

**TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEB SITE 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	<b>M P Shan Tex Pvt Ltd</b> , represented by its Managing Director, having its Registered Office at SFNo.145/1A/A, Near Amman Koil, Parapalayam, Mannarai Post, Tirupur – 641 607
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037
3	Description of the movable and immovable secured assets to be sold.	<p><b><u>BATCH I:</u></b></p> <p><b><u>Item 1:</u></b> All that piece and parcel of lease hold land known as <b>Plot No E-6 &amp; G-10</b> in the SIPCOT Industrial Growth Centre, Perundurai within the village limits of Ingur, Perundurai Taluk, Perundurai sub registration district in Perundurai revenue district containing by admeasurements <b>5.02 acres</b> bearing RS No 99(part) and 137(part) of Ingur village within the following boundaries North by plot No F-20 and E-5 South by Plot No G-11 and E-7 and road East by SIPCOT main road West by Plot No G-9 and loop road</p> <p><b><u>Linear Measurements:</u></b> East-west on the North 195.00 m East to west on the 90.00+90.00+11.40+10.80=202.20 m North to south on the East 105.00 m North to south on the west 90.00 m Together with building and ETP Tanks, Electricals-MV Panel board, Servo Stabilizer, UG Cables and all other electrical items, Transformers-800 KVA, ETP Reverse Osmosis Plant-1st stage RO, 2nd Stage RO, 3rd Stage RO, Pressure Sand filter system, Pressure Feed System, Filter Press, Multiple Effect Evaporator (MEE), Cooling Towers and other structures in the name of M P Shan Tex Pvt. Ltd.</p> <p><b><u>Item 2:</u></b> Machineries along with other electrical equipment's lying at Plot No.E-6 &amp;G-10(Unit I)at SIPCOT Industrial Growth Centre, Perundurai ,Erode District</p>



**BATCH II:**

**Lot I:**

All that piece and parcel of lease hold land known as **Plot No E-6 & G-10** in the SIPCOT Industrial Growth Centre, Perundurai within the village limits of Ingur, Perunduraitaluk, Perundurai sub registration district in Perundurai revenue district containing by admeasurements **5.02 acres** bearing RS No 99(part) and 137(part) of Ingur village within the following boundaries

North by plot No F-20 and E-5

South by Plot No G-11 and E-7 and road

East by SIPCOT main road

West by Plot No G-9 and loop road

**Linear Measurements:**

East-west on the North 195.00 m

East to west on the

$90.00+90.00+11.40+10.80=202.20$  m

North to south on the East 105.00 m

North to south on the west 90.00 m

Together with building and ETP Tanks, Electricals-MV Panel board, Servo Stabilizer, UG Cables and all other electrical items, Transformers-800 KVA, ETP Reverse Osmosis Plant-1st stage RO, 2nd Stage RO, 3rd Stage RO, Pressure Sand filter system, Pressure Feed System, Filter Press, Multiple Effect Evaporator (MEE), Cooling Towers and other structures in the name of M P Shan Tex Pvt. Ltd.

**Lot II:**

Multi Flow Fabric Dyeing Machine-MCS- 540 Kgs, Multi Flow Fabric Dyeing Machine-MCS- 180 Kgs, Multi Flow Fabric Dyeing Machine-MCS- 360 Kgs, Air Flow Fabric Dyeing Machine-DyeTech, China-1000 Kgs, HTHP Soft Flow Dyeing Machine-100 Kgs, HTHP Soft Flow Dyeing Machine-25 Kgs, Multi Flow Fabric Dyeing Machine-MCS- 25 Kgs, QC(FABRIC) Inspection Machine, Lot Preparation(Re-winder) Machine, Squeezer Machine-Mersan, Turkey, Squeezer Machine-Bianco, Italy, Fabric Conditioning Machine-Xorella, Cloth preparation machine, Electronic weighing Scale, Microwave Tower lying at Plot No. E-6 & G-10 (Unit I) at SIPCOT Industrial Growth Centre, Perundurai, Erode District



		<p><b>Lot III</b> Multi Flow Fabric Dyeing Machine-MCS- 720 Kgs, Multi Flow Fabric Dyeing Machine-MCS- 1080 Kgs, Multi Flow Fabric Dyeing Machine-MCS- 1500 Kgs, Multi Flow Fabric Dyeing Machine-MCS- 1000 Kgs, Screw type Air Compressor, Relax Dryer Machine-Salvade,Italy,Relax Dryer Machine-Entema,Turkiye lying at Plot No.E-6 &amp; G-10(Unit I)at SIPCOT Industrial Growth Centre, Perundurai ,Erode District</p> <p style="text-align: center;"><b>SCHEDULE- B</b></p> <p><b>BATCH III :</b> <b>Property 1:</b> Property situated in Coimbatore Registration District, Vadavalli Sub Registration District, Coimbatore Taluk, in Vadavalli Village, in S.F.No.424/2 in this an extent of 3.13 acres and in S.F.No. 420/8 in this extent of 0.38 acre (38 cents) in this a layout has been formed and got approval from the Senior Deputy Director of Town Planning In C.N.No.3426/82, in C.N.R.No.4, L.P./R.(C.N).No 209/82 dated 05.08.1982 and as per the layout plan the site No.6 measuring an extent of 2,400 square feet (5 cents and 222 square feet) situated within the following boundaries:- West of 30 feet breadth south north layout road, East of S.F.No. 420/7,North of site No. 7 and, South of site No. 5. Measuring east west 60 feet on both sides and south north 40 feet on both sides making the above extent of <b>2,400 square feet</b> and the right to take water from the bore well situated in the layout and the right to use the 30 feet breadth south north layout road and the right to use the other mamool roads to reach the property <b>in the name of Smt U. Suganthi Shankar</b></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	SBI - Rs.260,79,27,078 as on 31.03.2020 Corp Bank - Rs. 62,95,26,594 as on 31.03.2019 Total dues - Rs.323,74,53,672



6	Reserve Price of the immovable secured assets:	<b>Particulars</b>		<b>Amt in Rs</b>
		BATCH I	Factory Land & Building with Electrical installations erected in the building plus all machineries installed thereon	8,91,14,150/-
		BATCH II	Lot I- Factory L&B with Electrical installations erected in the building	6,11,33,000/-
			Lot II- Machineries lying at Unit I	1,01,17,550/-
			Lot III- Machineries lying in Unit I	1,78,63,600/-
	BATCH III	Property 1	24,00,000/-	
7	Deposit of Earnest Money	<b>Particulars</b>		<b>Amt in Rs</b>
		BATCH I	Factory Land & Building with Electrical installations erected in the building plus all machineries installed thereon	89,11,415/-
		BATCH II	Lot I - Factory L&B with Electrical installations erected in the building	61,13,300/-
			Lot II- Machineries lying at Unit I	10,11,755/-
			Lot III- Machineries lying in Unit I	17,86,360/-
	BATCH III	Property 1	2,40,000/-	
	<b>Bank account in which EMD to be remitted.</b>			
	<b>Last Date and Time within which EMD to be remitted</b>			
		<p>10% of Reserve Price to be remitted by RTGS / NEFT/ Demand Draft favouring SBI SAMB Coimbatore (M P Shan Tex Pvt Ltd) drawn on any Nationalised or Scheduled Bank in Coimbatore for credit of SBI SAMB Coimbatore maintained with NRI Branch, Coimbatore</p> <p>A/c No.: 33112183302 IFSC: SBIN0030462  Bank : State Bank of India Address: NRI Branch, Avanashi Road, Coimbatore  Time : Before 5:00 pm on 09.07.2020</p>		



8	(i) Bid increment amount:  (ii) Auto extension: 2 times. (limited / unlimited) Bid currency & unit of measurement	Batch I : Rs.2,00,000/- Batch II Lot I ,II,III : Rs.1,00,000/- Batch III: Rs.50,000/- Limited  INR
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	10.07.2020 From 10:00 A.M to 12:30PM Online
10	<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. Contact person with mobile number	07.07.2020 between 11:00 am and 4:00 pm Name :- D.Sunani Mobile No.94450 22878/9442100959
11	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 15 <sup>th</sup> day of confirmation of sale of the secured asset.
12	Thee-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 (ETL), at the web portal <a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>
13	<b>Other conditions :-</b> (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 M/s E-Procurement Technologies (ETL) 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 State Bank of India, Stressed Assets Management Branch, No.1112, Raja Plaza, First Floor, Avinashi Road, Coimbatore – 641 037 by hand on or before **09.07.2020** and 5:00 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)

(c) Names of Eligible Bidders will be identified by State Bank of India, Stressed Assets Management Branch to participate in online e-Auction on the portal <https://sbi.auactiontiger.net> M/s E-Procurement Technologies (ETL) 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 sale notice 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



