


[See Proviso to rule 8 (6)]

	STATE BANK OF INDIA Stressed Assets Management Branch
Authorised Official's Details: Name: B. Suresh Mobile No: 94458 60332 Land Line No: 044 28881006	2nd Floor, Red Cross Buildings, # 32, Red Cross Road, Egmore, Chennai – 600008. Telephone: 044-28881007 E-mail: sbi.04105@sbi.co.in

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 Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditors, the physical possession of Property No 1 & 2 and constructive possession of Property No 3 which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor on behalf of the Consortium banks including IDFC First Bank Ltd, DBS Bank India Ltd, IDBI Bank Ltd, Kotak Mahindra Bank Ltd, CITI Bank, RBL Bank Ltd, Doha Bank Q.P.S.C, Indian Bank, ICICI Bank Ltd and HDFC Bank Ltd will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **30.12.2024**, for recovery of Rs.241,15,31,996/- (Rupees Two Hundred Forty One Crore Fifteen Lakh Thirty One Thousand Nine Hundred and Ninety Six Only) as on 31.10.2024 plus unapplied interest from 01.11.2024 and costs due to the secured creditors from the Guarantors Smt Shuchi Jain and Legal heirs of Shri Rahoul Jain (Late) for the credit facilities availed by erstwhile **M/s. Capricorn Food Products India Ltd (Borrower)**.

Description of Properties

<u>PROPERTY 1</u>
Duplex flat bearing no 3B & 4B situated at III & IV Floor, Block-I, Arihant Shloka, Old Nos 89, 90, 91& 92, New Door Nos 201, 203, 205 &207, Secretariat Colony, 7 th Street, Medavakkam, Chennai, Tamilnadu, 600010, Admeasuring Total Area : 2086 Sq.ft
<u>PROPERTY 2</u>
Residential plot bearing Survey Number 84(1) part and 349 part land measuring to an extent of 52.34 cents situated at Semmencherry, Thiruvudnathai village Thiruporur Taluk together with UDS of 3.83 cents in the passage, Chengelpet district Tamil nadu 603112. Area: 52.34 Cents
<u>PROPERTY 3</u>
Land bearing Survey Number : 1288/2A to 2K,1288/3A to 3K, 1288/1, situated at Plot E of 5 grounds (12000 sq.ft) together with right to use common passage in S.Nos1277, 1284, 1276/1, 1287/2, 1288/4 and 1288/3 (1/6th UDS area in the common passage measuring 13059 sq.ft i.e. 2176.50 sq.ft), Madhavaram Village, Ponniammanmedu, Thiruvallur, Chennai, Tamilnadu, 600110, (Urban), Admeasuring Total Area : 14176.50 Sq. Feet.

	PROPERTY 1	PROPERTY 2	PROPERTY 3
DATE OF E-AUCTION	30.12.2024	30.12.2024	30.12.2024
RESERVE PRICE	Rs 3,56,00,000/-	Rs 5,31,00,000/-	Rs 5,48,00,000/-
EMD	Rs 35,60,000/-	Rs 53,10,000/-	Rs 54,80,000/-
BID MULTIPLIER	Rs 5,00,000/-	Rs 6,00,000/-	Rs 6,00,000/-
INSPECTION OF PROPERTIES	16.12.2024, 11:00 am to 04:00 PM		
TIME OF E-AUCTION	10:00 AM to 04:00 PM		

The auction will be conducted online only, through the web portal <https://ebkray.in>. **The bidder registration should be completed by bidder well in advance.**

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://ebkray.in> & <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others>

Date: 22.11.2024

Place: Chennai

**Asst General Manager & Authorised Officer
State Bank of India
Stressed Assets Management Branch, Chennai**

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 Guarantor and Legal heirs of the Guarantor	<p>Smt Shuchi Jain T-29, 7th Avenue, GOCHS Colony Above Nilgiris Supermarket Second Floor, Besant Nagar Chennai – 600 090</p> <p>Other Legal heirs of Shri Rahoul Jain: Shri Rishabh Jain T-29, 7th Avenue, GOCHS Colony Above Nilgiris Supermarket Second Floor, Besant Nagar Chennai – 600 090</p> <p>Shri Manmohan Singh Jain No.5 Lakshmi Street Prathamesh Apartments Kilpauk, Chennai – 600 010</p> <p>Smt Kiran Jain No.5 Lakshmi Street Prathamesh Apartments Kilpauk, Chennai – 600 010</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India Stressed Assets Management Branch “Red cross Buildings”, 32, Red Cross Road, Egmore, Chennai- 600 008. E-mail ID: sbi.04105@sbi.co.in</p>
3	Description of the immovable secured assets to be sold.	
<p><u>Equitable Mortgage of Immovable property on Pari-Passu basis with consortium banks (State Bank of India, IDFC First Bank Ltd, DBS Bank India Ltd, IDBI Bank Ltd, Kotak Mahindra Bank Ltd, CITI Bank, RBL Bank Ltd, Doha Bank Q.P.S.C, Indian Bank, ICICI Bank Ltd and HDFC Bank Ltd)</u></p> <p><u>Property No 1: Property owned by: Shri Rahoul Jain (Late) and Smt Shuchi Jain</u> <u>(Registered Sale Deed Doc. No.1872/2006, 1876/2006</u></p> <p>Item: A</p> <p style="text-align: center;">Schedule A</p> <p>All that piece and parcel of land situated at Old Door No 127/1, 127/2, 127/3 and 127/4 and then Door Nos 89, 90, 91 & 92 and New Door Nos 201, 203, 205 and 207 Secretariat Colony, Seventh Street, Medavakkam, Chennai – 600 010 measuring to an extent of 14 grounds and 2305 sq.ft and comprised in Old R.S No 3173/10 and Present R.S No 3173/212 as per patta issued by the Tahsildar, Perambur-Purasaiwakkam Taluk, dated 10.03.2005 in CA No 2594/2004-2005 and bounded on the</p> <p style="text-align: center;">North by: Secretariat Colony Seventh Street South by: Present R.S No 3173/31, 17, 30 and 138 East by: Present R.S No 3180/104,105, 106 and 107 West by: Secretariat Colony Sixth Street</p> <p>And situated within the Registration District of Central Chennai and Sub</p>		

Registration District of Purasaiwakkam

Schedule – B

1043 sq.ft of undivided share of land being part of “A’ schedule property together with residential Flat No.B in the 3rd Floor 1st Block of the residential apartments known as “Arihant Shloka” having Constructed area of 1666 sq.ft thereabouts including the common area.

Item: B

Schedule – A

All that piece and parcel of land situated at Old Door Nos 127/1, 127/2, 127/3 and 127/4 and then Door Nos 89,90,91 & 92 and New Door Nos 201, 203, 205 and 207, Secretariat Colony, Seventh Street, Medavakkam, Chennai – 600 010 measuring to an extent of 14 grounds and 2305 sq.ft and comprised in Old R.S No 3173/10 and Present R.S No 3173/212 as per patta issued by the Tahsildar, Perambur-Purasaiwakkam Taluk, dated 10.03.2005 in CA No 2594/2004-2005 and bounded on the

North by: Secretariat Colony Seventh Street

South by: Present R.S No 3173/31, 17, 30 and 138

East by: Present R.S No 3180/104,105, 106 and 107

West by: Secretariat Colony Sixth Street

And situated within the Registration District of Central Chennai and Sub Registration District of Purasaiwakkam

Schedule – B

1043 sq.ft of undivided share of land being part of “A’ schedule property together with residential Flat No.B in the 4th Floor 1st Block of the residential apartments known as “Arihant Shloka” having Constructed area of 1666 sq.ft thereabouts including the common area.

Property No 2: Property owned by: Shri Rahoul Jain (Late)

(Registered Sale Deed Doc. No. 497/1997)

Schedule A

All that piece and parcel of Vacant land situated at Semmenjeri Village, Thiruvaidanthai Village, previously Chengalpattu Taluk now Thiruporur Taluk, Chengalpattu District, comprised in Sy Nos 84/1 part and 349 part land measuring an extent of 12.20 acres and bounded on the

North by: Land in S.No 84/1 part and 349 parts

South by: Land in S.No 84/3

East by : Bay of Bengal

West by : 20 Feet Wide Private Road in S.No 84/1 part.

And situated within the Sub-Registration District of Chengalpattu and Registration District of Thiruporur

Schedule B

All that piece and parcel of Vacant land situated at Semmenjeri Village, Thiruvaidanthai Village, previously Chengalpattu Taluk now Thiruporur Taluk, Chengalpattu District, comprised in S.No 84/1 part (at present Patta No 2972 New S.No 84/22 Dry.Hec 0.21.0 Asst Rs2.00) and 349 part land measuring an extent of 52.34 cents and bounded on the

North by: 20 Feet Wide Road;

South by: 15 Feet Road

East by : Field marked as E-1 in the plan annexed hereto

West by: Field marked as L in the plan annexed hereto

Measuring

East to West on the Northern side: 170 Feet

East to West on the Southern side: 150 Feet

	<p>South to West on the Eastern Side: 146 Feet South to North on the Western Side: 139 Feet</p> <p>The said land together with a 1/18th undivided share in the passage admeasuring 69.01 cents and shaded in green colour with the plan annexed with the Sale Deed dated 03.05.1996 in Doc No 497/1997 SRO, Thiruporur over which passages all the owners of the schedule 'A' property and the nominees of Ivory Beach Resorts Pvt Ltd shall have a common right or way.</p> <p>The said 52.34 cents of land and the passages form part of the property described in Schedule 'A' hereunder and are situated within the Sub Registration District of Chengalpattu and Registration District of Thiruporur.</p> <p><u>Property No.3: Property owned by: Smt Shuchi Jain</u> <u>(Registered Sale Deed Doc. No.3434/2007)</u></p> <p style="text-align: center;">Schedule A</p> <p>All that vacant land in S.Nos 1288/2A to 2K and 1288/3A to 3K measuring 127.5 Cents and the lands in S.No 1288/1 measuring 64 cents in all 195.75 cents in No.34, New No 50, Madhavaram Village, Tiruvallur District Ambattur Taluk bounded on the</p> <p>North by : S.No 1287/1B1, 1287/1B2 and 1287/2 South by : 1289 East by : 40 feet wide road in S.Nos 1288/39(part), 1288/4, 1287/2, 1267/1, 1277 and 1284 West by : S.No 1305</p> <p>Together with the right to use the common passage admeasuring 64.10 cents in S.Nos 1288/4, 1277, 1276/1, 1287/2 and 1288/3 being the 40 feet wide road bounded on the East of the aforesaid property and situated within the Sub Registration District of North Chennai and Registration District of Sembium, now Madhavaram.</p> <p style="text-align: center;">Schedule B</p> <p>All that vacant land along with East passage of 40 ft wide measuring 64.10 cents being part of the Schedule A property and comprised in S.Nos 1288/2A to 2K and 1288/3A to 3 K and 1288/1 bounded on the</p> <p>North by: 33ft common passage comprised in S.No 1288/1 part, 1288/2G, Part, 2E Part, 3G Part, 3F Part, 3E Part South by: Property in S.No 1289 East by : Land conveyed in favour of M/s Manmohan Homes P Ltd West by : Land conveyed in favour of Mr Hemant Kandelwal</p> <p>Measuring North to South 104 feet 6 inches on Eastern side; North to South 103 feet 9 inches on Western side: East to West 115 feet 6 inches on the Northern Side and East to West 115 feet on the Southern side:</p> <p>In all measuring 5 ground or 12000 sq.ft and together with the undivided 1/6th share in the 33 feet passage leading to the 40 feet passage and measuring 13059 sq.ft. Area of portion marked E 12000 sq.ft</p> <p>1/6th UDS area of the portion marked G in the Common Passage measuring 13059 sq.ft: 2176.5 sq.ft Total: 14176.5 sq.ft</p> <p>and situated within the Sub-Registration District of North Chennai and Registration District of Previously Sembium, Now Madhavaram.</p>		
4	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Details of the encumbrances known to the secured creditor.</td> <td style="width: 50%;">Nil</td> </tr> </table>	Details of the encumbrances known to the secured creditor.	Nil
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.241,15,31,996/- as on 31.10.2024 + interest thereon + expenses and costs thereon
6	Deposit of earnest money	Property No.1 - EMD: Rs 35,60,000/- (Rupees Thirty Five Lakh Sixty Thousand only) Property No. 2 - EMD: Rs 53,10,000/- (Rupees Fifty Three Lakh Ten Thousand only) Property No. 3 - EMD: Rs 54,80,000/- (Rupees Fifty Four Lakh Eighty Thousand only) being 10% of the reserve price shall be deposited to credit of EBkray E-WALLET
7	Reserve price of the immovable secured assets: Bank account in which payment to be remitted.	Property No:1 - Rs 3,56,00,000/- (Rupees Three Crore Fifty Six Lakh only) Property No.2 - Rs 5,31,00,000/- (Rupees Five Crore Thirty One Lakh only) Property No.3 - Rs 5,48,00,000/- (Rupees Five Crore Forty Eight Lakh only) On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: 30319576399 IFSC: SBIN0000878 NAME: SBI SAMB CHENNAI Bank : State Bank of India Address: Annasalai Branch
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 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.	Date :30.12.2024 Time: 10:00 Hrs to 16:00 Hrs.
10	The auction will be conducted online only, through the web portal https://ebkray.in . 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://ebkray.in & https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others	

11	Bid increment amount: Auto extension: Bid currency & unit of measurement	Property No 1 - Rs 5,00,000/- Property No 2 & 3 – Rs 6,00,000/- Unlimited extensions In Rupee
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: 16.12.2024 Time :11.00 a.m to 4.00 p.m Name: B.Suresh Mobile No 9445860332 Name: S.Arunkumar Mobile No.98408 40149
13	Other conditions	
	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 NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues. Contact details of EBkray – Email:support.ebkray@psballiance.com. Phone:--+91-8291220220	
	b) 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.	
	c) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.	
	d) 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.	
	e) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorized Officer to withdraw his bid, either on the ground of discrepancy in Size/area, defect in title, encumbrances or any other ground whatsoever.	
	f) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.	
	g) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e 25 % of sale price after adjusting EMD already paid, to be paid immediately i.e. on the same day or not later than next working day, as the case may be. The said amount has to be remitted to the Bank Collection Account No: 30319576399, IFSC: SBIN0000878, Account Name - SBI, Stressed Assets Management Branch, Chennai. The sale confirmation advice will be issued on satisfactory verification of the KYC and other formalities.	

	h) 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.
	i) 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.
	j) 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.
	k) 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.
	l) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
	m) 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.
	n) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
	o) 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) The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
	q) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
	r) 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.
	s) 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.
	t) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
	u) 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 Authorized Officer of the concerned bank branch only.
	v) 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.
	w) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

	x) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.
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Date: 22.11.2024

Place: Chennai

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**Asst General Manager & Authorised Officer
State Bank of India
Stressed Assets Management Branch, Chennai**