

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions and as per details below:

SI No.	Parameter	Description
1	Name of E-auction provider	E Procurement Technologies Ltd through website : https://sarfaesi.auctiontiger.net
2	Name & address of Secured Creditor	Canbank Factors Ltd (A Subsidiary of Canara Bank) Bangalore Branch, No.67/1, I Floor, Kanakapura Road, Basavanagudi, Bangalore - 560 0004.
3	Name and address of the Client(Debtors)	M/s Sri Balaji Foundries Pvt. Ltd. Sri Vipin Agarwal, Managing Director, A4-9, V V Nagar, Toranagallu – 583123 AND M/s Sri Balaji Foundries Pvt. Ltd. C/o Sri Vipin Agarwal, Flat No.1702, Tower-7, The Close South Sector-50, Nirvana Country, Islampur(97), Gurgaon, Haryana-122018. Directors : Mr Vipin Agarwal Mrs Deepika Agarwal
4	Total Liabilities (upto 31.05.2019)	Rs 14,65,06,078.89 Ps (Rupees Fourteen Crores Sixty Five lacs Six thousand and seventy eight and Paise eighty nine only)
5	Last date and time for receipt of Tender along with Bid money	06.06.2019 Before 5.30 pm
6	Address for submission of tender documents in sealed	Canbank Factors Ltd (A Subsidiary of Canara Bank)

	cover	Bangalore Branch, No.67/1, I Floor, Kanakapura Road, Basavanagudi, Bangalore - 560 0004
7	Date and time for e-auction	Date : 12.06.2019 Time : 11 am
8	Website address for e auction	https://sarfaesi.auctiontiger.net
9	Details of the property to be e-auctioned. Full details of the property to be given here as per our valuation and LSR . *E auction of the property will be conducted on as is where is basis without recourse condition to Secured Creditor. Bidders are free to conduct their own due diligence before submission of bid.	<u>The following property belonging to Mr Vipin Agarwal</u> All that piece and parcel of property bearing site Nos 90 and 91, katha No. 1092, converted survey No.5, bearing conversion order No. B.DIS.ALN.SR(S)23/1991-92 dated 11.09.1991, issued by the Special Deputy Commissioner, Bangalore District, situated at Geddalahalli Village, K R Puram Hobli, Bangalore East Taluk, Bangalore measuring East to West 40 feet and North to South 60 feet in all totally measuring 2400 square feet bounded on EAST BY: 25 feet Road, WEST BY: Site No. 79 and 80 NORTH BY: Site No. 92 SOUTH BY: Site No. 89
10	Reserved Price	Rs 80,00,000/- (Rupees Eighty Lacs only)
11	EMD	Rs 8,00,000/- (Rupees Eight lacs only)
12	Last Date of Deposit EMD	06.06.2019 before 5.30 pm along with tender

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

1. The property will be sold in "as is where is and as is what is" basis including encumbrances/ litigation, if any which is beyond the knowledge of the Creditors of now .
- 2.. Auction / bidding shall be only through "Online Electronic Bidding" through the [website https://sarfaesi.auctiontiger.net](https://sarfaesi.auctiontiger.net) . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
3. The property can be inspected, with Prior Appointment with Authorised Officer, on 20.05.2019 during office hours. (Date and time mention here)
4. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
5. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canbank Factors Limited Bangalore Branch, Bangalore OR

shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canbank Factors Limited Bangalore Branch, A/c No 0788256010527 IFSC Code: CNRB0000788 on or before 06.06.2019 (Date mention here) before 5.30 pm.

6. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider :

M/s E-Procurement Technologies Ltd,
No.1/2, G S Park, Behind Hotel Ramada,
Infantry Park Road,
Tasker Town, Shivajinagar,
Bangalore - 560 051.

Email : karnataka@auctiontiger.net

Contact details : Mr Kamal Nair,
BDE
Contact details : 079- 61200552/06351896646

Mr Manohar
Mob : 7353931866

Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

7. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 06.06.2019 (date) before 5.30 PM, to Canbank Factors limited, Bangalore Branch, Bangalore. by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Photocopies of PAN Card and ADHARCARD. However, successful bidder would have to produce these documents in original to the Canbank Factors Limited at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address, and valid E Mail Id.

iv) Bidder's A/c details , Bank name, Branch Name and IFSC code for online refund of EMD in case required.

v) The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider

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8. EMD deposited by the unsuccessful bidder shall be refunded to them within 3 working days of finalization of sale. The EMD shall not carry any interest.

9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

10. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

11. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

12. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

13. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Canbank Factors Ltd, Bangalore Branch who as a facilitating centre shall make necessary arrangements.

14. For further details contact Canbank Factors Ltd, Bangalore Branch, 67/1, I Floor, Kanakapura Main Road, Basavanagudi, Bangalore - 560 004 (Ph. No 080-22420245 / 22420235/237) e-mail id - canfact.blr@canbankfactors.com OR the service provider :

M/s E-Procurement Technologies Ltd,
No.1/2, G S Park, Behind Hotel Ramada,
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Tasker Town, Shivajinagar,
Bangalore - 560 051.
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Disclaimer/Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canbank Factors Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

E auction has been carried out by Canbank Factors limited through its service provider as per Section 13(4) SARFAESI act 2002. Property will be sold as is , Where is and What is basis without recourse to Creditor for any dispute , litigation if any. Bidders are free to verify every required details pertaining to the property before participating in e auction.

Place: Bangalore

DATE: 04.05.2019

AUTHORISED OFFICER

CANBANK FACTORS LIMITED
(A Subsidiary of Canara Bank)
Bangalore Branch,
No.67/1, I floor,
Kanakapura Road,
Basavanagudi,
Bangalore - 560 0004