

Bank of India(erstwhile Andhra Bank) (Contact – 0891-2537792) or Chief Manager, Danavaipeta Branch, Kakinada (Ph.No. 0883-2442314,2441942).

- vi. The intending purchaser/bidder is required to deposit the amount of EMD by way of NEFT/RTGS transfer in favor of the Authorized Officer, SARM Visakhapatnam, Andhra Bank , Main Branch to the credit of the A/c No.060811100004173, IFSC Code ANDB0000608 maintained at our Visakhapatnam Main Branch, Visakhapatnam(Branch Code-0608) on or before 14.09.2020 by 2pm and register his/her/their name with the e-auction service provider (EASP) and get user ID and password free of cost and also get training on E-Auction from the EASP M/s.4CLOSURE , Block No.605A, 6th Floor, Maitrivanam Commercial complex, Ameerpet , Hyderabad – 500038. Website /portal for e-auction: <https://bankauctions.in/>. through the e-auction Portal: <https://bankauctions.in/> , Helpline Nos. and Name : Mr.U.Subbarao - Mob No. 8142000061 and Mr. Manoj–Mob No.8142000066, Land line:040-23736405, Help Line e-mail ID: subbarao@bankauctions.in. and info@bankauctions.in.
- vii. After Registration of bidders on the web-site as mentioned in Para (vi) above, the intending purchaser/bidder is required to get copies of following documents uploaded in the website before last date of submission of the bid(s) i.e. on or before 14.09.2020 (1). Copy of the NEFT/RTGS Challan relating to EMD amount; 2. Copy of PAN card 3. Proof of identification (KYC) viz. attested copy of Aadhar Card/Voter ID Card/ Driving License/ Passport etc. 4. Copy of proof of address without which the bid is liable to be rejected. 5. A declaration that they have inspected the property and have carried out due diligence over the property and have satisfied themselves in all respects, without which the bid is liable to be rejected.
- viii. The E-Auction will take place through web portal/website given at the end of this Annexure on the time specified in the E-auction notice published in the newspaper and copy attached herewith.
- ix. Bidders shall improve their offers in multiples of Rs.5,17,800/- for immovable property and Rs.4, 28,800/- for movable property (details of the properties specified in the Auction Notice dtd. 28.08.2020 published in the newspapers and copy annexed herein below).
- x. The property will be e-auctioned on 15.09.2020 on the website <https://bankauctions.in/> (M/s.4 CLOSURE: E-Auction Service Provider) between 01:00 P.M to 02:00 P.M with auto time extension of 5 minutes each, till the sale is concluded/ closed.
- xi. The bidder has to specify the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. **(Kindly take note that minimum offer amount cannot be less than the Reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below)**
- xii. The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload on website separate documents as per Para (vii) above for each property along with the bid amount.
- xiii. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price (as mentioned in E-auction Sale Notice dated. 28.08.2020 published in the newspapers and copy annexed herein below) by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. **The property shall not be sold below the reserve price.**
- xiv. 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.**
- xv. The auction is by way of inter-se bidding amongst the bidders and the minimum amount by which the bids are to be increased have been defined in the Sale Notice against each Reserve Price. The inter-se bidding which will be commenced online exactly on the date & time specified in the public notice and has been defined as follows:

- A "Enter Live Auction" link will be available on start of the auction Proceeding
- Once he clicks the link, a page will open which will show information such as,

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- Auction start time
 - Auction close time
 - Opening Bid/Current Highest Bid amount
 - Minimum Bid increment
 - A Bid tab to fill in his own bid
- Bidder can enter his bid and wait for response on his bid.
 - If the bid becomes highest bid, then he will be shown as "H1"
 - This "H1" icon will disappear if any new higher bid is submitted by any other bidder
 - The bidder can place his new improved bid
 - This process will continue for the entire e-Bidding Process
- Auction will close as per the closing time if no bid comes during last 5 minutes of the auction closing time
 - In case bids are placed in last 5 minutes of the closing of auction, the closing time automatically gets extended to 5 more minutes.
 - This process continues till no bid comes for a period of 5 minutes and the auction gets closed.
- xvi. **Successful bidder will be intimated through e-mail for payment of 25% of highest bid amount just after the closing of the e-Bidding Process (for immovable Property).**
- xvii. **The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal of the EASP online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).**
- xviii. 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 (Bank).**
- xix. **In respect of movable property, successful bidder / purchaser will have to deposit the entire sale price immediately on completion of sale.**
- xx. **In respect of Immovable property, 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 with Authorised officer on the acceptance of offer by the Authorised Officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable within 15 days subsequent to the confirmation of the sale by the Authorised officer. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.**
- xxi. As per Section 194 – IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs. 50,00,000/-(Rupees Fifty Lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax department in Form No. 16–B, containing the Bank's name and the PAN No. AAACU0564G as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than agricultural land).
- xxii. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- xxiii. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
- xxiv. In case 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 Bank 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

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SPECIALISED ASSET RECOVERY MANAGEMENT BRANCH

मुख्य प्रबंधक/CHEF MANAGER देव शर्मा अहिर/AUTHORISED OFFICER
विसाखपट्टनम / VISAKHAPATNAM-1729

Bank. The exclusive jurisdiction for any disputes shall be Visakhapatnam. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.

- xxv. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.
- xxvi. In respect of immovable property, related link documents will be delivered on receipt of the same from Central Bureau of Investigation.

Other Terms & Conditions for Sale of Property (ies):

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- E Auction Service Provider/ Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- E Auction Service Provider /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. The E-Auction Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

The details of the Reserve price of the secured assets and earnest money deposit are mentioned below:

DESCRIPTION OF THE IMMOVABLE PROPERTIES	Reserve Price/EMD / Bid increment
All that part and parcel of factory land and building/shed in RS. No-3/1, Acre 2.08 out of full extent of Acre 3.09 in RS No.3/2, Acre 4.58 out of full extent Acre 7.03 in RS No.7/2, Acre 0.17 out of full extent Acre 3.25 and in RS. No.7/1 Acre 0.68 out of full extent Acre 5.34(total extent Acre 7.51 cents)at Elakolanu Village, Rangampeta Mandal, East Godavari District in the name of M/s Soubhagya Ispat India Pvt. Ltd. Boundaries : RS. No.3/1 : East - Remaining extent of land belonging to vendors, West-Land sold by Vattina Gopal Swamy and others and the vendee , North - Land belongs to T. Suryanarayana, South - Land belongs to sons of Chatla Narayana Rao ; RS No.3/2 : East - Kamidi Tatha Rao, West – land belongs to Vendee, North - Land belongs to Vendee, South - D.Venkat Reddy and for some extent vendors ; RS No.7/2 :East - Land belongs to vendors, West- Land in RS.No-1, North - K.Satyanarayana and for some extent M/s. Soubhagya Ispat India Pvt. Ltd., South- Land belongs to M/s. Soubhagya Ispat India Pvt. Ltd. and some extent Kamidi Tatha Rao ; RS. No.7/1 : East - Land belongs to vendors , West - Land in RS. No-1, North - Kanavaram to Elakolanu Road, South - P.Nageswara Rao and M/s Soubhagya Ispat India Pvt. Ltd.	Reserve Price: Rs.5,17,72,000/- (Rupees Five Crore Seventeen Lakh Seventy Two Thousand Only) EMD: Rs.51,77,200/- Bid Increment : Rs.5,17,800/-
DESCRIPTION OF THE MOVABLE PROPERTY	Reserve Price:
Unit consists of Plants and Machineries i.e. TMT Bar Rolling Mill and Furnace Division situated at Elakolanu Village, Rangampeta Mandal, East Godavari District (AP) in the name of M/s.Soubhagya Ispat India Pvt. Ltd. The details are as under : TMT BAR ROLLING MILL (1)Billet Pre-heating Furnace, Burners, Chimney of 30mts height, Air Blower, Furnace oil tank- fabricated-2001, (2) Roller Conveyer from furnace to Roughing Mill-2001-Fabricated ,(3) Mill Stands-13 nos. ,(4)Heavy Fly Wheels, (5) Pinion Gear boxes, CI couplings, Spindles etc.(6) Quenching & Cooling Machinery(7) Oil pumping / Heating Unit, (8)Cooling Bed 20x4- 1 No. ,(9) 600HP/450HP/300KW Motor & Control Panel - 3 Nos. (10)15 HP Motors-LS , (11)5.5HP Motors-LS (12) Air Pollution Control Equipment- 1 Set, (13)Cooling Tower & water Circulation -1 Set, (14)Electrical S/S, CB's, Panels, cables with 11KV Transformer lines -1 Set ,(15)Internal Electrification, Pedestal Fans-LS (16)Mobile Crane No. 1- No. (17)	Reserve Price: Rs.4,28,78,000/- (Rupees Four Crore Twenty Eight Lakh Seventy Eight Thousand Only) EMD:Rs.42,87,800/- Bid Increment :Rs.4,28,800/-

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विशेष आसत वसुली प्रथान शाखा
SPECIALISED ASSETS RECOVERY MANAGEMENT BRANCH

मुख्य प्रबंधक/CHEF MANAGER के नाम से अधिकारी/AUTHORISED OFFICER

Workshop lathes, Grinders, Drillings etc.- LS ,(18)Spare items- LS ,(19) Erection & Commissioning- LS
MS Scrap Material .

FURNACE DIVISION

A. Induction Furnace (1)Induction furnaces- 02 nos. , (2)Melting Furnaces - 02 nos.,(3)Cooling Towers- 02 nos. ,(4)Heat Exchange Plate Type-1 Set ,(5)Softening Plant-1 Set, (6) Pumps, Pipelines and fittings - LS.

B. Concast Machine

(1)Concast Machine 4/7.2 strands- 1 no. ,(2) Hydraulic pipe lines LS, (3)Cables LS,(4)Water Pumps-Kirloskar LS, (5) Water pipelines-LS.

C.Ladle Refining Furnace (LRF)

1)LRF Machinery-1 , (2) Other Auxiliary Machines.

D. Material Handling System

1) EOT Cranes 10 Ton Capacity-2 ,(2)Ladle Cranes (35/15 Tons)-1 ,(3)Magnets-1 ,(4)Billet Feeding Conveyer LS. ,(5) Baling Machine-1, (6) Compressor-1.

Erection of Furnace & Other Equipments-LS.

E)Electrical Equipments

1) HT Cable LS ,(2) Busduct - Transformers to Panels LS ,(3) 33 KV VCB Assembly LS ,(4) LT Panels-Pumps and Wiring Kit LS, (5)LT Cable Assorted for Plant LS ,(6) Cable Tray Conduits LS, (7) 33 KV Furnace Transformer-1, (8) Auxiliary Transformer-1 ,(9) Subtraction & Erection Transformer LS ,(10) Earthing LS.

F. Other Equipments :

(1)Ladle 18 Ton Capacity-3 Nos. ,(2) Billet Shearing Machine -1 ,(3)Scrap shearing Machine-1 , (4)Slide Gate-2 Nos. ,(5) Ladle lifting Bail Arms-1 Set , (6)Preheater-1 Set , (7) Slag Pots-3 Nos. , (8) Man Coolers Fan-LS , (9)Testing Furnace-1 ,(10) Spares for Induction Furnace-LS ,(11) Slag Box Charging Bucket-LS, (12) Pollution control for LRF-1 Set,(13)Spares for LRF-LS (14) Spares for Concast Machine-LS, (15)Plant Lighting-LS ,(16)Specorts Meter-1,(17) DG Set-1, (18)Weighting Bridge - 10 Ton-1 ,(19) Pollution Equipment-1 Set ,(20) Chemical Laboratory-LS, (21)Office automation, Furniture Equipment-LS, (22) Eicher Van AP05TA 5657 2011 Model-1 No.

Particulars of the E –Auction Service Provider:-

Name : M/s.4closure

Address: M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad - 500038.

Website: <https://bankauctions.in/>

Through the e-auction Portal: <https://bankauctions.in/>

Helpline No. & Name: Mr. U.Subbarao - Mob No. 8142000061 and Mr. Manoj – Mob No. 8142000066, Land line: 040-23736405.

Help Line e-mail ID: subbarao@bankauctions.in. and info@bankauctions.in.

Further details regarding the e-auction and the e-auction bid form, declaration form and detailed terms and conditions may be obtained from ARB, Visakhapatnam Union Bank of India (erstwhile SARM Branch, Andhra Bank) **D.No.26-15-150, Andhra Bank Building, Changalraopeta, and Visakhapatnam-530001. Telephone Nos. 0891- 2537792(SARM Branch)/ 0883-2441942/2314 (Danavaipeta Branch, Union Bank Of India erstwhile Andhra Bank).**

Email: bm1729@unionbankofindia.com / bm0100@unionbankofindia.com

UNION BANK OF INDIA
विशेष आरक्षण वसुली प्रदान शाखा
SPECIALISED ASSETS RECOVERY MANAGEMENT BRANCH

मुख्य प्रबंधक / CHIEF MANAGER वेवा नगर अधिकाारी / AUTHORISED OFFICER
विशेष आरक्षण वसुली प्रदान शाखा / VISAKHAPATNAM-1729
(G.V.V.S.S.S.Chalapathi)

**Authorized Officer & Chief Manager
Union Bank of India (erstwhile Andhra Bank),
ARB(erstwhile SARM Branch) Visakhapatnam**

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