



State Bank of India

Stressed Assets Recovery Branch
 3rd Floor, Matrix Mall, Sector – 4,
 Jawahar Nagar, Jaipur (Rajasthan) -302004
 E-mail : sbi.18184@sbi.co.in, Branch Code-18184
 Tel.: 0141-2657811, 2657921, 2657926, 2657989

The Terms and Conditions of Sale to be uploaded on the Website of the Secured Creditor M/s Granth Pharmaceuticals Private Limited

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 Granth Pharmaceuticals Private Limited. G-1-31 (F) Riico Industrial area, Gegal, Ajmer (Raj.). Sh. Hariram Choudhary S/o Sh. Dularam Choudhary (Director) B-264, Panchshil Nagar, Ajmer, (Raj.). Smt. Suman Choudhary W/o Sh. Hariram Choudhary (Director) B-264, Panchshil Nagar, Ajmer, (Raj.).		
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Recovery Branch 3 rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004.		
3	Description of the movable and Immovable secured assets to be sold.	S N o	Description of the movable and Immovable Properties 1. <u>LOT AB: -</u> (i) Plant & Machinery situated at G-1-31(F), RIICO Industrial Area, Gegal, Ajmer, Distt: Ajmer (Raj.) and (ii) All that part and partial of the equitable mortgage property situated at plot no. G-1-31(F), RIICO Industrial Area, Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of M/s Granth Pharmaceuticals Private Limited. Total Measuring: 1820 sq. mtrs (iii) All that part and partial of the equitable mortgage property situated at Khasara No. 1562/1442, Vill. Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of Sh. Hariram Choudhary S/o Sh. Dularam Choudhary. Total Measuring: 525.00 sq. mtrs 2. <u>LOT A: -</u> Plant & Machinery situated at G-1-31(F), RIICO Industrial Area, Gegal, Ajmer, Distt: Ajmer (Raj.) <u>NOTE : Auction of LOT (A) will not be conducted if LOT (AB) auctioned successful</u> 3. <u>LOT: B</u> (i) All that part and partial of the equitable mortgage property situated at plot no. G-1-31(F), RIICO Industrial Area, Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of M/s Granth Pharmaceuticals Private Limited. Total Measuring: 1820 sq. mtrs. (ii) All that part and partial of the equitable mortgage property situated at Khasara No. 1562/1442, Vill. Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of Sh. Hariram Choudhary S/o Sh. Dularam Choudhary. Total Measuring: 525.00 sq. mtrs <u>NOTE: Auction of Lot (B) would be conducted only if auction of Lot (AB) does not succeed and Auction of Lot (A) gets succeed.</u>	1. Reserve Price: 1. EMD Amt 1. Rs. 165.17 Lakh 2. Rs. 16.52 Lakh 1. Rs. 36.39 Lakh 2. Rs. 3.64 Lakh 1. Rs. 128.78 Lakh 2. Rs. 12.88 Lakh

		4.	All that part and partial of the equitable mortgage property situated at plot no. G-1-31(G)A, RIICO Industrial Area, Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of M/s Granth Pharmaceuticals Private Limited. Total Measuring: 1300 sq. mtrs.	1. Rs. 56.20 Lakh 2. Rs. 5.62 Lakh
		5.	All that part and partial of the equitable mortgage property situated at plot no. G-1-31(E), RIICO Industrial Area, Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of M/s Granth Life Sciences Prop- Sh. Hariram Choudhary S/o Sh. Dularam Choudhary. Total Measuring: 1300 sq. mtrs.	1. Rs. 66.37 Lakh 2. Rs. 6.64 Lakh
		6.	All that part and partial of the equitable mortgage property situated at Khasara No.1680, Vill. Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of Sh. Hariram Choudhary S/o Sh. Dularam Choudhary. Total Measuring: 10700 sq. mtrs.	1. Rs. 79.70 Lakh 2. Rs. 7.97 Lakh
		7.	All that part and partial of the equitable mortgage property situated at Khasara No.1680, Vill. Gegal, Ajmer, Distt: Ajmer (Raj.). Standing in the name of Smt. Suman Choudhary W/o Sh. Hariram Choudhary. Total Measuring: 10700 sq. mtrs	1. Rs. 77.14 Lakh 2. Rs. 7.72 Lakh
4	Details of the encumbrances known to the secured creditor.	Not known		
5	The secured debt for recovery of which the property is to be sold	Rs.10,16,70,236/- as on 14.08.2019 + Further interest, cost, charges & other expenses etc.		
6	Deposit of earnest money	EMD: 1. Rs. 16.52 Lakh 2. Rs. 3.64 Lakh 3. Rs. 12.88 Lakh 4. Rs. 5.62 Lakh 5. Rs. 6.64 Lakh 6. Rs. 7.97 Lakh 7. Rs. 7.72 Lakh being the of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI, SARB Collection Account drawn on any Nationalized or Scheduled Bank and payable at Jaipur.		
7	Reserve price of the Movable / Immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	1. Rs. 165.17 Lakh 2. Rs. 36.39 Lakh 3. Rs. 128.78 Lakh 4. Rs. 56.20 Lakh 5. Rs. 66.37 Lakh 6. Rs. 79.70 Lakh 7. Rs. 77.14 Lakh A/c No.: 34677123883 IFSC :SBIN0011394 Bank : State Bank of India Address : 3 rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004 Time : 04 PM, Date: 06.03.2020		

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.	Property No. 3(1) From 10.30 AM to 11.00 AM. On 07.03.2020 Property No. 3(2) From 11.30 AM to 12.00 Noon. On 07.03.2020 Property No. 3(3) From 12.30 PM to 01:00 PM. On 07.03.2020 Property No. 3(4) From 01.30 PM to 02:00 PM. On 07.03.2020 Property No. 3(5) From 02.30 PM to 03:00 PM. On 07.03.2020 Property No. 3(6) From 03.30 PM to 04:00 PM. On 07.03.2020 Property No. 3(7) From 04.30 PM to 05:00 PM. On 07.03.2020
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	M/s e-Procurement Technologies Limited-Auction Tiger , B-704, Wall Street - II, Opposite Orient Club, Near Gujarat College, Ellis Bridge, Ahmadabad - 380006 Gujarat (India), Contact : 9265562821 - 079 61200 594/598/568/587/538, E-mail : rajasthan@auctiontiger.net , chintan.bhatt@auctiontiger.net, at the web portal https://sbi.auctiontiger.net
11	(i) Bid increment amount: (ii) Auto extension: _____times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Rs. 25,000/- (ii) 05 minute each. (iii) Indian Rupees (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: 04.03.2020 Time: 12.00 Noon to 04.00 PM Name: (1) Devi Shanker (2) Puneet Sharma & (3) Ravi s. Soni (RA) Mobile No. (1) 9784012093 (2) 8112215104, (3) 8003873888 Email address: sbi.18184@sbi.co.in ; ravi.icss@gmail.com ;

13.	Other conditions	<p>(a) Bidders shall hold (not necessary / Compulsory) a valid digital Signature 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 M/s e-Procurement Technologies Limited-Auction Tiger (vendor name) 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 License /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 Recovery Branch, 3rd Floor, Matrix Mall, Sector – 4, Jawahar Nagar, Jaipur (Rajasthan) -302004 by 06.03.2020, 16:00 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Jaipur (RAJ.) to participate in online e-Auction on the portal https://sbi.auctiontiger.net, M/s e-Procurement Technologies Limited-Auction Tiger (name of the vendor) 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 & 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>
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Date: 18.02.2020
Place: Jaipur (RAJ.)

Authorised Officer,
State Bank of India,