

Detailed Terms and conditions for sale of movable secured assets as per the sale notice dated 02.01.2025

1	Name and Address of the secured creditor	DHANLAXMI BANK LTD. Palarivattom Branch 32/2383, KMM Building, Opp. KSEB, SN Junction, Palarivattom, EKM – 682025 Regional Office: Ernakulam Corporate Office: Thrissur
2	Name and Address of the borrower(s)	1.M/s. Eximpipes Pvt Ltd 44/3505, Opp. Deshabhimani Deshabhimani Road, Kaloor Ernakulam - 682 017
3	Name and Address of the guarantor(s)	<ol style="list-style-type: none"> 1. P Bhaskaran (Late) Pipe Field, 35/762, North Janatha Road Palarivattom, Ernakulam - 682 025 2. Mr. Ajith Bhaskaran Pipe Field, 35/762, North Janatha Road Palarivattom, Ernakulam - 682 025 3. Mrs. Vanaja Bhaskaran Pipe Field, 35/762, North Janatha Road Palarivattom, Ernakulam - 682 025 4. Mrs. Anupama Ajith Pipe Field, 35/762, North Janatha Road, Palarivattom, Ernakulam - 682 025 5. Mr. Ragesh P 39/393 A1, Padincharayil Athanikkal West Hill, West Hill, Kozhikode - 673 005 6. M/s. Pipefield India Pvt Ltd 37/3464, NH Road, Deshabhimani Jn Kaloor, Ernakulam - 682 017 7. M/s. Roofco Trading Co. Pvt Ltd 37/3464, NH Road, Deshabhimani Jn., Kaloor, Ernakulam - 682 017 8. M/s. Roofco Builders & Developers 37/3464, NH Road, Deshabhimani Jn., Metro Pillar No.560, Kaloor, Ernakulam - 682 017 9. Mrs. Sheena Prasanth, D/o P Bhaskaran Pipe Field, North Janatha Road Palarivattom, Ernakulam - 682 025
4	Complete description of the Secured Asset/s to be sold with identification marks / number	All the movable items held in factory building of M/s Eximpipes Pvt Ltd. List of movable items are mentioned seperately in a table below: -
5	Total secured debt for recovery of which the secured asset is being sold	<ol style="list-style-type: none"> 1. Rs.11,17,52,305.53 (Rupees Eleven Crore Seventeen Lakh Fifty Two Thousand Three Hundred five and Paise Fifty Three Only) as on 30.11.2024 plus interest there on from 01.12.2024 at 12.40% p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account No. 003852600000470 2. Rs.7,26,20,769.78 (Rupees Seven Crore Twenty Six Lakh Twenty Thousand Seven Hundred Sixty Nine and Paise Seventy Eight Only) as on 30.11.2024 plus interest there on from 01.12.2024 at 15.50% p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account No. 003810100000522 3. Rs.1,42,31,827.49 (Rupees One Crore Forty Two

		Lakh Thirty One Thousand Eight Hundred Twenty Seven and Paise Forty Nine only) as on 30.11.2024 plus interest there on from 01.12.2024 at 9.25% p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account No. 003860700000071 4. Rs.68,38,023.63 (Rupees Sixty Eight Lakh Thirty Eight Thousand Twenty Three and Paise Sixty Three only) as on 30.11.2024 plus interest there on from 01.12.2024 at 9.25% p.a. with monthly rests together with costs and expenses incurred thereon till realization in loan account No.003860700000033
6	Date and time of auction	14.02.2025, Friday between 10.00 AM & 04.00 PM (with auto extension clause of bid in last 5 minutes before closing)
7	Reserve Price of the movable secured asset	The reserve price will be ₹5,50,00,000/00 (Rupees Five Crore Fifty Lakh Only)
8	Earnest Money Deposit (EMD) payable	The earnest money deposit will be 10% equivalent to the reserve price of individual items listed as below
9	Last date of submission of bids and EMD	13.02.2025, Thursday before 4.00 P M
10	Mode of payment of amounts	Demand Draft in favour of Dhanlaxmi Bank Ltd, Alappuzha, OR through RTGS/NEFT/Fund Transfer to credit of account of Dhanlaxmi Bank Ltd, Alappuzha, A/c No.009517700000010, IFSC Code: DLXB0000095
11	Mode of auction	Online Electronic Bidding (E-auction)
12	Portal of E-auction	https://www.bankauctions.in
13	Details of the auction service provider (with phone no., e- mail id etc.)	M/s.4Closure, Hyderabad. Contact person - Mr. T. Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in

List of Movable items (machineries) are as follows:-

S.No	Name of the Machinery	Qty	Make	Model	Year of MFG	Future Life in years	Present Market Value
1.	Trapezoidal profile roll forming machine 5 Ribs including automatic decoiler 10 tons with coil car	1 No	VIET STEEL	5 Rib	2012	13	7000000
2.	Profile roll forming machine with 10mtr de coiler (8 Rib)	1No	VIET STEEL	8 Rib	2014	15	3200000
3.	New profile roll forming machine	1No	VIET STEEL	6 Rib	2013	14	5600000
4.	De- coiler 10 tons with coil car	1No	VIET STEEL	10 Tons	2013	15	2200000
5.	Crimp curve machine 2 profile die sets	1No	VIET STEEL		2014	15	700000
6.	Ridge capping machine including 2mt de coiler Input: 406/610 mm	1No	VIET STEEL		2014	15	700000
7.	Gutter machine 2mt de coiler Input: 406mm	1No	VIET STEEL		2014	15	850000
8.	Slitting line machinery with accessories	LS	UTECH Rolls equipments pvt ltd		2013	14	8800000
9.	Cut to length machinery with	LS	UTECH		2013	14	4800000

	accessories		Rolls equipments pvt ltd				
10.	Roll Forming machine, Decoiler, Conveyor 2Nos, Leveler, Power pack	LS	Ferro Industries		2017	18	1600000
11.	Weighing machine Dimension 1mx1m	1No	SLINTEC	ST-PT/1000kg	2014	15	25000
12.	Weigh Bridge Platform size 16mx3m	1No	SLINTEC	D410/100T	2012	13	780000
13.	Electronic weighbridge	1No	SLINTEC	ST-RW 30T	2013	13	280000
14.	Electronic weigh bridge	1No	SLINTEC	ST-RW/10T	2013	13	250000
15.	Electronic weigh bridge 5m X 3m	1No	SLINTEC	ST-RW/20T	2012	13	260000
16.	Weighing machine Dimension 3mx1.5m	2Nos	SLINTEC	10000 kg	2013	13	170000
17.	Crane scale Alu Die casting with remote	2Nos	SLINTEC	5 TON	2013	13	70000
18.	Crane scale Alu Die casting with remote	1No	SLINTEC	10T	2013	13	55000
19.	Swift hoist Lift:6.75mt with motor driven trolley and trolley brake	1No	HISTACK	2E 504 MD(III)/5T	2011	12	225000
20.	Swift hoist For rope electric hoist , lift 7.25mt with motorized trolley and trolley brake	1No	HISTACK	E1004 MD/10T	2011	12	325000
21.	Swift hoist – Lift : 6.75 m with motorized trolley and brake single box girder	1No	HISTACK	2E 504 MD (III)/5T	2011	12	250000
22.	M.F 25T Bi rail crab hoist 7m lift with accessories, End carriage 25T W/Twine drive, Double girder EOT crane 17.15m span, 8m lift	1No	HISTACK	MF/25T	2012	13	2350000
23.	Fabricated C channel in box type with wheels and 2.5mt length-2Nos, Safe track shrouded current collector system with one set of current collector system	2 LOT, 62.00 mtr	HISTACK		2011	12	180000
24.	Fabrication works platform trolley with wheels, Enclosed truck and trolley system inclusive of accessories and cables for pendent cable movement, MS clamps square type rail fixing with 20mm bolt & Nut suitable for 90 pound rail	1 LOT, 15Mtr,	HISTACK		2012	13	125000
25.	Single box girder EOT crane (W/o. Box Girder)	1 LOT	HISTACK	10T/SPAN-15M	2012	13	330000
26.	Single girder EOT crane	1 LOT	HISTACK	5T/SPAN-15M	2012	13	240000
27.	EOT Crane	1 No	HISTACK	3T	2022	23	300000
28.	Wet reclamation machine – disc type	1No	Omega		2018	19	171000

29.	Wire Decoiler	1 No	Weldrod systems		2018	19	45000
30.	Wet mixer	1No	Omega Weld rod systems		2018	19	194000
31.	Wire straitening and cutting machine	1No		19		300000	
32.	wire feeder	1No		19		450000	
33.	Conveyor	1set		19		661000	
34.	Electrode name printing unit	1No		19		66000	
35.	Dry mixer	1No	Omega Weld rod systems		2018	19	180000
36.	Briquetting press	1No		19		200000	
37.	Extruder- twin cylinder with accessories	1No		19		1285000	
38.	Concentricity tester	1No		19		7000	
39.	Baking oven 7'x6'x6'	1No		19		410000	
40.	Welding Rod Staking Pallets	2000 Nos	Fabricated		2018	19	400000
41.	Shrink wrapping Machine with Idler conveyor assembly	1No	Sevana electrical appliances pvt ltd		2018	19	130000
42.	Rolled steel plate fabrication double geared mechanical power press with lubrication pump manual complete standard accessories but without optional accessories with motor	1No	Bright Industrial solutions, Shailesh	50 Ton, 5H.P/ 3 phase	2017	13	300000
43.	Piercing dye	1No	K5 wire cuts		2017	13	35000
44.	Sevana L Sealer machine	1No	Multi specialist Products India P ltd		2018	14	100000
45.	Shearing Machine	1 No	Srimathi Engg			10	200000
46.	Drilling Machine	2Nos	Local			10	30000
47.	Pneumatic Clamp Bending Machine	1 No	Local			10	200000
48.	Batching Stand	1 No	Fabricated			10	10000
49.	Coiler Storage Rake	7Nos	Fabricated		2014	15	500000
50.	Online Printer	2Nos	Videojet		2014	10	1100000
51.	Bar code scanner and Printer	1 No				10	100000
52.	Vacum cleaner Roots soteco base 429 tipping, Roots scrub & Brush	1No	Roots Multiple an ltd		2013	10	90000
53.	Motorises CHARPY V/U Notch broaching machine (with control panel and 2mm v notch broaching tool HSS-M2 grade,	1No	Force Hi tech	SGS-10series	2018	14	125000
54.	Impact testing machine with standard	1No	FIE	IT-30,	2018	14	130000

	accessories			300J			
55.	Conical mandrel bending tester	1No	PREST O STANT EST pvt ltd		2016	12	15000
56.	Paint impact tester direct	2Nos			2016	12	35000
57.	Gloss meter try angle	1No		TKT 862	2016	12	75000
58.	Scratch hardness tester motorized	1 No			2016	12	30000
59.	Erichsen cupping machine	1No			2016	12	36000
60.	Salt spray chamber mini model	1No			2016	12	185000
61.	Rockwell cum brinell hardness Testers	1No			2016	12	65000
62.	High speed dissolver- 2HP with vessel	1No	Abigail enterprises private ltd	2HP	2021	17	300000
63.	Screw compressor	1No	Atlas Capco	11KW, PNA334 841	2013	19	300000
64.	GENSET	1No	KOHLER	250KVA / K2A250	2012	18	1100000
65.	Copper wound oil cooled indoor Transformer	1No	Unipower transformers	500KVA / 11KV/433V	2013	18	450000
66.	Load brake switch with metering panel	1No	Unipower transformers	11KV/630A/350MVA	2013	18	150000
67.	Supply and fixing of DP structure with all accessories like HT post, AB switch, DO fuse, LA ect. Supply of all materials and pulling the HT line to existing structure to new DP structure, Laisoning charges to inspectorate and KSEB including Sundry expenses	1No	Maxwell Electric corporation		2013	18	175000
68.	MSB-1 No, APFC Panel-1 No, SSB.1-1 No, SSB.2-1 No, SSB.3-1 No, Light panel, Power panel, Electricals: MCCB, Switch board,alu.ar cable, gland and end termination cable Cu. Armoured cable, Al.ar. cable, transformer oil, PVC pipe and cu flexible cable,		Maxwell Electric corporation Power Best Electricals pvt ltd		2013-2018	25	3000000

MCCB, Erection, testing and commissioning charges, laying charges , Providing of gland and end termination cable, fabrication and erection o MS, angle iron frame for switch board,Copper flexible cable, copper ring socket. Copper pin socket, bolt, nut with double washer,Alu.Ar.cable, Gland and end termination, Gland earthing, copper, wire etc						
Laying of cables, fixing of earth bus and wire cutter machine panel and erection of excavation panel, Cable tie and copper socket						

14. Other terms and Conditions of sale

- a) The e- auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.
- b) The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- c) Auction / bidding shall only through **"Online Electronic Bidding"** through the website <https://www.bankauctions.in> Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- d) The intending bidders/tenderers should register their names at portal <https://www.bankauctions.in> and get their User ID and password free of cost. Also, prospective bidders/tenderers may avail online training on E- auction from M/s.4Closure, Hyderabad (Vendor), Contact person Mr. T. Jaya Prakash Reddy Mob No.+91 8142000064 / Email id: prakash@bankauctions.in / info@bankauctions.in
- e) The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider, (ie), <https://www.bankauctions.in>
- f) The aforesaid secured assets will not be sold below the Reserve price.
- g) The intending bidders/Tenderers are required to pay earnest money deposit (EMD), equivalent to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd, Alappuzha, payable at Ernakulam OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Palarivattom Branch, A/c No.003817700000034, IFSC Code: DLXB0000038. The intending bidders / Tenderers shall submit /send their Bids /Tenders along with either the Demand Draft / pay order or payment receipt / transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd, Regional Office, Marine Drive, Ernakulam, so as to reach us on or before 13.02.2025 before 04:00 p.m.
- h) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before 13.02.2025, before 04:00 p.m. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification
- i) The bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected
- j) EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.
- k) After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall

examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider M/s.4Closure, Hyderabad so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale notice.

- l) Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/ tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.
- m) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
- n) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.
- o) Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for each lot or single lot published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)**. The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of "Online auction" shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.
- p) E-Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 5 more minutes. This process continues till no improved bid comes for a period of 5 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.
- q) The successful bidder/tenderer should deposit **25% of the bid amount (inclusive of EMD amount)** on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd, Palarivattom, payable at Ernakulam or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Alappuzha, A/c No.003817700000034, IFSC Code: DLXB0000038 and the Balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.
- r) The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges, etc. and statutory dues if any, including GST as applicable.
- s) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 10:00 a.m to 04:00 p.m on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.
- t) It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider
- u) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders
- v) The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders in

their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.

- w) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.
- x) For further details of Sale, Terms & Conditions and for inspection of the property, intending bidders/tenderers may contact the Authorised Officer, Mr. Saji P (Mob:9539008250), or Mr. Siby Joseph Kappen, Regional Recovery Officer (Mob:8075458523) or Mr. Arun K, Branch Manager (9539004351) on any working day during the Office hours.

Ernakulam
02.01.2025

Authorised Officer
Dhanlaxmi Bank Ltd