

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 undersigned as Authorised Officer of **State Bank of India led consortium (consisting of State Bank of India, State Bank of Mysore, State Bank of Travancore and Punjab National Bank)** has taken over the possession of the following property u/s 13(4) of the SARFAESI Act & Physical Possession of the Same u/s 14 of the SARFAESI Act would be taken on or before 30-04-2016 as per Hon'ble High Court, Delhi order dated 27-01-2016, Passed in Writ Petition (C) No. **547 of 2015**. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged property in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name of Borrower (s) : M/s Laxmi Solvex (A Division of Laxmi Ventures (India) Ltd.)
 Registered Office : 36/40, Mahalaxmi Bridge Arcade, Mahalaxmi, Mumbai-400034
Name of Guarantor (s) : (1) Smt. Chitra Agrawal W/o Shri Anil Agrawal (2) Shri Anil Agrawal S/o Laxmi Narayan Agrawal (3) Shri Akash Agrawal S/o Shri Anil Agrawal (4) Shri Sandeep Agrawal S/o Shri Anil Agrawal Address of All : 601-602, Sangeet Sarita Apartment, Bhulabhai Desai Road, Mumbai
Outstanding dues for recovery of which property is being sold :
Rs. 212,99,56,705/- + future interest, expenses & costs there on Details are as under :-

Name of Bank	Amount mentioned in 13(2) notice	Date of Demand Notice under Section 13(2) of SARFAESI Act
State Bank of India	Rs. 93,34,83,181/- as on 20.03.2014	20.03.2014
State bank of Mysore	Rs. 73,62,47,008/- as on 28.02.2014	08.03.2014
State Bank of Travancore	Rs. 33,26,92,516/- as on 01.03.2014	10.03.2014
Punjab National Bank	Rs. 12,75,34,000/- as on 31.01.2014	14.02.2014
Total	Rs. 212,99,56,705/-	

Name of Title deed Holder	Description of Property	Reserve Price / Earnest Money Deposit (EMD) / Bid Increment Amt.	Date & Time of E-auction
Shri Anil Agrawal S/o Shri Laxmi Narayan Agrawal	Residential House No. 12, Nav Jeevan Vihar, Near Arvindo College, New Delhi Boundaries : North - Service lane, South-Road, East-Plot No. 11, West- Plot No. 13	Reserve Price (Rs.) 21,63,00,000/- Earnest Money Deposit 10% of the reserve Price i.e. 2,16,30,000/- Bid Increment Amt. 5,00,000/-	Date 24/05/2016 Time : 2 hrs. and 30 Minutes from 11.30 a.m. to 2.00 p.m. with unlimited extensions of 5 minutes each

Date & Time for Submission of request letter of participation / KYC Document / Proof of EMD Etc. : **On or before 12-05-2016 till 5.00 p.m.**

Date & Time of inspection of the property **02-05-2016 from 11.00 a.m. to 5.00 p.m.** The State Bank of India led consortium (consisting of **State Bank of India, State Bank of Mysore, State Bank of Travancore and Punjab National Bank**) has taken over the possession of the aforesaid property u/s 13(4) of the SARFAESI Act & Physical Possession of the Same u/s 14 of the SARFAESI Act would be taken on or before 30-04-2016 as per Hon'ble High Court, Delhi order dated 27-01-2016, Passed in Writ Petition (C) No. **547 of 2015**.

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

- (1) E-Auction is being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The e-auction will be conducted through the Bank's approved service provider M/S C1 India Pvt. Ltd. at the web portal <https://www.bankeauctions.com> on **24-05-2016 between 11.30 A.M. To 2.00 P.M.** with unlimited extension of 5 minutes each in case bid is received in last minute of closing time. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website <https://www.bankeauctions.com> and interested bidders may visit this website to download relevant documents.
- (2) To the best of the knowledge and information of the Authorised Officer, there is no dues on the above property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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 Creditors 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 by 5.00 P.M. on or before **12.05.2016** either through NEFT/ RTGS in the Account No. 30366919796, SAMB Collection Account, State Bank of India A/c M/s Laxmi Solvex (A division of Laxmi ventures (India) Ltd.), IFSC Code: SBIN0004293 or by way of demand draft drawn in favour of State Bank of India A/c M/s Laxmi Solvex, (A Division of Laxmi Ventures (India) Ltd.) drawn on any Nationalized or Scheduled Bank at Bhopal.
- (4) The intending purchasers/bidders are required to register their name at <https://www.bankeauctions.com> and get user Id and Password and get training on e-auction from M/s C1 India Pvt. Ltd. (Contact No. 012 44302000, 21, 22, Shri Danish Muin, mobile no. 9111444797, 9111114680 e-mail: support@bankeauctions.com)
- (5) Bidders shall hold a valid Digital Signature issued by a 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 C1 India Pvt. Ltd. will be conveyed through e-mail). Bidders are required to furnish the details in the request letter for participation in e-auction available at the service provider's website <https://www.bankeauctions.com>
- (6) The intending bidder should submit the evidence for 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. 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, Stressed Assets Management Branch, Plot No.1, First Floor, Near Indian Oil Bhavan, Arera Hills, Bhopal (MP) by **12.05.2016 till 5.00 P.M.** Scanned copies of the original of these documents can also be submitted to e-mail id of Authorized officer (vijay.airen@sbi.co.in).
- (7) Names of the Eligible Bidders, will be identified by the STATE BANK OF INDIA, Stressed Assets Management Branch, Bhopal to participate in online e-auction on the portal <https://www.bankeauctions.com>. M/S C1 India Pvt. Ltd. will provide User ID & Password after due verification of PAN of the Eligible Bidders.
- (8) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- (9) The e-Auction/bidding of above property would be conducted exactly on the scheduled Date & Time as mentioned against the 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 the 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 (but 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.
10. 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 (in addition to 10% EMD already deposited) 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 entire 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.
11. The prospective qualified bidders may avail online training on e-Auction from M/s C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s C1 India Pvt. Ltd. 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.
12. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges/lease transfer charges / Registration charges, fees etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. 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.
14. On confirmation of sale by the Bank and on compliance of terms of payment, the Authorised Officer shall issue a certificate of sale of the said property in favour of purchaser/bidder in accordance with the Enforcement of Security Interest (Enforcement) Rules 2002.
15. The assets are being sold on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" and all the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with Security Interest (Enforcement) Rules 2002 will be applicable. The Bank has Physical possession on property mentioned above. After receipt of entire bid amount and issuance of the Sale Certificate, Physical possession of the asset will be handed over to the Successful Bidder and sale deed(s)/lease deed(s) and enclosed papers deposited with the Bank will be provided. Remaining process will be completed/ remaining papers will be collected from the respective departments by the Successful Bidder. If any deficit / shortfall is observed in the area of the asset at the time of taking possession then possession of the said deficit/shortfall area shall be taken by the Successful Bidder in a legitimate way from the person holding the possession for which the Bank will cooperate but will not be liable technically / financially for deficit / shortfall.
16. The Sale Certificate will be issued in the name of the successful bidder/purchaser(s) / applicant (s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
18. A Securitisation Application (SA No.1/2015) has been filed by the borrower before the Hon'ble DRT, Jabalpur, which is pending for adjudication. Therefore, the auction is subject to the decision of the aforesaid securitisation application/Writ Petitions/case.
19. This publication shall also be thirty days' notice required under Rules 6 (2) and 8 (6) of Security Interest (Enforcement) Rules 2002 to the above borrower/guarantors. The borrower/guarantors are hereby informed to make payment of the Bank's dues before 24.05.2016, otherwise mortgaged property will be e-auctioned.

Date : 23-04-2016, Place : Bhopal Authorised Officer, **State Bank of India led consortium**