	15.03.2019 by 5.30 PM
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 15 th day of confirmation of sale by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months.
9	Time and place of public e-Auction	Property 1: Time 12 Noon to 1.00 P.M Property 2: Time 12 Noon to 1.00 P.M Property 3: Time 12 Noon to 1.00 P.M
10	The e-Auction will be conducted through the Bank's approved service provider.	M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal https://www.bankeauctions.com e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.
11	(i) Bid increment amount:	Rs.1,00,000/-
	(ii) Auto extension:	With auto time extension of five minutes for each incremental bid.
	(iii) Bid currency & unit of measurement	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.	Any working day with prior appointment before 11.03.2019 and 5:00 P.M. 1) Shri. A.Srinivas. Authorised Officer and AGM: Mob No: 9573898811 2) Shri P. Madhav Rao, Manager, Mob No:9850330064

	Contact person with mobile number	
13	Other conditions	<p>(a) Valid email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s C1 India Pvt Ltd 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 to the Authorised Officer of State Bank of India, Stressed Assets Management Branch-II, D.No: 3-4-1013/A, 1ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 by 03.02.2019 and 5:00 P.M.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch -II, Hyderabad to participate in online e-Auction on the portal https://www.bankeauctions.com of M/s C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>(d) On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.</p> <p>(e) During e-Auction, if no bid is received within the specified time, Authorised Officer at his discretion may decide to revise opening price/ scrap the e-Auction process/ proceed with conventional mode of tendering.</p> <p>(f) The Bank/ Authorised Officer/ 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.</p> <p>(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.</p> <p>(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</p>

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 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 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.

(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 only.

Date: 21.02.2019

Place: Hyderabad

AUTHORISED OFFICER