

**THE TERMS AND CONDITIONS OF SALE**

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. Dennis Steels Pvt Ltd, Valavanadu, Kalavoor P.O, Alappuzha-688522
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Ernakulam, 7th Floor, Vankarath Towers, Palarivattom, Bypass Junction, Ernakulam-682024,
3	Description of the immovable secured assets to be sold. All that part and parcel of the property and building thereon comprising of 419.13 acres of land in Kavanoor Village , Puliyanaganalam Village ,Mosur Village & Ambarishipuram Village in Vellore District in the name of M/s.Dennis Steels Pvt.Ltd.	
	Kavanoor Village	342.11Acres
	Puliyanaganalam Village	53.85 Acres
	Mosur Village	40.4 Acres
	Ambarishipuram Village	17.78 Acres
	Sub Total	454.13 Acres
	Less Area where High Tension Wire of TNEB pass	35.00 Acres
	Total	419.13 Acres

**DETAILS OF SURVEY NUMBERS AND EXTENT OF PROPERTIES CONSIDERED FOR SALE:**  
**KAVANOR VILLAGE**

Item Nos	SF No.	Extent in Hec.Ares	Acres
1	285	0.93.0	2.2971
2	343/1	0.89.0	2.1983
3	345	1.84.0	4.5448
4	346/1	0.54.5	1.3462
5	346/3	0.28.5	0.7040
6	347	0.79.5	1.9636
7	348/A	1.35.0	3.3345
8	348/B1	1.23.5	3.0504
9	349	2.17.5	5.3722
10	350	0.59.5	1.4696
11	351	0.44.0	1.0868
12	352	0.10.5	0.2594
13	353 Part	28.04.5	69.2712
14	354/1 part	0.28.0	0.6916
15	354/3 part	2.45.0	6.0515
16	356/1	0.21.5	0.5310
17	357/1	0.13.0	0.3211
18	358/1	0.19.5	0.4816
19	358/3C	2.93.5	7.2494



20	359/2	4.19.5	10.3616
21	360	0.25.0	0.6175
22	361	0.89.5	2.2106
23	362/1	0.18.0	0.4446
24	362/3	5.52.5	13.6468
25	364/2	2.06.5	5.1006
26	365	0.32.0	0.7904
27	366/2	6.30.0	15.5610
28	367/2	2.36.0	5.8292
29	368	5.39.5	13.3256
30	369	0.91.0	2.2477
31	370 part	3.48.0	8.5956
32	371/A	0.54.0	1.3338
33	371/B	0.08.0	0.1976
34	372	1.13.5	2.8034
35	373/A	2.29.5	5.6686
36	373/B	0.13.5	0.3334
37	374	1.24.5	3.0752
38	375/A	4.39.0	10.8433
39	375/B	0.00.5	0.0124
40	376	4.98.0	12.3006
41	377	4.17.5	10.3122
42	378/A/1	2.23.5	5.5204
43	378/B	0.04.5	0.1112
44	395 part	0.25.0	0.6175
45	396 part	0.05.5	0.1358
46	397 part	1.66.5	4.1126
47	398	3.84.5	9.4972
48	399	7.14.5	17.6482
49	400	0.94.0	2.3218
50	401	0.07.0	0.1729
51	460/1 part	13.99.5	34.54
52	463 part	1.37.0	3.3839
53	464/1	3.25.0	8.0275
54	465 part	4.59.0	11.3373
55	466	2.77.5	6.8542
<b>TOTAL</b>		<b>138.52.0</b>	<b>342.11</b>



**PULIYAMANGALAM VILLAGE**

Item Nos	SF No.	Extent in Hec.Ares	Acres
1	198/1B	1.58.5	3.9150
2	198/2A	0.00.5	0.0124
3	198/5A/1B	3.09.0	7.6323
4	200/1A/2A	0.55.0	1.3585
5	200/2A	0.01.5	0.0370
6	201	0.11.0	0.2717
7	202/1A	2.90.5	7.1754
8	203/1B/2	4.73.0	11.6831
9	205/1A1	0.44.0	1.0868
10	205/1B/1	0.18.0	0.4446
11	206/1	4.77.0	11.7819
12	206/2	0.07.5	0.1852
13	206/4	1.64.5	4.0632
14	209/B/1B	0.06.5	0.1606
15	209/B/2	0.05.0	0.1235
16	210/3	1.15.0	2.8405
17	211/1B/2	0.31.5	0.7780
18	211/2B	0.12.0	0.2964
<b>TOTAL</b>		<b>21.80.0</b>	<b>53.8460</b>

**MOSUR VILLAGE**

1	208	4.92.0	12.1524
2	210/1B	3.71.5	9.1760
3	211	0.85.5	2.1118
4	212	1.20.0	2.9640
5	213	0.71.5	1.7660
6	214	0.08.5	0.2100
7	215	3.87.5	9.5712
8	248/1A	0.99.0	2.4453
<b>TOTAL</b>		<b>16.35.5</b>	<b>40.3968</b>

**AMBARISHIPURAM VILLAGE**

1	1	4.02.5	9.9418
2	2	3.17.5	7.8422
<b>TOTAL</b>		<b>7.20.0</b>	<b>17.7840</b>

Sub Total	183.87.5	454.13 Acres
Less land excluded by court order	14.15.0	35.00 Acres
Total Area for Sale	169.72.5	419.13 Acres



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	<b>Rs.299,60,88,478/- (Rupees two hundred and ninety nine crores sixty lakhs eighty eight thousand four hundred and seventy eight only ) as on 31-01-2020</b> with further interest and other miscellaneous expenses as applicable.
6	Deposit of earnest money	<b>EMD: Rs.14,50,00,000/- (Rupees fourteen crores fifty lakhs only)</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
7	Reserve price of the 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.145,00,00,000/- (Rupees one hundred and forty five crores only)</b> <b>A/c No.: 33003912567</b> <b>IFSC : SBIN0005387</b> Bank : State Bank of India <b>Time : Before 5.00 PM, Date : 24.02.2020</b>
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 15th 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	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>26.02.2020, 11.30 am to 12.30 pm - Online</b>
10	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 Ltd - Auction Tiger</b> at the web portal: <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited)	(i) <b>Rs.1,00,000/- (Rupees One lakh only)</b> (ii) <b>with unlimited extensions of 5 Minutes each.</b>



12	<p><b>Date and Time</b> during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p><b>On any working day between 11.00 am to 4.00 pm</b></p> <p>Contact Person: <b>Jose Paul</b> Contact No.: <b>8714542012</b></p>
13	<p><b>Other conditions</b></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 Pass word by <b>M/s E-Procurement Technologies Ltd. - Auction Tiger</b> 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 STRESSED ASSETS MANAGEMENT BRANCH, ERNAKULAM, by <b>24.02.2020, 5.00 pm</b>. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer (<a href="mailto:sbi.15632@sbi.co.in">sbi.15632@sbi.co.in</a>).</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India STRESSED ASSETS MANAGEMENT BRANCH, ERNAKULAM, to participate in online e-Auction on the portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a> of <b>M/s E-Procurement Technologies Ltd. - Auction Tiger</b> 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 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 &amp; 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 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</p>	



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 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.

(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.

Date: 03.02.2020  
Place: Ernakulam

Jose Paul  
AUTHORISED OFFICER,

