

STATE BANK OF INDIA
Stressed Assets Management Branch,
D.No.6-2-915, 5th Floor, Rear Block of HMWSSB Compound,
Khairatabad, Hyderabad-500004
E-mail ID: team4samb.sec@sbi.co.in, Tel: 040-2325 1994

Authorised Officer's Details:

Name: Mr. Sanka Radhakrishna
E-mail ID: radhakrishna.sanka@sbi.co.in
Landline No. (off): 040-23251994,
Cell: 9440227288

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 physical 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 **05.09.2020**, for recovery of Rs.68,72,15,713.92 (Rs.Sixty Eight Crores Seventy Two Lacs Fifteen Thousand Seven Hundred Thirteen and Ps. Ninety Two Only) due to the secured creditor from M/s R E Cables and Conductors Pvt Ltd (Borrower) and 1) Shri Ramesh Kumar Jain S/o Shri Otarmal Jain 2) Shri Jatin R Jain S/o Shri Ramesh Kumar Jain 3) Shri Hitesh Ramesh Jain S/o Shri Ramesh Otarmal Jain 4) Smt Chandra R Jain D/o Shri Suknraj Hirachand Jain 5) Smt.Madhu K Jain W/o Shri Kailash chandra Jain 6) Shri Kailash chandra Sukanraj Jain S/o Shri Sukanraj Jain 7) M/s Ramesh Enterprises (guarantors). The reserve price and the earnest money to be deposited is mentioned below. The EMD amount to be deposited with the Bank on or before **5 PM. of 03.09.2020**

Outstanding dues for recovery for which Properties are being sold:

Rs.68,72,15,713.92.(Rupees s Sixty Eight Crores Seventy Two Lakhs Fifteen Thousand Seven Hundred Thirteen and Ninety Two Paise Only) as on 30.06.2018 + interest due from 01.07.2018 + expenses minus recoveries made if any.

(short description of the **immovable property** with known encumbrances, mentioned as under)

LOT NO.1-

Flat with total Area: 1202 Sq. Feet, Survey No. / House No. : 306-A Part, 3rd Floor, No. 1-2-137 to 154 & 1-2-219 to 234(old No.94), Building / Society Name: Minerva Commercial Complex, Village / Town / City: SD Road, Secunderabad, District: HYDERABAD, TELANGANA, Pin Code: 500003.

Belonging to 1. Sri Ramesh O.Jain, S/o Sri Otarmal Jain and 2. Smt. Chandra R. Jain, W/o Sri Ramesh O. Jain . Bounded by:

North : Harjeet & Associates South : Neighbour's property (Godavari Polymers)
East : Side Road/Open to sky West : Passage/corridor

Reserve Price: Rs.51,00,000/-; EMD: Rs.5,10,000/-; Auction Time: 12.00 Noon to 1.00 P.M
BID INCREMENT:Rs.25,000/-



LOT NO.2-

Flat with total Area: 1858 Sq. Feet, Survey No. / House No. : Premises No. 2-3- 450-451 (Old Premises No. 666, New No. 2-3-421 and 451/H-1 –H-112), Building Society Name: Flat No. 302, 3rd Floor, Street / Area Name: Sri Sai Residency, Block-B, Gayadeen Bagh, Village / Town / City: Nallagutta, Hyderabad TELANGANA, Pin Code: 500044. Belonging to Sri Kailash Chandra Jain S/o Sri Sukanraj Jain.

Bounded by

North : Flat No. B-301 South : Open Space
East : Open Space West : Flat No. B-303 & Corridor

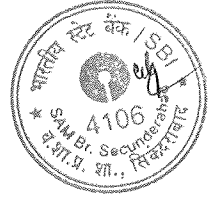
**Reserve Price: Rs.45,00,000/-; EMD: Rs.4,50,000/-; Auction Time: : 1:00 P.M to 2.00 P.M
BID INCREMENT:Rs.25,000/-**

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website a) www.sbi.co.in, b) "sbi.auctiontiger.net" c) <https://tenders.gov.in> www.sbi.co.in www.sbi.co.in

For inspection and any clarifications the intending bidders may contact the Authorised Officer on Phone No. **040-23221861** or Bank's Approved Resolution Agent **M/S Sreerama Associates**, on Cell Nos **9440887967, 9866065687**

Date : 14.08.2020
Place: Hyderabad


S RADHAKRISHNA
AUTHORISED OFFICER,



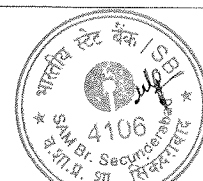
**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF
THE SECURED CREDITOR.**

**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 R E Cables and Conductors Pvt Ltd. Regd. Office: Plot No.114, Phase – I, IDA Cherlapally, Hyderabad – 500051
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><u>LOT NO.1-</u> (SALE DEED No.623/2007, Dt 18.04.2007, SRO, Secunderabad)</p> <p>Flat with total Area: 1202 Sq. Feet, Survey No. / House No. : 306-A Part, 3rd Floor, No. 1-2-137 to 154 & 1-2-219 to 234(old No.94), Building / Society Name: Minerva Commercial Complex, Village / Town / City: SD Road, Secunderabad, District: HYDERABAD, TELANGANA, Pin Code: 500003.</p> <p>Belonging to 1. Sri Ramesh O.Jain, S/o Sri Otarmal Jain and 2. Smt. Chandra R. Jain, W/o Sri Ramesh O. Jain . Bounded by:</p> <p>North : Harjeet & Associates South : Neighbour's property (Godavari Polymers) East : Side Road/Open to sky West : Passage/corridor</p> <p align="center">Reserve Price: Rs.51,00,000/-; EMD: Rs.5,10,000/-; Auction Time: 12.00 Noon to 1:00 P.M BID INCREMENT:Rs.25,000/-</p> <p><u>LOT NO.2</u> (SALE DEED No.830/2004, Dt 25.04.2004,SRO, Secunderabad)</p> <p>Flat with total Area: 1858 Sq. Feet, Survey No. / House No. : Premises No. 2-3- 450-451 (Old Premises No. 666, New No. 2-3-421and 451/H-1 –H-112), Building Society Name: Flat No. 302, 3rd Floor, Street / Area Name: Sri Sai Residency, Block-B, Gayadeen Bagh, Village / Town / City: Nallagutta, Hyderabad TELANGANA, Pin Code: 500044. Belonging to Sri Kailash Chandra Jain S/o Sri Sukanraj Jain.</p> <p>Bounded by North : Flat No. B-301 South : Open Space East : Open Space West : Flat No. B-303 & Corridor</p> <p align="center">Reserve Price: Rs.45,00,000/-; EMD: Rs.4,50,000/-; Auction Time: : 1:00 P.M to 2.00 P.M BID INCREMENT:Rs.25,000/-</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	Rs. 68,72,15,713.92 as on 30.06.2018 + interest due from 01.07.2018 + expenses minus recoveries made if any.
6	Deposit of Earnest Money	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, RE Cables and Conductors Pvt Ltd. Name of the Branch : drawn on any Nationalised or Scheduled Bank
7	Reserve Price of the immovable secured assets. Bank Account in which EMD to be remitted. Last date and time within which EMD to be remitted : Rs.	Lot No.1 - Rs.51,00,000/- Lot No.2 - Rs.45,00,000/- A/c No.: 30286184022 IFSC: SBIN0004106, SBI, SAMB, Secunderabad Lot No.1 - Before 5.00 pm on 03.09.2020 – Rs.5,10,000/- Lot No.2 - Before 5.00 pm on 03.09.2020 – Rs.4,50,000/-
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	LOT – 1 : Auction Time: 12:00 Noon to 1:00 P.M on 05.09.2020 LOT – 2 : Auction Time: 1:00 P.M to 2.00 P.M on 05.09.2020
10	The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing	M/s.e-Procurement Technologies Ltd (ETL at the web portal https://sbi.auctiontiger.net .)



	e-action bid form , declaration etc., are available in the website of the service provider as mention above	
11	Bid increment amount. Auto extension ----- times. Limited/unlimited Bid currency and Unit of measurement	Lot No – 1 - Rs.25,000/- Lot No – 2 - Rs.25,000/-
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: 24.08.2020 to 29.08.2020 Time: BETWEEN 11.00 AM TO 5.00 PM Name:M/s Sreerama Associates. Mobile No. 9440887967, 9866065687, 9959866777 & 9440227288
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 03.09.2020 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 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,



	<p>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: 14.08.2020
Place: Hyderabad


SANKA RADHAKRISHNA
AUTHORISED OFFICER

