



**STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE**

Authorised Officer's Details:

Name: Shri. N Ulaganathan
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Raja Plaza, First Floor
No.1112, Avinashi Road
COIMBATORE 641 037
Land Line No: 0422-2245452

THE TERMS AND CONDITIONS OF SALE

Properties 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. Sydney Apparels
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 immovable secured assets to be sold.	<p>(1) Property id: SBIN200031392195 (Symbolic possession only)</p> <p>Tirupur registration District Tirupur "Joint 2 Sub registration District Tirupur District, Tirupur Taluk, 15 "Velampalayam village, Kuttai Thottam, V.S. Sivasubramanian nagar, SF No. 556/2 & 557/2 totally lands measuring 9.23 acres in this layout was formed and in this No.s 50 & 51, lands measuring 449.74 Sq mtrs or 4841 Sq ft, situated within the following boundaries</p> <p>West by South North road East by land in this site no. 49 North by 30ft wide East West road South by land in site No.s 53 & 52 Amidst this, Northern Side East West 26.21 mtr (86 ft), in cross 1.52 mtr (5 ft). Southern side East West 26.06 mtr (85 ½ ft), Eastern side South North 16.76 mtr (55 ft) and Western side South North 15.24 mtr (50 ft), thus making the above extent of 449.74 Sq mtr (or) 4841 Sq ft of land with building construction thereon and right to use the layout roads and the mammol roads to reach the property.</p> <p>(Detailed description as per Document No 5565/2008 in favour of M/s Sydney Apparels) (Reserve Price: Rs 1,33,00,000/-)</p>

		<p>(2) Property id: SBIN200034954003 (Symbolic possession only)</p> <p>Item:1</p> <p>Tirupur Registration District, Tiruppur Joint I Sub Registration District, Tirupur Taluk, Tirupur Town, 11th ward (at present 17th ward), Rayapuram Extension (Formerly Kumarapuram), Thottipalayam Village, S F No 763 and 764, Door no 23 D (4) one part, T S No 497/1 and 498/1 Block No 14 Ward no 1 at present new T.S.No 56, Block -50, Ward "K" land measuring 1380 Sq ft or 128.20 Sq mtr with RCC building situated within the boundaries of</p> <p>North by the land of Lingappa Gounder East by the land of Lingappa Gounder South by the land of Subramaniam West by 40 ft wide south north road Amidst this, northern side east west 62 ft, southern side east west 76 ft, both sides south north 20 ft, thus totally to an extent of 1380 Sq ft or 128.20 sq mtr of land with a RCC building thereon and all attachments and appurtenances, along with regular pathway rights.</p> <p>Item: 2</p> <p>Tirupur Registration District, Tiruppur Joint I Sub Registration District, Tiruppur Taluk, Tirupur Town, 11th ward (at present 17th ward), Rayapuram Extension (Formerly Kumarapuram), Thottipalayam Village, S F No 763 and 764, Door no 23 D (4) one part, T S No 497/1 and 498/1 Block No 14 Ward no 1 at present new T.S. no.56, Block -50, ward "K" land measuring 210 sq ft with RCC building situated within the boundaries of</p> <p>North by 4ft wide lane belonging to Lingappa Gounder East by the land of Lingappa Gounder South by Item No 1 West by the land of Lingappa Gounder Amidst this, both sides east west 14 ft, both sides south north 15 ft, thus totally to an extent of 210 Sq ft of land with a tiled house along with mamool pathway appurtenances and attachments thereon.</p> <p>The above 2 items total 1590 Sq ft of land with RCC and tiled buildings thereon.</p> <p>(Detailed description as per Document no 7687/2012 in the name of Shri. K R Velmurugan) (Reserve Price for item 1 & 2: Rs 79,00,000/-)</p>
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		<p>(4) Property id: SBIN200031388144 (Symbolic possession only) Tirupur Registration District, Tiruppur Joint I Sub Registration District, Tiruppur Taluk, Tirupur Town, Kumarapuram, Thottipalayam Village, S F</p> <p>No 764, corresponding T S No 497/14/1, land measuring 2206 1/2 Sq ft or 204.983 Sq mtrs situated within the following boundaries.</p> <p>East by 40 ft wide south north and the property of Arumuga Joshia South by the property of Arumuga Joshia West by the properties of Visalakshi, P Saradha and N Saraswathi being purchased on date North by the properties of Kittusamy being purchased on date.</p> <p>Amidst this, northern side east west 53 ft, from this point toward south 42 ft, from this point towards west 31 1/2 ft, from this point towards south 3 ft, from this point towards west 18ft, from this point towards north 45 ft, thus making the above extent of 2206 1/2 Sq ft or 204.983 sq mtrs of land with building construction thereto and right to use the mamool roads to reach the property. New T.S. Ward B</p> <p>(Detailed description as per Document no 1410/1989 in the name of Shri. K.Senniappan) (Reserve Price: Rs 1,18,00,000/-)</p>
		<p>(5) Property id:SBIN200031391575 (Symbolic possession only) Tirupur registration District Tirupur Joint 2 Sub registration District Tirupur District, Tirupur Taluk, 15 Velampalayam village, SF No. 556/2 lands measuring 3.21 acres & SF No 557/2 lands measuring 6.02 acres totally lands measuring 9.23 acres in this a layout was formed and named '</p> <p>V.S Subramaniam Nagar', with the approval of Director , Town & Country Planning, Coimbatore vide no. 76/88 and as per layout plan site No. 33, in this lands measuring 222.96 Sq mtrs or 2400 Sq Ft, situate within the following boundaries</p>

		West by land in site No. 32 East by land in site No. 34 South by 30 ft wide East West layout road North by the land belonging to Sarojini Amidst this, on both sides east west 40 ft, both sides south north 60 ft, thus making the above extent of 222.96 Sq mtrs or 2400 Sq Ft of land with building construction thereto and right to use the layout roads and the mammol roads to reach the property. (Detailed description as per Document No 3012/2005 property in the name of Shri. K. Natarajan and Shri. K. R.Velmurugan) (Reserve Price: Rs 70,00,000/-)	
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.15,85,50,435/- (Rupees Fifteen crore eighty-five lakhs fifty thousand four hundred and thirty five Only) as on 28.02.2024 plus unapplied interest and cost dues from 29.02.2024 to the State Bank of India from	
		M/s.Sydney Apparels A Partnership firm Represented by its partner S.F No.572, Kuttai thottam, Sirupuluvapatti Post, Tiruppur – 641 603.	Shri. V. Kuppanagounder, Door No 2/15A, New D. No 2/9, Murugampalayam, Pudupalayam, Vanjipalayam (post), Avanishi Taluk, Tiruppur 641096
		Shri. K. Natarajan, Door No 2/15A, New D. No 2/9, Murugampalayam, Vanjipalayam (post), Avanishi Taluk, Tiruppur 641096	Shri. K. Senniappan, D.No. 7D,8A, Kumarappapuram Main Road, Rayapuram , Tirppur 641601
		Shri. K. R. Velmurugan, R-22, Ruby Prime Enclave, Avinashi Road, Tiruppur- 641603	Shri. K. R. Velmurugan 7D,8A, Kumarappapuram Main Road, Rayapuram , Tiruppur 641603
		Smt. V. Vanitha, 7D,8A, Kumarappapuram Main Road, Rayapuram , Tiruppur 641603	Smt. N. Premalatha, Door No 2/15A, New D. No 2/9, Murugampalayam, Vanjipalayam (post), Avanishi Taluk, Tiruppur 641096
6	Deposit of earnest money	EMD (1) 13,30,000.00 (2) 7,90,000.00	

		<p>(3) 34,10,000.00</p> <p>(4) 11,80,000.00</p> <p>(5) 7,00,000.00</p> <p>Being the 10% of the reserve price shall be deposited through NEFT to credit of MSTC E-WALLET (Refer Point No.13-b). Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</p>
7	<p>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:</p>	<p>Reserve Price:</p> <p>(1) 1,33,00,000.00</p> <p>(2) 79,00,000.00</p> <p>(3) 3,41,00,000.00</p> <p>(4) 1,18,00,000.00</p> <p>(5) 70,00,000.00</p> <p>In case of successful bid, the remaining part of successful bid amount should be paid through RTGS / NEFT / NET BANKING / FUND TRANSFER to the A/c No.: 33112183302 IFSC: SBIN0030462, Bank: State Bank of India Address: NRI Branch, Avinashi Road, Coimbatore</p> <p>Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.</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>Online</p> <p>Date: 17.04.2024</p> <p>Time: 11:00 Hrs to 16:00 Hrs</p>

10	<p>The auction will be conducted online only, through the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://ibapi.in & https://bank.sbi</p>	
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>Rs.1,00,000/-</p> <p>Unlimited</p> <p>INR</p>
12	<p>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.</p> <p>Contact person with mobile number</p>	<p>Date: 12.04.2024 Time: 11:00 AM to 4:00 PM</p> <p>Name: Shri. N Ulaganathan Shri. Logesh.A.R.S.</p> <p>Mobile No: 9496362888 Mobile No: 9840651168</p>
13	<p><u>Other conditions</u></p> <p>(a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents.</p> <p>(b) Steps to be followed by the bidder for registering with e-auction portal. STEP 1 – Bidder/purchaser registration: Bidder to register on e-auction portal www.mstcecommerce.com (→ Click “eAuction” → Click “Property” → Click “eBkay auctions”) using mobile number and email ID. STEP 2 –KYC Verification: Bidder to upload requisite KYC Documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days). STEP 3 – Transfer of EMD amount to bidder’s global EMD wallet: Online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction portal. NOTE: Step 1 to 3 should be completed by bidder well in advance, before e-auction date. The registration process takes minimum of two to three working days. Contact details of MSTC - Shri.Ritesh Nath rnath@mstcindia.co.in 9668551395 & Shri Rakesh Ranjan rranjan@mstcindia.co.in 9911700233.</p> <p>(c) 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>(d) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the MSTC website between 7 am to 1pm and it will be refunded in next two working days. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.</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> <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 all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST 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</p>
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	<p>certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.</p> <p>(t) The sale will attract the provision of Sec 194-IA of the Income Tax Act.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold: Nil

Date: 29.02.2024
Place: Coimbatore

Sd/-
Authorised Officer