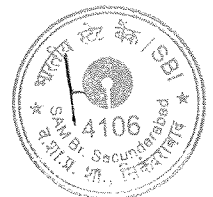


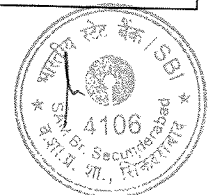
**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF
THE SECURED CREDITOR.**

**PROPERTY WILL BE SOLD ON 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER
THERE IS" BASIS**

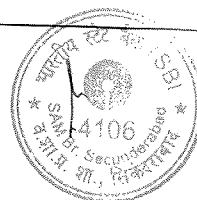
1	Name and address of the Borrower	M/s Apex Encon Projects Pvt Ltd.. Regd. Office: D No.1-54-11, Plot No. HIG-51, Sector-1,MVP Colony,Visakhapatnam-530017
2	Name and address of Branch, the secured creditor	Address: STATE BANK OF INDIA SAM BRANCH, D.No.6-2-915, 5th Floor, Rear Block of HMWSSB Compound, Khairatabad, Hyderabad-500004
3	Description of the Immovable secured assets to be sold.	<p>LOT NO.1 Lease hold rights (99 years) of land admeasuring 1432.50 Square Meters together with plinth area of 1430.04 square meters (GF – 622.23 + GF – 69.00 + FF – 622.23 + SF – 116.58) Plot No. 6 HIMUDA IA Phase IV Baddi Himachal Pradesh.@</p> <p>RESERVE PRICE RS. 1,53,00,000/- EMD RS. 15,30,000/- Auction time :11:00 A.M. to 12:00 Noon; BID INCREMENT : Rs. 1,00,000/-</p> <p>LOT NO.2 Plant and Machinery situated at Plot No. 6 HIMUDA IA Phase IV Baddi Himachal Pradesh.@</p> <p>RESERVE PRICE RS 36,00,000/- EMD RS. 3,60,000/- Auction time :12:00 Noon to 01:00 PM; BID INCREMENT : Rs.50,000/-</p> <p>LOT NO.3 Lease hold rights (99 years) of land admeasuring 3377.07 Square Meters together with plinth area of 2862.53 square meters (GF – 1502.67 + FF – 1149.64 + SF – 210.22) Plot No. 9, HIMUDA IA Phase IV, Baddi, Himachal Pradesh.@</p> <p>RESERVE PRICE RS. 3,32,00,000/- EMD RS. 33,20,000/- Auction time :01:00 P.M. to 02:00 PM; BID INCREMENT : Rs.1,00,000/-</p> <p>LOT NO.4 Plant and Machinery situated at Plot No. 9, HIMUDA IA Phase IV, Baddi, Himachal Prdesh.@</p> <p>RESERVE PRICE RS 95,00,000/- EMD RS 9,50,000/- Auction time :02:00 P.M. to 03:00 P.M.; BID INCREMENT : Rs.50,000/-</p>



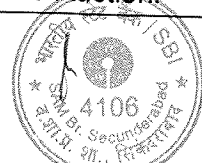
		<p>LOT NO.5 Lease hold rights on Industrial Land measuring 12000 Square Meters belonging to AEPPL situated at B-2, MIDC Industrial Area, Near CRRT, ISMT Ltd, Nagapur, Ahmednagar-414111 comprising Industrial Shed measuring 1904 Square Meters (68 x 28) 700 mt Cold Storage measuring 450 sqm (15 x 30) RCC Building measuring 1560 Square Meters (7 x 30 30 x 40) Production Hall measuring 900 sqm. (15 x 60).@</p> <p>RESERVE PRICE RS. 10,23,00,000/- EMD RS.1,02,30,000/- Auction time :11:00 A.M. to 12:00 Noon.; BID INCREMENT : Rs.1,00,000/-</p> <p>LOT NO.6 Plant & Machinery situated at B-2, MIDC Industrial Area, Near CRRT, ISMT Ltd, Nagapur, Ahmednagar-414111@</p> <p>RESERVE PRICE RS.88,00,000/- EMD RS. 8,80,000/- Auction time :12:00 Noon to 01:00 P.M.; BID INCREMENT : Rs.50,000/-</p> <p>LOT NO.7 Commercial building (under construction) measuring 652 Square Meters located at Plot No. 63, at 'ROYAL PALMS ESTATE' Near Hotel Imperial Palace, Aarey Milk Colony, Off Aarey Road at Survey No. 169 (pt) CTS No. 1627 (pt) Marol Maroshi Village, Goregaon (E) Mumbai-400065</p> <p>RESERVE PRICE RS. 3,18,00,000/- EMD RS. 31,80,000/- Auction time :01:00 P.M. to 02:00 P.M.; BID INCREMENT : Rs.1,00,000/-</p> <p>LOT NO.8 250 Square Yards (209 Sq Mts.) of site with residential building (three floors) constructed thereon (built up area 456.02 sq mts) located at Plot No.29 Sector 12B Dwaraka New Delhi belonging to Mrs. N Padmavathi.</p> <p>RESERVE PRICE RS. 5,21,00,000/- EMD RS. 52,10,000/- Auction time :02:00 P.M. to 03:00 P.M.; BID INCREMENT : Rs.1,00,000/-</p>
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	<p>State Bank of India, SAM Branch, Secunderabad- Rs. 799,09,56,387.31Ps(Rupees Seven hundred ninety nine crores nine lacs fifty six thousand three hundred eighty seven and paise thirty one only) as on 31.03.2020 and IDBI BANK, Chapel Road, Hyderabad - Rs.513.27 crores(Rupees Five hundred thirteen crores and twenty seven lacs only) as on 31.03.2020 ; and future interest at contractual rate from 01.04.2020 together with incidental expenses, costs, charges etc due to the secured creditors from M/S APEX ENCON PROJECTS PVT. LTD.</p>
6	Deposit of Earnest Money	<p>EMD: 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of SBI account SAM Branch, Apex Encon Projects Pvt. Ltd. Name of the Branch : drawn on any Nationalised or Scheduled Bank</p>



7	<p>Reserve Price of the immovable secured assets.</p> <p>Bank Account in which EMD to be remitted.</p> <p>Last date and time within which EMD to be remitted : Rs.</p>	<p>Lot No.1 – Rs. 1,53,00,000/- Lot No.2 – Rs. 36,00,000/- Lot No.3 – Rs. 3,32,00,000/- Lot No.4 – Rs. 95,00,000/- Lot No.5 – Rs.10,23,00,000/- Lot No.6 – Rs. 88,00,000/- Lot No.7 – Rs. 3,18,00,000/- Lot No.8 – Rs. 5,21,00,000/-</p> <p>A/c No.: 30286184022 IFSC: SBIN0004106</p> <p>Lot No.1 – 11:00 A.M. to 12:00 Noon -Rs. 15,30,000/- Lot No.2 – 12:00 Noon to 01:00 PM - Rs. 3,60,000/- Lot No.3 – 01:00 P.M. to 02:00 PM - Rs. 33,20,000/- Lot No.4 – 02:00 P.M. to 03:00 P.M - Rs.9,50,000/- Lot No.5 – 11:00 A.M. to 12:00 Noon - Rs.1,02,30,000/- Lot No.6 – 12:00 Noon to 01:00 P.M.- Rs.8,80,000/- Lot No.7 – 01:00 P.M. to 02:00 P.M.- Rs.31,80,000/- Lot No.8 – 02:00 P.M. to 03:00 P.M - Rs.52,10,000/- The EMD amount is to be deposited with the Bank on or before 20.07.2020 by 5 PM.</p>
8	Time and manner of payment	<p>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.</p>
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	<p>Lot No.1 – Auction time : 11:00 A.M. to 12:00 Noon – on 23.07.2020 Lot No.2 – Auction time : 12:00 Noon to 01:00 PM – on 23.07.2020 Lot No.3 – Auction time : 01:00 P.M. to 02:00 PM - on 23.07.2020 Lot No.4 – Auction time : 02:00 P.M. to 03:00 P.M – on 23.07.2020 Lot No.5 – Auction time : 11:00 A.M. to 12:00 Noon- on 23.07.2020 Lot No.6 – Auction time : 12:00 Noon to 01:00 P.M.- on 23.07.2020 Lot No.7 – Auction time : 01:00 P.M. to 02:00 P.M.- on 23.07.2020 Lot No.8 – Auction time : 02:00 P.M. to 03:00 P.M- on 23.07.2020</p>
10	<p>The e-auction will be conducted through the Bank's approved service provider.</p> <p>e-auction teander documents containing e-auction bid form , declaration etc., are available in the website of the service provider as mention above</p>	<p>M/s.e-Procurement Technologies Ltd</p> <p>(ETL at the web portal https://sbi.auctiontiger.net.)</p>



11	Bid increment amount. Auto extension ----- times. Limited/unlimited Bid currency and Unit of measurement	Lot No.1 – Rs. 1,00,000/- Lot No.2 – Rs. 50,000/- Lot No.3 – Rs. 1,00,000/- Lot No.4 – Rs. 50,000/- Lot No.5 – Rs. 1,00,000/- Lot No.6 – Rs. 50,000/- Lot No.7 – Rs. 1,00,000/- Lot No.8 – Rs. 1,00,000/-
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: 13.07.2020 to 18.07.2020 Time: BETWEEN 11.00 AM TO 5.00 PM Properties in Baddi and Delhi under Lot No.s 1,2,3,4 &8 –Name: M/s BRS Corporate Solutions Pvt. Ltd--Shri.Manoj Suri, Mob: 9871975152, 011-26017411,45087626
13	OTHER CONDITIONS	<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 M/s.e-Procurement Technologies Ltd (ETL) 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 SAM BRANCH, D.No.6-2-915, 5th Floor, Rear Block of HMWSSB Compound, Khairatabad, Hyderabad-500004 by date 20.07.2020 and 5.00 p.m time. 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 SAM BRANCH, to participate in online e-Auction on the portal https://sbi.auctiontiger.net. and M/s.e-Procurement Technologies Ltd 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>

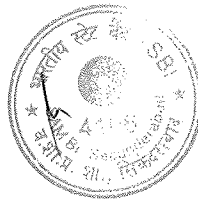


- e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
- f) The Bank / service provider for e-Auction shall not have any liability towards 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 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



	<p>applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <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: 20.06.2020
Place: Hyderabad



Sanka Radhakrishna
**SANKA RADHAKRISHNA
AUTHORISED OFFICER**