

THE TERMS AND CONDITIONS OF SALE

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. Ansaldocaldaie-GB Engineering Pvt. Ltd., Represented by its Managing Director, D-99, Developed Plots Estate, Thuvakudi, Tiruchirapalli-620015																																																																		
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Raja Plaza, First Floor, No.1112, Avinashi Road, Coimbatore 641 037																																																																		
3	Description of the movable and immovable secured assets to be sold.																																																																			
<p><u>Property No.1</u> <u>Item i:</u> <u>Registered Sale Deed No.407/2012 (Certified Copy) in the name of ANSALDO CALDAIE-GB ENGINEERING PRIVATE LIMITED:</u> All that part and parcel of the land situated in Tanjore District, Boothalur Sub Registration District, Pudukudi (South) Village comprised in</p> <table border="1"> <thead> <tr> <th>Sl. No</th> <th>Survey No</th> <th>Extent</th> <th>Boundaries</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>49/23</td> <td>0.98 acres</td> <td>East of: Survey Nos.49/1 and 49/24, West of: Survey Nos.49/18 part and 49/25, North of : Survey Nos.49/5 and 10, South of : Survey Nos.49/25 and 49/26</td> </tr> <tr> <td>2</td> <td>49/10</td> <td>0.80 acres</td> <td>East of : Survey Nos.50/1, West of : Survey Nos.49/5 and 49/23, North of : Survey Nos.49/7, 49/8 and 49/9, South of : Survey Nos.49/23 and 49/24</td> </tr> <tr> <td>3</td> <td>49/3</td> <td>0.36 acres</td> <td>East of : Survey Nos.49/4, West of : Survey Nos.45/13 and 44/11, North of : Survey Nos.49/1, South of : Survey Nos.49/5</td> </tr> <tr> <td>4.(a)</td> <td>49/2</td> <td>0.42 acres</td> <td>North of: Survey Nos.49/1 part and 49/5 part, East of: Survey Nos.49/5 part and 49/23, South of: Survey Nos.49/17, West of : Survey Nos.49/10C.</td> </tr> <tr> <td>4.(b)</td> <td>49/5</td> <td>0.84 acres</td> <td>North of : Survey Nos.49/3 and 49/4, East of : Survey Nos.49/7 part and 49/8 part, South of : Survey Nos.49/23 part and 49/2 part, West of : Survey Nos.49/2 part and 49/1 part</td> </tr> <tr> <td>4.(c)</td> <td>49/7</td> <td>0.21 acres</td> <td>North of : Survey Nos.49/6, East of : Survey Nos. 49/8, South of : Survey Nos.49/6 part, West of : Survey Nos.49/5</td> </tr> <tr> <td>4.(d)</td> <td>50/19</td> <td>0.10 acres</td> <td>North of : Survey Nos.50/4 part and 50/9 part, East of : Survey Nos. 50/9 part and 50/20 part, South of : Survey Nos.50/20, West of : Survey Nos.50/18</td> </tr> <tr> <td>5.(a)</td> <td>50/5</td> <td>0.17 acres</td> <td>North of: Survey Nos.54/13, East Of: Survey Nos. 50/8, South of: Survey Nos.50/6 and West Of: Survey Nos.50/4.</td> </tr> <tr> <td>5.(b)</td> <td>50/11</td> <td>0.23 acres</td> <td>North of : Survey Nos.53/14C, East of : Survey Nos. 53/1, South of : Survey Nos.50/23 and West of : Survey Nos.50/10</td> </tr> <tr> <td>6.(a)</td> <td>50/6</td> <td>0.18 acres</td> <td>North of : Survey Nos.50/5, East of : Survey Nos. 50/8, South of : Survey Nos.50/7 and West of : Survey Nos.50/4</td> </tr> <tr> <td>6.(b)</td> <td>50/9</td> <td>0.22 acres</td> <td>North of : Survey Nos.50/8, East of : Survey Nos. 50/10, South of : Survey Nos.50/20 and 50/22 and West of : Survey Nos.50/9 part and 50/4 part</td> </tr> <tr> <td>6.(c)</td> <td>50/17</td> <td>0.10 acres</td> <td>North of : Survey Nos.50/7 part and 50/12 part, East of : Survey Nos. 50/18, South of : Survey Nos.50/20 and West of : Survey Nos.50/15</td> </tr> <tr> <td>7</td> <td>54/14c</td> <td>0.69 acres</td> <td>East of : Survey Nos.57/1, West of : Survey Nos.50/8 part and 50/10 part, North of : Survey Nos.54/14B and South of : Survey Nos.53/1</td> </tr> <tr> <td>8</td> <td>50/1 and 50/4</td> <td>0.59 acres and 0.33 acres respectively (Total:0.92 acres)</td> <td>East of : Survey Nos 50/5 part,50/6 part,50/7 part, and 50/9 part, West of : Survey Nos.50/12 part,49/10 part,49/9 part and 48/12, North of : Survey Nos.48/12 and 54/3 and South of : Survey Nos.50/12,50/17,50/18 and 50/19</td> </tr> <tr> <td>9.</td> <td>54/14B</td> <td>0.54 acres</td> <td>East of : Survey Nos.57/1, West of : Survey Nos.50/8, North of: Survey Nos.54/14A and South Of: Survey Nos.54/14C.</td> </tr> </tbody> </table> <p>Item No.i, Sl. No.1 to 9 is an extent of Land 6.76 acres together with the building and other appurtenances there on.</p>					Sl. No	Survey No	Extent	Boundaries	1	49/23	0.98 acres	East of: Survey Nos.49/1 and 49/24, West of: Survey Nos.49/18 part and 49/25, North of : Survey Nos.49/5 and 10, South of : Survey Nos.49/25 and 49/26	2	49/10	0.80 acres	East of : Survey Nos.50/1, West of : Survey Nos.49/5 and 49/23, North of : Survey Nos.49/7, 49/8 and 49/9, South of : Survey Nos.49/23 and 49/24	3	49/3	0.36 acres	East of : Survey Nos.49/4, West of : Survey Nos.45/13 and 44/11, North of : Survey Nos.49/1, South of : Survey Nos.49/5	4.(a)	49/2	0.42 acres	North of: Survey Nos.49/1 part and 49/5 part, East of: Survey Nos.49/5 part and 49/23, South of: Survey Nos.49/17, West of : Survey Nos.49/10C.	4.(b)	49/5	0.84 acres	North of : Survey Nos.49/3 and 49/4, East of : Survey Nos.49/7 part and 49/8 part, South of : Survey Nos.49/23 part and 49/2 part, West of : Survey Nos.49/2 part and 49/1 part	4.(c)	49/7	0.21 acres	North of : Survey Nos.49/6, East of : Survey Nos. 49/8, South of : Survey Nos.49/6 part, West of : Survey Nos.49/5	4.(d)	50/19	0.10 acres	North of : Survey Nos.50/4 part and 50/9 part, East of : Survey Nos. 50/9 part and 50/20 part, South of : Survey Nos.50/20, West of : Survey Nos.50/18	5.(a)	50/5	0.17 acres	North of: Survey Nos.54/13, East Of: Survey Nos. 50/8, South of: Survey Nos.50/6 and West Of: Survey Nos.50/4.	5.(b)	50/11	0.23 acres	North of : Survey Nos.53/14C, East of : Survey Nos. 53/1, South of : Survey Nos.50/23 and West of : Survey Nos.50/10	6.(a)	50/6	0.18 acres	North of : Survey Nos.50/5, East of : Survey Nos. 50/8, South of : Survey Nos.50/7 and West of : Survey Nos.50/4	6.(b)	50/9	0.22 acres	North of : Survey Nos.50/8, East of : Survey Nos. 50/10, South of : Survey Nos.50/20 and 50/22 and West of : Survey Nos.50/9 part and 50/4 part	6.(c)	50/17	0.10 acres	North of : Survey Nos.50/7 part and 50/12 part, East of : Survey Nos. 50/18, South of : Survey Nos.50/20 and West of : Survey Nos.50/15	7	54/14c	0.69 acres	East of : Survey Nos.57/1, West of : Survey Nos.50/8 part and 50/10 part, North of : Survey Nos.54/14B and South of : Survey Nos.53/1	8	50/1 and 50/4	0.59 acres and 0.33 acres respectively (Total:0.92 acres)	East of : Survey Nos 50/5 part,50/6 part,50/7 part, and 50/9 part, West of : Survey Nos.50/12 part,49/10 part,49/9 part and 48/12, North of : Survey Nos.48/12 and 54/3 and South of : Survey Nos.50/12,50/17,50/18 and 50/19	9.	54/14B	0.54 acres	East of : Survey Nos.57/1, West of : Survey Nos.50/8, North of: Survey Nos.54/14A and South Of: Survey Nos.54/14C.
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Item No.ii**Registered Sale Deed No.1383/2012 in the name of ANSALDO CALDAIE-GB ENGINEERING PRIVATE LIMITED:**

All that part and parcel of the land situated in Tanjore District, Boothalur Sub Registration District, Pudukudi (South) Village comprised in

SI.No.	Survey No.	Extent	Boundaries
1	17/3	2.14 acres	East of : Survey No.9/1, West of : Survey No.17/1, North of : Survey No.6/2 ,South of : Survey No.10/1 and 10/2
2.(a)	49/9	0.24 acres	East of : Survey No.50/1 and 49/12, West of : Survey No.49/8, North of : Survey No.49/8 and South of :Survey No.49/10
2.(b)	49/24	0.36 acres	East of : Survey No.50/12, West of : Survey No.49/23, North of: Survey No.49/26 , South of : Survey No.49/10
2.(c)	54/14A	1.22 acres	East of : Puramboke land, West of : Survey No.50/8, North of : Survey No.54/13, South of : Survey No.54/14B
2.(d)	50/7	0.17 acres	East of : Survey No.50/8, West of : Survey No.50/4, North of : Survey No.50/6, South of :Survey No.50/4
2.(e)	50/8	0.58 acres	East of : Survey No.54/14A, 54/14B and 54/14C, West of :Survey No.50/5, 50/6 and 50/7, North of :Survey No.54/13, South of : Survey No.50/9 and 50/10
2.(f)	50/10	0.23 acres	East of : Survey No.50/11, West of : Survey No.50/9, North of : Survey No.50/8, South of : Survey No.50/23
2.(g)	50/4	0.76 acres	East of : Survey No.50/5,50/6 and 50/7, West of : Survey No.50/1 and 50/12, North of : Survey No.49/12, South of : Survey No.50/17, 50/18 and 50/19
3.(a)	51/8	0.46 acres	East of : Survey No.51/12, West of : Survey No.51/7, North of :Survey No.51/9 and 51/5,South of: Village Road
3.(b)	49/21	0.49 acres	East of :Survey No.49/22, West of : Road, North of :Survey No.43/16 and 43/20, South of : Survey No. 51/1
3.(c)	51/2	0.20 acres	East of :Survey No.51/3 and 51/4, West of :Survey No.51/1, North of : Survey No.49/22, South of : Survey No.51/6
3.(d)	49/25	0.74 acres	East of : Survey No.49/26, West of : Survey No.49/22, North of : Survey No.49/18 and 49/23, South of : Survey No. 51/3 and 51/14
3.(e)	49/26	0.44 acres	East of : Survey No.50/13, West of : Survey No.49/26, North of : Survey No.49/24 and 49/23, South of : Survey No. 51/14
3.(f)	50/14	0.20 acres	East of : Survey No.50/16, West of : Survey No.49/26, North of : Survey No.50/13, South of : Survey No. 51/5
3.(g)	50/13	0.22 acres	East of : Survey No.50/15, West of : Survey No.49/26, North of : Survey No.50/12, South of : Survey No. 51/14
3.(h)	51/9	0.18 acres	East of: Survey No.51/10, West Of: Survey No.51/5 and 51/4, North of: Survey No.50/16, South of : Survey No. 51/1
3.(i)	51/11	0.17 acres	East of: Survey No.51/10, West of : Survey No. 51/4, North of : Survey No.51/9, South of : Survey No. 51/13 and 51/12
3.(j)	51/12	0.26 acres	East of: Survey No.51/13, West of : Survey No. 51/8, North of : Survey No.51/11, South of : Village Road
3.(k)	51/13	0.31 acres	East of: Survey No.51/19, West of: Survey No. 51/12, North of: Survey No.51/11, South of : Village Road
4	50/12	0.32 acres	East of: Survey No.50/4, West of : Survey No.49/24, North of : Survey No.50/1, South of : Survey No.50/13 and 50/15
5.(a)	51/15	0.42 acres	East of : Survey No.53/2, West of : Survey No.51/10, North of : Survey No.51/21 and 51/22, South of : Survey No.51/16
5.(b)	51/16	0.23 acres	East of : Survey No.53/2, West of : Survey No.51/10, North of : Survey No.51/15, South of : Survey No.51/17
5.(c)	51/17	0.21 acres	East of : Survey No.52/1, West of : Survey No.51/13, North of : Survey No.51/17, South of : Survey No.51/19
5.(d)	51/18	0.34 acres	East of : Survey No.52/1, West of : Survey No.51/13, North of : Survey No.51/17, South of : Survey No.51/19
5.(e)	51/19	1.05 acres	East of : Survey No.52/1, West of : Survey No.51/13, North of : Survey No.51/10, South of : Village Road
5.(f)	50/20	0.52 acres	East of : Survey No.50/23, West of : Survey No.50/16, North of : Survey No.50/9, 50/17 and 50/19, South of : Survey No.50/21 and 50/22
5.(g)	50/22	0.36 acres	East of : Survey No.50/23 and 50/24, West of : Survey No.50/21, North of : Survey No.50/20, South of : Survey No.51/15

5.(h)	51/10	0.28 acres	East of : Survey No.51/15,51/16 and 50/21, West of : Survey No.51/5, 51/9 and 51/11, North of : Survey No.50/16, South of : Survey No.50/19
5.(i)	50/23	0.04 acres	East of : Survey No.53/1, West of : Survey No.50/20 and 50/22, North of : Survey No.50/9, 50/10 and 50/11, South of : Survey No.50/24
5.(j)	52/2	0.74 acres	East of : Survey No.52/3A2 and Puramboke land, West of : Survey No.52/1, North of :Survey No.53/2, South of : Survey No.52/3A1 and village land
6.(a)	50/24	0.40 acres	East of : Survey No.53/1, West of : Survey No.50/22, North of : Survey No.50/23, South of : Survey No.53/2
6.(b)	53/1	1.45 acres	East of : Puramboke land, West of : Survey No.50/8, 50/11, 50/23 and 50/24, North of : Survey No.54/14C, South of : Survey No.53/2
6.(c)	53/2	1.30 acres	East of : Puramboke land, West of : Survey No. 51/15 and 51/16, North of : Survey No.50/24 and 53/1, South of : Survey No.52/1 and 52/2
6.(d)	50/23	0.32 acres	East of : Survey No.53/1, West of : Survey No.50/20 and 50/22, North of : Survey No.50/9, 50/10 and 50/11, South of : Survey No.50/24
7.(a)	51/14	0.07 acres	East of : Survey No.51/17 and 51/17, West of : Survey No.51/10,North of : Survey No.51/10, South of : Survey No.51/19
7.(b)	50/16	0.54 acres	East of : Survey No.50/20 and 50/21, West of : Survey No.50/14 and 51/5, North of : Survey No. 50/13 and 50/15, South of : Survey No.51/10
7.(c)	51/10	0.44 acres	East of : Survey No.51/15,51/16 and 50/21, West of : Survey No.51/5,51/9 and 51/11, North of : Survey No. 50/16, South of : Survey No. 50/19
7.(d)	50/21	0.90 acres	East of : Survey No.50/22,West of : Survey No.50/16 and 51/10,North of : Survey No. 51/20,South of : Survey No.51/15
8.(a)	51/5	0.97 acres	East of : Survey No.51/9,51/10 and 50/16, West of : Survey No.51/3 and 51/4, North of : Survey No.50/14, South of : Survey No.51/7,51/8 and 51/6
8.(b)	51/1	0.40 acres	East of : Survey No.51/2 and 51/6, West of : village road, North of : Survey No.49/21, South of : village road
8.(c)	51/4	0.20 acres	East of : Survey No.51/5 ,West of : Survey No.51/2, North of : Survey No. 51/3, South of : Survey No. 51/6
8.(d)	51/6	0.65 acres	East of : Survey No.51/7, West of : Survey No.51/1, North of :Survey No. 51/2 and 51/4, South of :village road
8.(e)	51/7	0.34 acres	East of : Survey No.51/8, West of : Survey No.51/6, North of : Survey No. 51/4, South of : village road
9.(a)	52/1	0.78 acres	East of : Survey No.52/2, West of : Survey No.51/17,51/18 and 51/19, North of : Survey No.53/2, South of :Village Road
9.(b)	52/3A1	0.51 acres	East of : Survey No.52/3A2, West of : Survey No.52/2, North of : Survey No.52/2, South of : Village Road
9.(c)	52/3A2	0.49 acres	East of : Survey No.52/3A3, West of : Survey No.52/3A1 and 52/2, North of : Puramboke land, South of :Village Road
9.(d)	52/2	1.02 acres	East of : Survey No.52/3A2 and Puramboke land, West of : Survey No.52/1, North of : Survey No.53/2, South of :Survey No.52/3A1 and Village Road
10	49/4	0.35 acres	East of : Survey No.49/6, West of : Survey No.49/3, North of : Survey No.45/11, South of : Survey No.49/5
Item No.ii, Sl. No.1 to 10 is an extent of Land 25.01acres together with the building and other appurtenances thereon.			
4	Details of the encumbrances known to the secured creditor.		EPFO Dues of Rs.14,10,864/-
5	The secured debt for recovery of which the property is to be sold		Rs.21,72,18,249/-
6	Deposit of earnest money (10 % of Reserve Price)		Property No.1 – Rs.1,17,60,000/- Property No.2 – Rs.64,50,000/-

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:	Property No.1 – Rs.11,76,00,000/- Property No.2 – Rs.6,45,00,000/- A/c No.: 33112183302 IFSC: SBIN0030462 Bank : State Bank of India Address: NRI Branch, Avanashi Road, Coimbatore Time : 4:00 pm Date : 06.08.2020
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 15 th day of confirmation of sale of the secured asset.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	07.08.2020 Property No.1 - 12.00 Noon to 12.30 p.m. Property No.2 - 12.30 Noon to 01.00 p.m. Online
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	C1 India Pvt. Ltd. at their web portal https://www.bankeauctions.com . Contact person : Mr. Shrinath Mob: 9840446485 E-mail id: tn@c1india.com
11	(i) Bidincrement amount: (ii) Auto extension: __ times. (limited / unlimited) Bid currency & unit of measurement	Rs.2,00,000/- Unlimited 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: 03.08.2020 Between 11.00 am to 5.00 pm Name :- D.Sunani , Chief Manager Mobile No. 9445022878 Name : CT. Adaikkappan, Manager Mobile No.9566550698
13	Other conditions :-	
	(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.C1 India Pvt. Ltd., 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, Raja Plaza, First Floor, No.1112, Avinashi Road, Coimbatore 641 037 by hand on or before date and time mentioned above. 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://www.bankeauctions.com . M/s.C1 India Pvt. Ltd. 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-	

	<p>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> <p>(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).</p> <p>(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.</p> <p>(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> <p>(p) The successful bidder shall bear the applicable GST, and all the necessary expenses like applicable stamp duty/additional stamp duty, charges/ fees payable for conveyance such as ownership transfer, registration fee etc, as applicable under the relevant law for transfer of 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: 16.07.2020
Place: Coimbatore

(D.SUNANI)
CHIEF MANAGER & AUTHORISED OFFICER