



STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH
COIMBATORE

Authorised Officer's Details:

Name: - Shri. S. Suresh

e-mail ID: - sbi.16454@sbi.co.in

Mobile No: - +919445395254

Landline No. (Office):- 0422-2245451

Raja Plaza, First Floor,
No. 1112, Avinashi Road,

COIMBATORE 641 037

Ph: 0422-2245452

e-mail ID: sbi.16454@sbi.co.in

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The Authorized Officer of State Bank of India issued demand notice dated 02.05.2017 and has taken over possession of the following properties u/s 13(4) of the SARFAESI Act on 10.07.2017.

Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realisation of Bank's dues will be held on **"AS IS WHERE IS"** and **AS IS WHAT IS"** BASIS.

Name of Borrower: SPRINGFIELD SHELTERS PVT. LTD., a Private Limited Company and having its Registered Office at No.101, Renga Vilas, New Dhamu Nagar, Coimbatore – 641 037.

Name of Guarantors:

(1) Shri.Ch.Venkateswara Rao, S/o. Ch.Satyanarayana Murthy, F-1, Rampriya Residency, Laxmi Nagar, MogalRajapuram, Vijayawada – 520008.

(2) Shri.C.Raja John, S/o.K.ChairmanDurai, 18, Thasami Park Residency, G.V.K.Nagar, Singanallur, Coimbatore – 641 005.

(3) Shri.Ch.GopalaKrishnamurthy, S/o.Ch.Sayanarayana Murthy, FFB2, Ashirwardh Apartments, Chandramoulipuram, Vijayawada – 520 010.

(4) Shri.C.BaskarJeshuran, S/o.K.ChairmanDurai, 12/443-H, Good Shepherd Road, Star Estate, Thorapalli, Gudalur, Nilgiris – 643 212.

(5) Smt.D.Rajeswari, W/o.R.Dhinakaran, Jain's Abhishek, Block II, First Floor FK, Velachery Main Road, Selaiyur, Chennai – 600 073.

Outstanding Dues for Recovery of which Properties are Being Sold: Rs.37,60,63,260.73 (Rupees Thirty Seven Crore Sixty Lakh Sixty Three Thousand Two Hundred and Sixty and Paise Seventy Three only) as on 28.02.2018 with further interest, cost and incidental charges thereon.

DESCRIPTION OF PROPERTIES

Property No.1

Item No.1

Registered Sale Deed No.4414/2008 dated 29.05.2008

(In the name of Springfield Shelters Pvt. Ltd.)

Item A

Land situated in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, SF No.725/1, Nanjai acre 0.98 cess Rs.8.37, SF No.726, Nanjai acre 2.25 cess Rs.19.86, SF No.725/2, Nanjai acre 0.83 cess Rs.7.12, in total Nanjai acre 4.06 cess Rs.35.35, in this as per Sale Deed Doc. Nos.747/1997, 748/1997, 749/1997, 750/1997, 751/1997, boundaries and measurements as follows:-

West of: Land belonging to Kamatchiammal;
East of: Land belonging to NallammaNaicken;
North of: Land belonging to PalaniNaicker;
South of: Land in SF No.702;

In this middle, Nanjai acre 2.70-2/3 cess Rs.23.20 of land and,

Item B

Land in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, SF No.725/1, Nanjai acre 0.98 cess Rs.8.6.0, SF No.726, Nanjai acre 2.25 cess Rs.19.14.0, SF No.725/2, Nanjai acre 0.83 cess Rs.7.2.0, in total Nanjai acre 4.06 cess Rs.34.22.0, in this,

East of: 1/3 land belonging to Rangasamy;
South of: Land in SF No.702;
West of: Land belonging to NajaBoyan;
North of: Land belonging to Palani Naicken;

In this middle, Nanjai acre 1.35.33 cess Rs.11.9.6, in this half on the north south on the western side property as per Sale Deed Doc.No.1641/1997, boundaries and measurements as follows:-

North of: Land belonging to Palani Naicker;
South of: Land in SF No.702;
West of: Land belonging to Ganesan, sold by Rangammal;
East of: Land belonging to Ramamoorthy;

In this middle, Acre 0.67 $\frac{3}{4}$ cess Rs.5.5.11 of land in total Nanjai acre 3.38 $\frac{1}{2}$ of land in this 1/3 rd undivided share of land and all rights of way and all other appurtenances attached therewith.

This property is situated within the limits of Coimbatore Corporation.

Item No.2

Registered Sale Deed No.4415/2008 dated 29.05.2008

(In the name of Springfield Shelters Pvt. Ltd.)

Item A

Land situated in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, SF No.725/1, Nanjai acre 0.98 cess Rs.8.37, SF No.726, Nanjai acre 2.25 cess Rs.19.86, SF No.725/2, Nanjai acre 0.83 cess Rs.7.12, in total Nanjai acre 4.06 cess Rs.35.35, in this as per Sale Deed Doc. Nos.747/1997, 748/1997, 749/1997, 750/1997, 751/1997, boundaries and measurements as follows:-

West of: Land belonging to Kamatchiammal;
East of: Land belonging to NallammaNaicken;
North of: Land belonging to PalaniNaicker;
South of: Land in SF No.702;

In this middle, Nanjai acre 2.70-2/3 cess Rs.23.20 of land and,

Item B

Land in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, SF No.725/1, Nanjai acre 0.98 cess Rs.8.6.0, SF No.726, Nanjai acre 2.25 cess Rs.19.14.0, SF No.725/2, Nanjai acre 0.83 cess Rs.7.2.0, in total Nanjai acre 4.06 cess Rs.34.22.0, in this,

East of: 1/3 land belonging to Rangasamy;
South of: Land in SF No.702;
West of: Land belonging to NajaBoyan;
North of: Land belonging to Palani Naicken;

In this middle, Nanjai acre 1.35.33 cess Rs.11.9.6, in this half on the north south on the western side property as per Sale Deed Doc.No.1641/1997, boundaries and measurements as follows:-

North of: Land belonging to Palani Naicker;
South of: Land in SF No.702;
West of: Land belonging to Ganesan, sold by Rangammal;
East of: Land belonging to Ramamoorthy;

In this middle, Acre 0.67 ¾ cess Rs.5.5.11 of land in total Nanjai acre 3.38 ½ of land in this 1/3 rd undivided share of land and all rights of way and all other appurtenances attached therewith.

This property is situated within the limits of Coimbatore Corporation.

Item No.3**Registered Sale Deed No.4416/2008 dated 29.05.2008**

(In the name of Springfield Shelters Pvt. Ltd.)

Item A

Land situated in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, SF No.725/1, Nanjai acre 0.98 cess Rs.8.37, SF No.726, Nanjai acre 2.25 cess Rs.19.86, SF No.725/2, Nanjai acre 0.83 cess Rs.7.12, in total Nanjai acre 4.06 cess Rs.35.35, in this as per Sale Deed Doc.

Nos.747/1997, 748/1997, 749/1997, 750/1997, 751/1997, boundaries and measurements as follows:-

West of: Land belonging to Kamatchiammal;
East of: Land belonging to NallammaNaicken;
North of: Land belonging to PalaniNaicker;
South of: Land in SF No.702;

In this middle, Nanjai acre 2.70-2/3 cess Rs.23.20 of land and,

Item B

Land in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore Taluk, Singanallur Village, SF No.725/1, Nanjai acre 0.98 cess Rs.8.6.0, SF No.726, Nanjai acre 2.25 cess Rs.19.14.0, SF No.725/2, Nanjai acre 0.83 cess Rs.7.2.0, in total Nanjai acre 4.06 cess Rs.34.22.0, in this,

East of: 1/3 land belonging to Rangasamy;
South of: Land in SF No.702;
West of: Land belonging to NajaBoyan;
North of: Land belonging to Palani Naicken;

In this middle, Nanjai acre 1.35.33 cess Rs.11.9.6, in this half on the north south on the western side property as per Sale Deed Doc.No.1641/1997, boundaries and measurements as follows:-

North of: Land belonging to Palani Naicker;
South of: Land in SF No.702;
West of: Land belonging to Ganesan, sold by Rangammal;
East of: Land belonging to Ramamoorthy;

In this middle, Acre 0.67 3/4 cess Rs.5.5.11 of land in total Nanjai acre 3.38 1/2 of land in this 1/3 rd undivided share of land and all rights of way and all other appurtenances attached therewith.

This property is situated within the limits of Coimbatore Corporation.

Item No.4

Registered Sale Deed No.7434/2008 dated 29.08.2008

(In the name of Springfield Shelters Pvt. Ltd.)

Land situated in Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, in Singanallur village, in patta No.245, in SF No.727/1, an extent of 1.25 acres, in this a half extent of 62 1/2 cents, bounded by:

South of: the lands in SF No.702;
East of: the lands in SF No.679;
North of: the remaining land in SF No.727/1;
West of: the lands in SF No.727/2;

In the middle of this, an extent of 62 1/2 cents land;

And in patta No.247, SF No.727/3, an extent of 74 cents of land, cess Rs.6.33, bounded by:

West of: the lands in SF No.726;
South of: the lands in SF No.702;
North of: the lands in SF No.728;
East of: the lands in SF No.727/2;

In the middle of this, an extent of 74 cents land;

Totally, in both SF Nos.727/1 and 727/3, the land measuring an extent of 1.36½ (Hectare 0.55.27) acres with all rights of way and other appurtenances attached therewith in SF Nos.727/1 and 727/3.

This property is situated within the limits of Coimbatore Corporation.

(Total extent of land in Item Nos.1,2,3&4 under Property No.1 is 4.75 acres)

(Reserve Price: Rs.4,89,00,000/- (Rupees Four Crore Eighty Nine Lakh only)

Property No.2

Item No.1

Registered Sale Deed No.737/2008 dated 24.01.2008

(In the name of Springfield Shelters Pvt. Ltd.)

Land in Coimbatore Registration District, Thondamuthur Sub Registration District, in Vedapatti village, measuring 3.11 acres situated in the following survey field:

S.No.	SF No.	Extent: Acre
1	289	3.11

In total an extent of 3.11 acres (Hectare 1.25) of land and right to use the usual pathway and all other appurtenances thereon.

Item No.2

Registered Sale Deed No.738/2008 dated 24.01.2008

(In the name of Springfield Shelters Pvt. Ltd.)

Land in Coimbatore Registration District, Thondamuthur Sub Registration District, in Vedapatti village, measuring 5.62 acres situated in the following survey fields:

S.No.	SF No.	Extent: Acre
1	292	1.82
2	291	1.97
3	284	0.64
4	285	1.19
	Total	5.62

In total an extent of 5.62 acres (Hectare 2.27) of land and right to use the usual pathway and all other appurtenances thereon.

Item No.3

Registered Sale Deed No.734/2008 dated 24.01.2008

(In the name of Mr.Ch.Venkateswara Rao)

Land in Coimbatore Registration District, Thondamuthur Sub Registration District, in Vedapatti village, measuring 2.08 acres situated in the following survey field:

S.No.	SF No.	Extent: Acre
1	290	2.08

In total an extent of 2.08 acres (Hectare 0.84) of land and right to use the usual pathway and all other appurtenances thereon.

(Total extent of land in Item Nos.1,2&3 under Property No.2 is 10.81 acres)

(Reserve Price: Rs.20,62,00,000/- (Rupees Twenty Crore Sixty Two Lakh only)

Date and Time of e-Auction: 22.03.2018 (Thursday)

Property No. 1 – 10.00 AM to 11.00 AM

Property No. 2 – 11.30 AM to 12.30 PM

Reserve Price:

Property No.1 - Rs. 4,89,00,000/- Property No.2 – Rs. 20,62,00,000/-

Earnest Money Deposit: (10 % of Reserve Price)

Property No.1 - Rs. 48,90,000/- Property No.2 – Rs. 2,06,20,000/-

Bid Multiplier:

Property No.1 - Rs. 5,00,000/-

Property No.2 – Rs. 10,00,000/-

Inspection of properties:

Property No.1 to 2 – 17.03.2018 (Saturday) (From 10.00 A.M to 04.00 PM)

Last date for submission of request letter of participation / KYC Documents /

Proof of EMD etc.: on or before 21.03.2018 (Wednesday) up to 02.00 PM

Terms and Conditions of the E-auction are as under:

1. E-Auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS**” BASIS and will be conducted “On Line”. The auction will be conducted through the Bank’s approved service provider M/s. e-Procurement Technologies Ltd (ETL) at the web portal <https://sbi.auctiontiger.net>. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in <https://sbi.auctiontiger.net>
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured

Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

3. The intending purchasers / bidders are required to deposit EMD amount through EFT/ NEFT/RTGS Transfer in favor of “**SBI, SAMB, COIMBATORE**” to the credit of A/c. No.**33112183302**, State Bank of India, NRI Branch, 1056-C Avanashi Road, Coimbatore – 641018. **Branch Code:30462:: IFSC Code: SBIN0030462** or by Demand Draft/ Pay order/Bankers cheque payable at Coimbatore drawn in favour of **State Bank of India, Stressed Assets Management Branch, Coimbatore** drawn on any Nationalized or Scheduled Bank.
4. 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 & password by M/s e-Procurement Technologies Limited may be conveyed through e-mail}. For details with regard to digital signature, please contact M/s e-Procurement Technologies Limited, Ahmedabad Contact Person Mr Thevar Praveen Kumar Mob: 9722778828 (Contact No. 079-40230844/821/822/823. Fax No.079-40016816/876) and Chennai Contact Person Mr. Kaviarasu (Contact No. 9655591945) E-mail id: support@auctiontiger.net
5. The intending bidder should submit the evidence for EMD deposit along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of **STATE BANK OF INDIA, SAM Branch, Raja Plaza, No 1112, Avinashi Road, Coimbatore** by 21.03.2018 up to 02.00 PM. Scanned copies of the original of these documents can also be submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders, will be identified by the **State Bank of India, Stressed Assets Management Branch, Coimbatore** to participate in online e-auction on the portal <https://sbi.auctiontiger.net>. M/s e-Procurement Technologies Ltd (ETL) will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) 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 Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in

deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

10. The prospective qualified bidders may avail online training on e-Auction from M/s e-Procurement Technologies Ltd (ETL) prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s e-Procurement Technologies Ltd (ETL) will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
11. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
12. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
13. The Sale Certificate will be issued separately for movable and immovable properties in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
14. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
15. This sale will attract the provisions of sec 194-IA of the Income Tax Act.

Date: 05.03.2018
Place: Coimbatore

Authorized Officer
State Bank of India