

Annexure II

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

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 mortgaged/charged to the Secured Creditor, the constructive possession of which has 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 27-02-2019 (date of the sale) for recovery of Rs.2,69,82,859/- due to the secured creditor from M/s RANJANI FASHIONS (name of the Borrower(s). The reserve price will be Rs 1,57,00,000/- and the earnest money deposit will be Rs.15,70,000/-, the latter amount to be deposited with the Bank on or before 26-02-2019 (the last date for receipt of EMD).

Short description of the immovable property with known encumbrances, if any):

DESCRIPTION OF PROPERTY :

SCHEDULE I –(ENTIRE PROPERTY) :-

House and ground bearing old door No.18, New door No.29&31 East Madha church street, Royapuram, Chennai-13 comprised in R.S.No.342/1, 342/2,342/3 and 343, Block No.10, having an extent of 2312 sq.ft as per the document and 2183 sq.ft as per the Patta situated at Royapuram village, Fort Tondiarpet Taluk, Chennai District.

- North by Housing bearing Door No.37 South by Housing bearing Door No.33
- East by Lane West by East Madha Kovil Street

Measuring:

North: 59 feet; South : 59 feet; East : 37 feet; West: 37 feet.

SCHEDULE II

(property mortgaged to the Bank which is part & parcel of SCHEDULE I PROPERTY MENTIONED ABOVE)

House building with built-up area comprised in the **GROUND FLOOR**, part of the **FIRST FLOOR AND SECOND FLOOR** (in full) having total extent of 3700 sq.ft inclusive of shares in common area consisting of car parking in ground floor, open terrace etc., together with undivided share of land to an extent of 1483 sq.ft from and out of 2183 sq.ft of **SCHEDULE I** property.

Encumbrances known to the Bank if any :Nil

- For detailed terms and conditions of the E-auction sale, please refer to the link provided in State Bank of India, the Secured Creditor’s website www.sbi.co.in and the Bank’s approved service provider M/s.C1 India Private Limited at their web portal <https://www.bankeauctions.com>.
- **Last date and time for submission of proof of EMD: 26-02-2019 up to 4.00 PM**
- The property can be inspected from 31-01-2019.to 25-02-2019 between 10 am to 4.00pm.
- **The auction will be conducted online through the Bank’s approved service provider M/s.C1 India Private Limited at their web portal <https://www.bankeauctions.com>.**

Date:30-01-2019
Place:Chennai

(V.Koteeswara Rao)
AUTHORISED OFFICER

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

10	<p>The e-Auction will be conducted through the Bank's approved service provider <u>M/s C1 India Private Limited</u>. e-Auction tender documents containing -e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned here :</p>	<p><u>M/s C1 India Private Limited (approved service provider)</u> at the web portal https://www.bankeauctions.com</p>
11	<p>(i) <u>Bid increment amount</u>: Rs.1,60,000/- (ii) <u>Auto extension</u>: Unlimited times (iii) <u>Bid currency & unit of measurement</u> : Indian Currency & Rupees</p>	
12	<p>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</p>	<p>Date: From 31-01-2019 to 25-02-2019 Time: 10.00 am to 4.00 pm Name: <u>MR. PRAKASH / MR DAMODHARAN</u> Mobile No. <u>.80723 80815 / 98408 24384 & 86675 56932</u></p>
<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 Pass word by <u>M/s C1 India Private Limited</u> (vendor name) may be conveyed through e mail. (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, SARB (code:05170) No.32, Montieth Road,II Floor, Indian Red Cross Buildings,Egmore, Chennai-600008) by 26-02-2019 and by 4.00 pm. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer. (c) Names of Eligible Bidders will be identified by the State Bank of India, SARB (code:05170) to participate in online e-Auction on the portal https://www.bankeauctions.com (name of the portal) & <u>M/s C1 India Private Limited</u> (name of the vendor) who will provide User ID and 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 e-Auction process / proceed with conventional mode 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 & conditions and modalities of e-Auction adopted by the service provider, before participating in the 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 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 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</p>		

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:30-01-2019
Place: CHENNAI
STATE BANK OF INDIA

AUTHORISED OFFICER