



Central Bank of India

(A Government of India Undertaking)

REGIONAL OFFICE : Bhubaneswar, Plot No.: 108-B, Unit-VII, 1st Floor, Surya Nagar, Gopabandhu Square, Bhubaneswar, Odisha -751003, E-mail: recoverybhubro@centralbank.co.in

E-AUCTION SALE NOTICE

"APPENDIX-IV-A" [see proviso to rule 8 (6)] (Sale Notice for sale of Immovable Properties)

Last date of submission of EMD and Documents on 19.11.2019 up to 5.00 pm

DATE & TIME OF E-AUCTION : 21.11.2019 FROM 11.30 AM TO 12.30 PM,

WITH AUTO TIME EXTENSION OF 05 (FIVE) MINUTES, TILL SALE IS CONCLUDED.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Central Bank of India, Regional Office, Bhubaneswar (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is" on 21.11.2019**, for recovery of **Rs. 13,00,32,403.00 as on 31.05.2014** for Central Bank of India, plus further interest thereon at contractual rate and charges till date due to the **Central Bank of India, Chandrasekharpur Branch, (Secured Creditors) from M/s. Swarna Hospital Pvt. Ltd. (MD : Dr. Chitta Ranjan Das, Directors : Mrs. Suchitra Das and Capt. Rajkiran Jagannath Sethy).**

The Reserve Price will be Rs. 19,74,00,000.00 (Rupees Nineteen Crore Seventy Four Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 1,97,40,000.00 (Rupees One Crore Ninety Seven Lakh Forty Thousand Only).

(SHORT DESCRIPTION OF PROPERTY WITH KNOWN ENCUMBRANCES, IF ANY)

Plot No.: C-1, Drawing No.: B-1195, Measuring Area: 92'x105' corresponding to Revenue Plot No.: 282 (P), Khata No.: 1427, Mouza: Jayadev Vihar, Unit No.: 16, P.S.: New Capital No.: 33, Bhubaneswar, Dist.: Khurda, Bounded by East: Revenue Plot No.: 284, West: Revenue Plot No.: 282(P), North: Revenue Plot No.: 282 (P), South: Revenue Plot No.: 282(P).

Swarna Hospital building constructed /situated thereupon along with the medical/electrical equipments and accessories and furniture and fixtures etc. installed / kept thereon.

Encumbrances known to the Secured Creditor:

200% consent fee amounting to **Rs. 6,65,28,926.00 (Rupees Six Crore Sixty Five Lakh Twenty Eight Thousand Nine Hundred Twenty Six only)** will be paid to Govt. of Odisha, GA, Department before transferring the property to the successful auction purchaser.**

The above mentioned property and Hospital Equipment etc. are also Mortgaged/ Charged on Pari-passu Basis to the **Odisha State Co-operative Bank Ltd., Ashok Nagar Branch, Bhubaneswar** and **State Bank of India, Bhubaneswar Main Branch** for the loans advanced by them to the Company. The dues of The **Odisha State Co-operative Bank Ltd.** is **Rs. 3,06,29,285.00 as on 31.12.2014.** The dues of **State Bank of India** is **Rs. 8,94,44,363.00 as on 12.09.2014** Plus interest and other expenses etc. The Bid Amount/Sale price will be shared by all three banks proportionately.

Government of Odisha has permitted us for auctioning the lease hold mortgaged property under the following terms and condition:

1. The auction shall be done in presence of lessor's representative/s and in the event of the said property being sold, the purchaser shall execute the deed of agreement afresh with the lessor (Government) to abide by the terms and conditions of the original lease for the remaining period of that lease, i.e. till **23.11.2094** and for the same purpose for which lease was originally granted.
2. The entire property shall be put to auction as per the afore mentioned conditions and successful auction purchaser shall pay 200% consent fee amounting to **Rs. 6,65,28,926/- within 24 hours** of deposit of EMD money, which will be paid to government before transferring the property to the ultimate highest bidder in the auction for realization of dues.
3. After recovery of the outstanding dues of the financial institutions, the balance consideration so fetched after shall be paid to the lessee.
4. Institution/Individual/Company who are eligible to get lease of land in the Capital City under the principles governing grant of lease of land at Bhubaneswar, shall only be eligible to take part in the auction sale, which shall be determined prior to auction in presence of representative/s of the lessor , who shall be provide with affidavits to the above effect to his/their satisfaction for such determination and in case it is found later , before execution of the deed that the so-called auction purchaser has suppressed material facts in showing his eligibility as above , the auction sale shall be declared null and void and the so-called auction purchaser shall have no manner of claim what-so ever, in relation to the said auction and over the immovable property put to auction. In that event, fresh auction shall be held.
5. The lessor State reserves the preferential right over the said property.
6. The period of lease with auction purchaser shall be for the remaining period of the original lease deed i.e. till **23.11.2094** with same terms and conditions stipulated in the lease deed.
7. This permission shall remain valid till **21.11.2019** i.e. validity of Bank Guarantee issued by **Central Bank of India.**
8. The auction purchaser shall execute tripartite deed within a month after auction.

****The Successful auction purchaser shall have to pay 100% of the consent fee amounting to Rs.3,32,64,463/- within 24 hours along with the 25% of the bid price which is inclusive of the EMD amount as per the interim order passed by Hon'ble High Court Orissa in the matter WP(C) No-17530 of 2017 dated 04.09.2017.**

For detailed of other terms and conditions of sale, please refer to the link provided in Secured Creditor's website i.e. www.centralbankofindia.co.in, Bidder may also visit the website <https://centralbank.auctiontiger.net> & <https://ibapi.in>

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6)/ RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) /Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Place : Bhubaneswar, Date : 06.11.2019

Authorised Officer, Central Bank of India