

JOINT E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale as a going concern under the IBC, 2016 and under Section 13(4) of SARFAESI Act, 2002 read with relevant Rules 8(6) & 9 under Security Enforcement rules 2002.

In the matter of

M/s. Ethnic Tobacco (India) Limited (in Liquidation), Corporate Debtor.

Sri. Tadiseti Murali Mohan and Smt. Venkata Ramana, Personal Guarantors/Mortgagors.

Reg.Address: D. No. 6-23-6/A, Jaya Towers 05th Lane, 04th Cross Road, Arundalpet, Guntur, Andhra Pradesh-522002, India

Liquidator: Kasi Srinivas (IBBI Registration: IBBI/IPA-003/IPA-ICA-N-000237/2019-2020/12840)

Contact: +91 8008022887; Email: cirp.ethnictobacco@gmail.com, srinivas.kashyap111080@gmail.com

And

Secured Creditors represented by State Bank of India, Stressed Assets Management Branch-2, Hyd.

Smt.E. Radhika, Chief Manager, Contact: 8985622824; E-mail: sbi.18359@sbi.co.in

E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor and the Personal Guarantors/ Mortgagors for the Sale of M/s. Ethnic Tobacco (India) Limited (In Liquidation) as a going concern and the assets forming part of the liquidation estate under IBC Code, 2016 read with relevant Regulations formed by the Liquidator, under IBC Code, 2016 and the land & building mortgage/ charged by the Personal Guarantors in favour of the Secured Creditors, namely State Bank of India, Canara Bank, Reliance Asset Reconstruction Company Ltd, and Indian Bank. The properties were taken possession under SARFAESI Act under Sec. 13(4) vide Possession Notice date 22-08-2019 read with the Rules 8(6) & 9 under Security Enforcement rules 2002 for immobile properties thereunder. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". E. Auction will be on date 22-11-2024. The details for the proposed e-auction are mentioned herein below:

DESCRIPTION OF THE PROPERTIES

Movable Properties: Plant and Machinery erected under Industrial Roof constructed on 8 acres and 60 cents at Edulapalem village, Guntur District and Financial Assets

IMMOVABLE PROPERTIES

S.No	Doc No.	Standing on the name of	Extent	Extent
1	Sale Deed 3192/2006 dtd.17-10-2006 Lease deed: -246/2010, Dtd.23-01-2010	Shri. Tadiseti Murali Mohan S/o Tadiseti Narasimha Rao,	Land 5 Acres	D. No. 5/1, Edulapalem (V)GP, Pratiapadu Sub Div, Guntur Dt.; Land Boundaries: -East: Circar Donka; South: Circar Donka (Kondaveedu Donka); West: Vanama Venkatarathnam & Others; North: Circar Donka
2	Sale Deed 4218/2008 Lease deed: -1372/2009 Dtd.05-06-2009; Rectification deed:-825/2019 dtd.14-06-2019	Smt. Tadiseti Venkata Ramana W/o. Tadiseti Narasimha Rao	1 Acre 30 Cents	D. No. 5/1, Edulapalem (V)GP, Pratiapadu Sub Div, Guntur Dt. Land Boundaries: -East: Land border of Tadiseti Murali Mohan; South: Circar Donka Border; West: Land Border of Tadiseti Venkata Ramana Land; North: Circar Donka Border.
3	Sale deed 3507/2006, Dtd.22-11-2006 Lease deed: - Doc: 1373/2009, Dtd.05-06-2009; Rectification Deed: 1826/2019 dtd, 14-06-2019	Smt. Tadiseti Venkata Ramana W/o. Tadiseti Narasimha Rao	2 Acres	D. No. 5/1, Edulapalem (V)GP, Pratiapadu Sub Div, Guntur Dt. Land Boundaries: -North: Land border of Tadiseti Murali Mohan; South: Circar Donka (Kondaveedu Donka); East: Vanama Venkatarathnam; West: Circar Donka.
4	Sale deed 504/2009 dtd. 25-09-2009 Lease deed: - 4827/2010 Dtd.27-09-2010	Tadiseti Murali Mohan S/o Tadiseti Narasimha Rao,	30 cents	D. No. 744, Edulapalem (V) GP, Pratiapadu Sub Div, Guntur Dt. Land Boundaries: -North: Land belongs to Tadiseti Murali Mohan; South: Circar Donka; East: Circar Donka; West: Circar Donka.

All four properties total admeasuring 8 Acres 60 cents consisting of Land and Buildings including Industrial sheds with built-up area 2,92,038 Sq ft.

Reserve Price:	Rs.50,35,00,000.00 (Rupees Fifty Crore Thirty-Five Lakhs only)
Earnest Money Deposit	Rs.5,03,50,000.00 (Rupees Five Crore Three Five Lakhs Fifty Thousand only)
Last date for submission of Eligibility Documents	04-11-2024
Information sharing and site visits between	06-11-2024 to 13-11-2024.
Last date for EMD and submission	20-11-2024.
Date and Time of E. Auction on	22-11-2024 between 11:00AM To 16:00 PM.
Bid Increment Value	Rs.10,00,000 (in multiples of Rupees Ten Lakhs only)

Note:

- The assets are sold jointly and bidding for individual assets are not allowed.
- The properties where Ethnic Tobacco (India) Limited and Ind Tob International Private Limited units are erected, which includes Land, Buildings and Plant and machinery are located in the same premises with a common compound wall, with no clear demarcations and inseparable. The bidders may bid for both the ETIL and Ind Tob together. The Liquidator will consider only those bids which are bid together for Ethnic Tobacco (India) Limited and Ind Tob International Private Limited. (advertised simultaneously) for value maximization.
- The Joint Sale is being conducted in accordance with the order passed by NCLT, Amaravati Bench vide its order dated 26-09-2024 in IA (IBC)/316/2024 read with order dated 24-03-2023 in IA (IBC) 341/2022 in CP No. CP (IB)/30/7/AMR/2021.
- Detailed terms & conditions for e-Auction process will be available in Joint E-Auction Process Memorandum available on the website of State Bank of India www.sbi.co.in.
- Detailed terms & conditions and the Complete E-Auction process document i.e. Joint E-Auction Process Memorandum containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and condition of online auction sale are available on website <https://bankauctions.in/>. Contact: T. Jaya Prakash Reddy, prakash@bankauctions.in, 8142000062/6466

The properties mentioned in the schedule above, can be inspected by the prospective bidders. For further details please contact the Resolution Agent M/s. Raghu Associates, Shri. V.S.V. Satyanarayana (Mobile 9440836500), 888552284)

Kasi Srinivas,

Liquidator,

Place: Hyderabad
Date: 21-10-2024

M/s. Ethnic Tobacco (India) Limited (in Liquidation),
and on behalf of the Secured Creditors.

HYDERABAD

