

 <p>SBI STRESSED ASSETS MANAGEMENT BRANCH COIMBATORE</p>	<p>Raja Plaza, First Floor, No. 1112, Avinashi Road, COIMBATORE 641 037 Ph: 0422-2245452 e-mail : sbi.16454@sbi.co.in</p>	<p>Authorized Officer: Mr.S.Suresh, Ph. No.: 0422- 2245452, 2245451 Mobile No.: 94453 95254</p>
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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/charged 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 **30.05.2019**, for recovery of **Rs.43,12,59,693.68/-** (Rupees Forty Three Crore Twelve Lakh Fifty Nine Thousand Six Hundred and Ninty Three and Sixty Eight Paise only) as on 30.04.2019 with future interest and costs due to the State Bank of India, from **M/s.Springfield Shelters Pvt Ltd**, having its Registered Office at No.101, Renga Vilas, New Dhamu Nagar, Coimbatore – 641 037 and **1.Shri.Ch.Venkateswara Rao**, S/o. Ch.Satyanarayana Murthy, No.40-2-10/B, Rampriya Residency,Moghal Rajapuram, Siddhartha Nagar, Lobbipet, Vijayawada Andhra Pradesh – 520 010 **2.Shri.C.Raja John**, S/o.K.ChairmanDurai, 18, Thasami Park Residency, G.V.K.Nagar, Singanallur, Coimbatore – 641 005.**3.Shri.Ch.Gopala Krishnamurthy**, S/o.Ch.Sayanarayana Murthy, FFB2, D NO-40-15-9/4,PLOT NO-G F2 Enziam Apartment , Brundavan Colony,Vijayawada – 520 010. **4.Shri.C.Baskar Jeshuran**, S/o.K.Chairman Durai, No.101, Renga Vilas, New Dhamu Nagar,Coimbatore – 641 037 **5.Smt.D.Rajeswari**, W/o.R.Dhinakaran, Jain's Abhishek, Block II, First Floor FK, Velachery Main Road, Selaiyur, Chennai – 600 073.

DESCRIPTION OF PROPERTY/IES:

<p>Property No.1- Land situated in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village (In the name of Springfield Shelters Pvt. Ltd.) Item No.1 Registered Sale Deed No.4414/2008 dated 29.05.2008 Item A SF No.725/1, Nanjai acre 0.98 cess Rs.8.37, SF No.726, Nanjai acre 2.25 cess</p>



Rs.19.86, SF No.725/2, Nanjai acre 0.83 cess Rs.7.12, in total Nanjai acre 4.06 cess Rs.35.35, in this as per Sale Deed Doc. Nos.747/1997, 748/1997, 749/1997, 750/1997, 751/1997, boundaries and measurements as follows:-

West of: Land belonging to Kamatchiammal;East of: Land belonging to NallammaNaicken;North of: Land belonging to PalaniNaicker;South of: Land in SF No.702;

In this middle, Nanjai acre 2.70-2/3 cess Rs.23.20 of land and,

Item B

SF No.725/1, Nanjai acre 0.98 cess Rs.8.6.0, SF No.726, Nanjai acre 2.25 cess Rs.19.14.0, SF No.725/2, Nanjai acre 0.83 cess Rs.7.2.0, in total Nanjai acre 4.06 cess Rs.34.22.0, in this,

East of: 1/3 land belonging to Rangasamy;South of: Land in SF No.702;West of: Land belonging to NajaBoyan;North of: Land belonging to PalaniNaicken;

In this middle, Nanjai acre 1.35.33 cess Rs.11.9.6, in this half on the north south on the western side property as per Sale Deed Doc.No.1641/1997, boundaries and measurements as follows:-

North of: Land belonging to PalaniNaicker;South of: Land in SF No.702;West of: Land belonging to Ganesan, sold by Rangammal;East of: Land belonging to Ramamoorthy;

In this middle, Acre 0.67 ¼ cess Rs.5.5.11 of land in total Nanjai acre 3.38 ½ of land in this 1/3 rd undivided share of land and all rights of way and all other appurtenances attached therewith.

This property is situated within the limits of Coimbatore Corporation.

Item No.2

Registered Sale Deed No.4415/2008 dated 29.05.2008

Item A

SF No.725/1, Nanjai acre 0.98 cess Rs.8.37, SF No.726, Nanjai acre 2.25 cess Rs.19.86, SF No.725/2, Nanjai acre 0.83 cess Rs.7.12, in total Nanjai acre 4.06 cess Rs.35.35, in this as per Sale Deed Doc. Nos.747/1997, 748/1997, 749/1997, 750/1997, 751/1997, boundaries and measurements as follows:-

West of: Land belonging to Kamatchiammal;East of: Land belonging to NallammaNaicken;North of: Land belonging to PalaniNaicker;South of: Land in SF No.702;

In this middle, Nanjai acre 2.70-2/3 cess Rs.23.20 of land and,

Item B

SF No.725/1, Nanjai acre 0.98 cess Rs.8.6.0, SF No.726, Nanjai acre 2.25 cess Rs.19.14.0, SF No.725/2, Nanjai acre 0.83 cess Rs.7.2.0, in total Nanjai acre 4.06 cess Rs.34.22.0, in this,

East of: 1/3 land belonging to Rangasamy;South of: Land in SF No.702;West of: Land



belonging to NajaBoyan;North of: Land belonging to PalaniNaicken;

In this middle, Nanjai acre 1.35.33 cess Rs.11.9.6, in this half on the north south on the western side property as per Sale Deed Doc.No.1641/1997, boundaries and measurements as follows:-

North of: Land belonging to PalaniNaicker;South of: Land in SF No.702;West of: Land belonging to Ganesan, sold by Rangammal;East of: Land belonging to Ramamoorthy;

In this middle, Acre 0.67 ¼ cess Rs.5.5.11 of land in total Nanjai acre 3.38 ½ of land in this 1/3 rd undivided share of land and all rights of way and all other appurtenances attached therewith.

This property is situated within the limits of Coimbatore Corporation.

Item No.3

Registered Sale Deed No.4416/2008 dated 29.05.2008

Item A

SF No.725/1, Nanjai acre 0.98 cess Rs.8.37, SF No.726, Nanjai acre 2.25 cess Rs.19.86, SF No.725/2, Nanjai acre 0.83 cess Rs.7.12, in total Nanjai acre 4.06 cess Rs.35.35, in this as per Sale Deed Doc. Nos.747/1997, 748/1997, 749/1997, 750/1997, 751/1997, boundaries and measurements as follows:-

West of: Land belonging to Kamatchiammal;East of: Land belonging to NallammaNaicken;North of: Land belonging to PalaniNaicker;South of: Land in SF No.702;

In this middle, Nanjai acre 2.70-2/3 cess Rs.23.20 of land and,

Item B

SF No.725/1, Nanjai acre 0.98 cess Rs.8.6.0, SF No.726, Nanjai acre 2.25 cess Rs.19.14.0, SF No.725/2, Nanjai acre 0.83 cess Rs.7.2.0, in total Nanjai acre 4.06 cess Rs.34.22.0, in this,

East of: 1/3 land belonging to Rangasamy;South of: Land in SF No.702;West of: Land belonging to NajaBoyan;North of: Land belonging to PalaniNaicken;

In this middle, Nanjai acre 1.35.33 cess Rs.11.9.6, in this half on the north south on the western side property as per Sale Deed Doc.No.1641/1997, boundaries and measurements as follows:-

North of: Land belonging to PalaniNaicker;South of: Land in SF No.702;West of: Land belonging to Ganesan, sold by Rangammal;East of: Land belonging to Ramamoorthy;

In this middle, Acre 0.67 ¼ cess Rs.5.5.11 of land in total Nanjai acre 3.38 ½ of land in this 1/3 rd undivided share of land and all rights of way and all other appurtenances attached therewith.

This property is situated within the limits of Coimbatore Corporation.

Item No.4

Registered Sale Deed No.7434/2008 dated 29.08.2008



in patta No.245, in SF No.727/1, an extent of 1.25 acres, in this a half extent of 62 ½ cents, bounded by:

South of: the lands in SF No.702;East of: the lands in SF No.679;North of: the remaining land in SF No.727/1;West of: the lands in SF No.727/2;

In the middle of this, an extent of 62½ cents land;

And in patta No.247, SF No.727/3, an extent of 74 cents of land, cess Rs.6.33, bounded by:

West of: the lands in SF No.726;South of: the lands in SF No.702;North of: the lands in SF No.728;East of: the lands in SF No.727/2;

In the middle of this, an extent of 74 cents land;

Totally, in both SF Nos.727/1 and 727/3, the land measuring an extent of 1.36½ (Hectare 0.55.27) acres with all rights of way and other appurtenances attached therewith in SF Nos.727/1 and 727/3.

This property is situated within the limits of Coimbatore Corporation.

(Total extent of land in Item Nos.1,2,3&4 under Property No.1 is 4.75 acres)

(Reserve Price: Rs.5,21,00,000/- (Rupees Five Crore and Twenty One Lakh only)

Property No.2- Land in Coimbatore Registration District, Thondamuthur Sub Registration District, in Vedapatti village

Item No.1

Registered Sale Deed No.737/2008 dated 24.01.2008

S.No.	SF No.	Extent: Acre
1	289	3.11

In total an extent of 3.11 acres (Hectare 1.25) of land and right to use the usual pathway and all other appurtenances thereon.

Item No.2

Registered Sale Deed No.738/2008 dated 24.01.2008

S.No.	SF No.	Extent: Acre
1	292	1.82
2	291	1.97
3	284	0.64
4	285	1.19
	Total	5.62

In total an extent of 5.62 acres (Hectare 2.27) of land and right to use the usual pathway and all other appurtenances thereon.

Item No.1 & 2- (In the name of Springfield Shelters Pvt. Ltd.)

Item No.3

Registered Sale Deed No.734/2008 dated 24.01.2008

(In the name of Mr.Ch.Venkateswara Rao)



S.No.	SF No.	Extent: Acre
1	290	2.08
In total an extent of 2.08 acres (Hectare 0.84) of land and right to use the usual pathway and all other appurtenances thereon. (Total extent of land in Item Nos.1,2&3 under Property No.2 is 10.81 acres) (Reserve Price: Rs.17,00,00,000/- (Rupees Seventeen Crore only)		
Encumbrance known to the bank if any : NIL		

DETAILS OF E-AUCTION SALE:

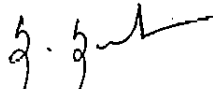
	Property No. 1	Property No.2
Reserve price	5,21,00,000/-	17,00,00,000/-
Earnest money to be deposited	52,10,000/-	1,70,00,000/-
Bid multiplier	2,00,000	5,00,000
Inspection of properties	27.05.2019 (Monday) between 10:00 am and 5:00 pm	
Last date and time for submission of proof of emd	29.05.2019 (Wednesday) up to 4:00 pm.	
Date and time of e-auction	30.05.2019 (Thursday) & 10:00 to 10:30 am	03.05.2019 (Thursday) & 10:30 to 11:00 am

The auction will be conducted online through the Bank's approved service provider M/s E-Procurement Technologies Ltd (ETL) at their web portal <https://sbi.auctiontiger.net>.

For detailed terms and conditions of the E-auction sale and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in <https://sbi.auctiontiger.net> & www.sbi.co.in

Date: 13.05.2019

Place: Coimbatore


 Authorised Officer

 STRESSED ASSETS MANAGEMENT BRANCH COIMBATORE	Raja Plaza, First Floor, No. 1112, Avinashi Road, COIMBATORE 641 037 Ph: 0422-2245452 e-mail : sbi.16454@sbi.co.in	Authorized Officer: Mr.S.Suresh, Ph. No.: 0422- 2245452, 2245451 Mobile No.: 94453 95254
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**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

1.	Name and address of the Borrower	M/s.Springfield Shelters Pvt Ltd.
2.	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
3.	Description of the immovable secured assets to be sold.	Property No.1: Vacant land in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, Springfield Rivera, SF No.725/1, 725/2, 726, 728/1, 727/3, measuring 4.75 acres, in the name of Springfield Shelters Pvt Property No.2: Vacant land in Coimbatore Registration District, Thondamuthur Sub Registration District, Vedappatti village, Spring Garden, SF No.284, 285, 289, 290, 291, 292, Perur Road, Nagarajapuram, measuring 10.81 acres, in the name of Springfield Shelters Pvt. Ltd. and Mr.Venkateswara Rao.
4.	Details of the encumbrances known to the secured creditor.	Nil
5.	The secured debt for recovery of which the property is to be sold	Rs.43,12,59,693.68/- (Rupees Forty Three Crore Twelve Lakh Fifty Nine Thousand Six Hundred and Ninty Three and Sixty Eight Paise only) as on 30.04.2019 with future interest and costs due to the State Bank of India, from M/s.Springfield Shelters Pvt Ltd
6.	Deposit of earnest money	EMD: Rs 52,10,000/- (Property No.1) & Rs.1,70,00,000/- (Property No.2) 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
7.	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs	Rs. 5,21,00,000/- (Property No.1) Rs.17,00,00,000/-(Property No.2) A/c No. : 33112183302 IFSC: SBIN0030462 Bank : State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore Time : 4:00 pm Date :29.05.2019
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, <u>failing which the earnest money deposited by the bidder shall be forfeited.</u> The Balance 75 % of the sale price is payable on or before the 15 th 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.	Date, Time and place of public e-Auction or time after which sale by any other mode shall be completed.	30.05.2019 (Thursday) 10:00 to 10:30 am (Property No.1) 10:30 to 11:00 am (Property No.2) Online
10.	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing eAuction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s E-Procurement Technologies Ltd (ETL) https://sbi.auctiontiger.net . web portal



11.	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.2,00,000/-(Property No.1) Rs.5,00,000/-(Property No.2) Unlimited INR
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. Contact person with mobile number	Date:27.05.2019 (Monday) Time: 10:00 am to 5:00pm Name: S.Suresh Mobile No. 94453 95254 R.Balamurugan Mobile No. 9715007775
13.	<p>Other conditions</p> <p>(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 and Password by M/s E-Procurement Technologies 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(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India State Bank of India, Stressed Assets Management Branch,No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037 <i>by hand on or before 29.05.2019 and 4:00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (sbi.16454@sbi.co.in)</i></p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch to participate in online e-Auction on the portal https://sbi.auctiontiger.net. M/s E-Procurement Technologies Ltd(ETL) who will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(d) The successful bidder shall be required to submit the final prices, quoted</p>	



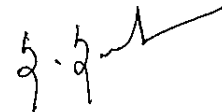
	<p>during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(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.</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 eAuction.</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 defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>(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.</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>
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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) 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: 13.05.2019

Place: Coimbatore



**AUTHORISED OFFICER
STATE BANK OF INDIA**