



A Govt. of India Owned Bank

Mission Road Branch

IDBI Bank Limited IDBI House, Ground Floor,
No.58, Mission Road, Bangalore-560027
Tel No. 080-22279576-79

E-AUCTION SALE NOTICE

It is notified for all concerned that the following property is secured in favour of IDBI Bank, Mission Road Branch, and as secured creditor taken possession under SARFAESI Act 2002, will be sold by e-auction on 12/08/2015 on "as is where is and as is what is basis" for recovery of Bank dues. This is a notice to the borrower/s, Mortgagor/s and to the guarantor/s of the below said loan about holding of E-Auction sale on the said date, if their outstanding dues are not repaid in full by the date of auction.

NAME AND ADDRESS OF BORROWER/S, MORTGAGOR/S & GUARANTOR/S:

M/s. Raghoji Cement Manufacturing Company Ltd. (Borrower)

**Regd. Office: Jai Bhavani Complex, Opp. Jayanagar, University Road, Gulbarga-585 105,
also at : "Star Avenue", II Floor, No, 82, Nandi Durga Road, Bangalore-560046**

Guarantors: 1. Shri Ashok Kumar Raghoji, House No.1-4/4, "Vajreshwari Nivas" Garden Road, Gulbarga-585102.

2. Smt. Sharada Bai Raghoji, House No.1-4/4, "Vajreshwari Nivas" Garden Road, Gulbarga-585102.

also at : No.403, Govind Parc, 17/9, Hall Road, Richard Town, Bangalore-560005

3. Late Smt. Gangabai Raghoji , House No.1-4/4, "Vajreshwari Nivas" Garden Road, Gulbarga-585102.

Legal Heirs of late Smt. Gangabai Raghoji (known to the Bank)

1. Shri Ashok Kumar Raghoji 2. Shri. Chandrakanth Raghoji, House No.1-4/4, "Vajreshwari Nivas" Garden Road, Gulbarga-585102

The under mentioned property will be sold by "Online e-Auction through website

<https://idbi.auctiontiger.net> on 12/08/2015 for Recovery amount of Rs. 7,50,16,362/-(Rupees Seven Crore Fifty Lacs Sixteen Thousand Three Hundred and Sixty Two Only) as on 30-06-07 with future interest and cost till the date of payment.

LAST DATE & TIME OF SUBMISSION OF EMD: 10/08/2015 up to 5.00 PM

DATE AND TIME OF E-AUCTION: 12/08/2015 between

2.00 PM to 3.00 PM for Plant & Machinery &

3.30 PM to 4.30 PM for Land & Building Property

a) Reserve Price of Land & Building Property: Rs.8,98,53,500/- EMD: Rs. 89,85,350/-

b) Reserve Price of PLANT & MACHINERY: Rs 2,80,00,000/- EMD: Rs. 28,00,000/-

Bid Increase Amount: Rs. 1,00,000/- for (a) and Rs. 25000/- for (b)

The Bidding may be done Separately for Land and Buildings and Plant and Machinery

Description of the Immovable Property:

Property is a KIADB allotted land, situated at Majali Village, Sawantwada Hobli, Karwar Taluk, North Canara District, Karnataka, Factory Land and Building admeasuring 19 Acres 15 Guntas facing NH17.

Bounded by:

East : Survey No.246 and 213
West : Survey No.218
North : Survey No.250 and 254 and also Road
South : Survey No.207 and 209

Note: The intending bidder/purchaser may visit to bank's website <https://idbi.auctiontiger.net> or www.idbi.com or may visit the Government website www.tenders.gov.in.

Other websites : www.auctiontiger.net , www.tendertiger.com , www.drt.auctiontiger.net , OLX.in

Help Line No : 079-40230810 to 827 / 080-40985101

Contact Person : Mr.Madhusudan,(9686999578), Mr.Stephen kalpala (09904587679)

Sd/-Authorised Officer
IDBI Bank Ltd.,
Mission Road

Place: Bangalore

Date: 10/07/2015



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Sl. No.	Sy. No.	Extent (A-G-A)
1	208	1-37-0 0-04-0 Kh
2	214	1-08-0
3	215	3-15-0 0-05-0 Kh
4	216	1-17-0 0-01-0 Kh
5	217	0-06-08 0-00-08 Kh
6	234	1-36-0 0-02-0 Kh
7	235	4-21-0
8	236	0-21-0
9	237/1 (New No. 237/A+1- B+1-C+1-D)	0-32-0
10	237/2	0-31-8
11	248/1	1-06-8
12	248/2	0-07-8
13	249/2 (New No. 249/1)	0-12-0
14	1738	0-16-0
15	247/1P	0-02-0
16	247/2P	0-10-0
17	247/3P (New No.247/3A)	0-16-0
	TOTAL	19-15-0

Bounded by:

East : Survey No.246 and 213

West : Survey No.218

North : Survey No.250 and 254 and also Road

South : Survey No.207 and 209

DESCRIPTION OF PLANT & MACHINERY DETAILS

Sl. No.	Machinery Description	Capacity and Power
A	Clinker Crushing Section	
1	Vibrating Feeds	45TPH
2	Belt Conveyors	75TPH
3	Vibrating Screen	
4	Crusher	
5	Elevator 2nos	
B	Raw Mill Section	
1	Feed table	15TPH,3HP
2	Belt conveyor (feeds to raw mill elevator)-450mm wide x 16.95m C/C troughfed	15TPH, 3HP
3	Raw mill open circuit type 1.85m dia 1/8x10m long	15TPH, 300HP
4	Suction fan-Inlet 425mm dia outlet 37mmx410mm	
5	Rotary Vane Feeder-250mm dia	8500m ² /HR SP203MMWG 10HP 15TPH, 1 HP
6	Dual Collector (Raw Mill)-2.5mx1.26mx2.5m long	
7	Dual Collector Screw conveyor-160 diax4.5m long	3TPH, 1 HP
8	Twin lobes compressor-78 AC	15m ³ /min 7500MMWG, 40HP
9	Blending silo screw conveyor-200mm diax5.5m long	15TPH,2HP
10	Air slide box 1-5.5m long, width 300mm	15TPH
11	Air side box II-5.1m long, width 300mm	15TPH
12	Vertical Pneumatic pump-900mm diax3m ht	20TPH
13	Air slide box III-4.5m long, 200mm width	15TPH
C	Kiln Section	
1	Storage silo screw conveyor-U shaper 200mm dia, 5.065m long	10TPH, 2HP
2	Kiln feed rotary vane feeder-200mm dia	15TPH, 1 HP
3	Kiln feed V.P. Pump-900mm diax3.0m ht	20TPH
4	Twin lobes compressor-78AC-78AC	15m ³ -min, 750MMWG, 30HP
5	4 stage suspension pheheater-twin cy. 1 m dia, other 3 cyclones 2m dia	300TPD
6	Kiln 2.4 m diax26m long	300TPD, 40HP
7	Pillard type Oil burner (3 streams of air and 2 streams of oil)	1000 liters/hr
8	Primary air fan	2400m ³ -hr SP 1000 MMWG 30 HP
9	Secondary air fan	160m ³ -hr SP500MMWG, 15HP
10	Nose cooling fan	8000m ³ -hr SP 150MMWG, 10HP
11	Diesel quenching pipe cooling water pump	1HP
12	Water quenching pump-50mmx35mm	5.0LPST, head 33m, 3HP
13	Heat Exchanger-2.1mx1.55mx4.625m ht	800M ³ -min
14	Heat exchanger screw conveyor 160mm dia U shaped x 10.6m long	5TPH, 2HP
15	Heat Exchanger Rotary Vane feeder-200mm dia	3TPH, 0.5HP
16	Heat Exchange cooling fan-685	18500M ³ -hr, 3HP
17	ID fan-1605mm dia L90, sip 50 09 m 1410	450m ³ -min at 300c
18	Dust collector-7.3mx1.4mx4.3ht	50MMWG static pr,
19	Dust collector inside screw conveyor-200mmU	125HP

	shape, 73m long	3TPH, 3HP
20	Dust collector below screw conveyor-200mm dia 5,6m long	3TPH, 3HP
21	Chimney fan-SMP 44	850m ³ -min SP
22	M.S. Chimney- 1.0m dia 33.3m ht	
23	Rotary cooler-1.2m dia and 10.0m long	
24	Rotary cooler-screen venture pump	
25	High pressure compressor	103, 5lts-min, 7kg-cm ² , 30HP
26	Secondary (kiln inlet) firing diesel	200LPH, 1 HP
27	70KL oil main tank, 4190mm dia x 5000mm effective	Vol 18.9m ³ , 68940 lts
28	20KL oil service tank, 2880mm x 3500mm effective	Vol 22.8m ³ , 22800 lts
29	10KL LDB tank, 1800dia x 3650mm	Vol 9.29m ³ , 9285 lts
30	5KL day tank (overhead tank), 1850mm dia x 1500mm effective	Vol 5.13m ³ , 5130 lts
31	Low pressure oil pump	20m ³ -Hr, 5kg/cm ² , 7.5HP
32	High Pressure oil pump (Oil firing), 0.32m	70kg/cm ² 34Lts/min, 5HP
33	Diesel Pump	2000 LPH, 1HP
D	Cement Mill/Packing plant	
1	Wrinch to feed cement mill hoppers	
2	Bel conveyor feeds to cement mill hopper 450mm wide, 7.2m C/C flat	15TPH, 2HP
3	Feed table	3HP
4	Belt conveyor feeds to cement mill elevator-450mm wide, 16.8m C/C trplughed	15TPH, 3HP
5	Cement mill-1.8m dia x 10m long	6TPH, 300HP
6	Suction pump	60m ³ /min, 50MMWG, 15HP
7	Rotar vane feeder	1HP
8	Dust collector-2.5mx1.26mx2.5m long	
9	Dust collector screw conveyor-200mm dia x 4.5m long	3TPH, 1 HP
10	Inclines screen conveyor-200m dia x 2.2m long	3TPH, 1 hp
11	Twin lobe compressor, 78AC	15m ³ /min, 40HP
12	Packing machine hopper-1.96mx1.44mx4.78m ht	Vol 11.02m ³ , 9T
13	Packing machine	15TPH
14	Belt conveyor cement bags handling -450mm wide 10M C/C	15HP
E	D.G. Set-Kirloskar make	500KVA

Sd/-Authorised Officer
IDBI Bank Ltd.,
Mission Road

Place: Bangalore

Date: 10/07/2015

Terms and conditions:-

(1) Auction/Bidding shall only be through "Online Auction Mode" through the website of the Service Provider <https://idbi.auctiontiger.net>. e-Procurement Technologies Limited, A-801, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006, Gujarat, India, is the service provider for the auction platform. The Bid cum declaration Application is available on Web Portal: <https://idbi.auctiontiger.net> (2) Intending Bidders should hold valid e-mail address. The Interested bidders shall submit their BID Application through Web Portal: <https://idbi.auctiontiger.net> (the user ID & Password can be obtained free of cost by registering name with <https://idbi.auctiontiger.net>) through Login ID & Password, along with the 10% of the Reserve Price towards EMD before the last date & time of submission of bids. Bids below reserve price will not be accepted (3) The intending bidders should submit the bid online and are required to upload the self attested copies of the following documents in the Web Portal before Last date & time of submission of the bid(s); i) Copy of PAN Card ii) Address Proof; ii) Identity Proof, without which the bid is liable to be rejected. (4) After online submission of the bid form, the bidder/purchaser shall download the auto generated bid cum declaration form. (5) The duly signed /Self attested copies and completed documents mentioned under point 3 & 4 above are to be sent across to **Authorised officer, IDBI Bank Ltd**, IDBI House, Ground Floor, No.58, Mission Road, Bangalore-560027, in the envelope superscribed as "**BID CUM DECLARATION**" so as to reach us on or before last date of submission of bid, failing which your bid will be disqualified and you will not be allowed to participate in the e-auction. (6) The interested or qualified bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process, may contact e-Procurement Technologies Limited, A-801, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006, Gujarat, India, by contacting on Helpline No. 079-40230810 to 827 / 080-40985101, prior to the date of e-auction. (7) The bidders are advised to go through the detailed Terms & Conditions of e-auction available on the Web Portal of e-Procurement Technologies Limited (<https://idbi.auctiontiger.net>) before submitting their bids and taking part in the e-auction. (8) For detailed procedure, terms and conditions of auction process, intending bidders may arrange to obtain Bid document from Mr. Akbar Ali and Mr. V Sureshkumar, Asst. General Manager(s), IDBI Bank, IDBI House, Ground Floor, No.58, Mission Road, Bangalore-560027, between 11.00 AM to 4.00 PM on or before 07th August 2015 on any working day (except Saturday) on payment of non-refundable fee of Rs. 1000/- (Rupees One Thousand Only) by a cross A/c Payee Demand Draft/Pay Order drawn in favour of "IDBI Bank Ltd. A/c M/s. Raghaji Cement Manufacturing Company Ltd." payable at Bangalore issued by any Nationalized Bank/Scheduled Bank. (9) The interested bidders who have submitted their Bid not below the Reserve Price before last date of submission of bid shall be eligible for participating in the e-bidding process. (10) The e-auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned above by way of interest bidding amongst bidders. The bidders shall improve their offer at a minimum amount of the "Bid Increase Amount" against the property. Online Auction shall be for a period 1 hour. If a bidder places a bid in the last 5 minutes of closing of the e-auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes. Please note that the auto extension shall be for unlimited times and will take place only if a bid comes in last 5 minutes of closing. If valid bid is not received the auto extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-auction, the auction shall get closed automatically without any extension. (11) Neither the Authorized Officer /Bank nor e-Procurement Technologies Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event. (12) The bidder who submits the highest bid amount on closure of e-auction process shall be declared as **Successful Bidder** and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized/secured Creditor. (13) Draft of "Price Confirmation Letter" sent through electronic mode to the successful bidder should be duly filled, signed, scanned and sent to the Authorised

Officer through electronic mode. (14) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD amount of unsuccessful bidders shall be transferred back to their accounts by NEFT/RTGS/DD. The Earnest Money Deposit shall not bear any interest. (15) The successful bidder shall have to deposit 25% of the sale price on the same day, adjusting the EMD already paid, on the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 days of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer by DD (Demand Draft) The EMD and all the money deposited till then shall be liable for forfeiture without prior notice, if the successful bidder fails to adhere to the Terms & conditions of auction Sale or commit any default in any manner. The defaulting bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold. Sale will be subject to Confirmation by the Bank. (16) On receipt of entire Auction Sale proceeds from the Successful Bidder the Authorized Officer will be issuing Sale Certificate as per the format prescribed under the SARFAESI Act .The sale certificate will be issued in the name of the successful bidders only. On issuance of Sale Certificate, the Auction Sale Process will be completed and the Authorized Officer is not responsible for registration of Sale Certificate. It is the responsibility of the Successful Bidder to get the Sale Certificate registered, if required by him/ her. (17) The successful bidder shall bear all Stamp Duty, Registration Fee, incidental expenses etc., for getting the sale certificate Registered, if required by him/her. The successful bidder shall also bear all Statutory Dues/Taxes/Charges/fees, if any. Applicable as per Law and Income Tax Laws and also all dues pending like Electricity Charges, Water Charges, Maintenance Charges and for other services provided, if any. The bidders are hereby advised to make their own enquiries as regards to property and any pending Statutory dues/taxes, charges, fees, Electricity Charges, maintenance charges, etc. in respect of the above properties, (18) The Authorized Officer has absolute Right to accept or reject tender or bid, any or all the offers and has right to cancel or adjourn or postpone the auction without assigning any reason and also to modify any terms and conditions of this sale, without any prior notice. (19) The above property will be sold "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE BASIS" for and on behalf of secured creditor, IDBI Bank Ltd. (20) The Intending bidders are at liberty to make their own independent assessment/enquiry about the title and encumbrances of the property. By submitting the Bid, the bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not. The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and any other relevant information before submitting the Bids. (21) It shall be presumed that the bidder has satisfied himself /herself about the names, descriptions, particulars, quantities, qualities specifications, measurements, boundaries and abuttal's of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her, notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition. Authorized officer shall not assume any responsibility with regard any of the issues mentioned in this Para. (22) All payments aforementioned to be made by the participating bidders only (23) Offer received for sale and/or accepted are not transferable. (24) Any dispute regarding the matter would be under Jurisdiction of Courts at Bangalore only.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) and 9(1) OF THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Place : Bangalore
Date : 10th July 2015

Authorized Officer
IDBI Bank Ltd. (Secured Creditor)