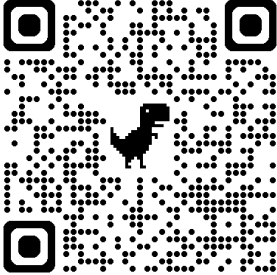
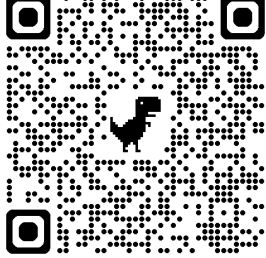
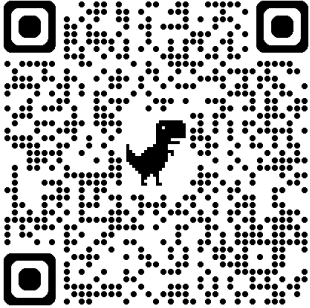
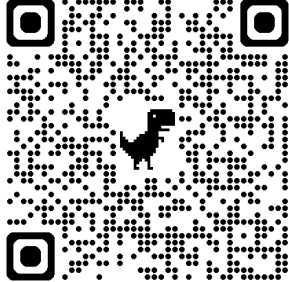


THE TERMS AND CONDITIONS OF SALE

Properties will be sold on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**" Basis

Lot No 1		
	Property Link 	Auction Link 
Lot No 2		
	Property Link 	Auction Link 
1	Name and address of the Borrower	M/s. Arjun Pulp and Paper (India) Private Limited having its Registered Office at S.no.23, 101, Thandalam Group, Velanthangal Village, Irungattukotai, Sriperumbadur 602105 Represented by its Managing Director
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Management Branch, Red Cross Building, No 32, Red cross Road, Egmore, Chennai - 8
3	Description of the immovable secured assets to be sold.	<p style="text-align: center;"><u>LOT NO 1</u> <u>PROPERTY NO 1</u></p> <p>Plant & Machinery, located in factory at S.No 19 & 20 Thuvarasi Village, Tirunelveli Taluk, Tirunelveli District as listed in Annexure 1 uploaded in the link provided in https://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others</p> <p style="text-align: center;"><u>PROPERTY NO 2</u></p> <p>Factory Land and Building at Thuvarasi, Tirunelveli: All that piece and parcel of lands with factory building situated at No.74 Thuvarasi Village, Tirunelveli Taluk, Tirunelveli District Comprised in:</p>

		<p>1. Punja Survey No.19, measuring an extent of 19 acres and 42 Cents covered under Patta No.21.</p> <p>2. Punja Survey No. 20, measuring an extent of 37 Acres and 95 cents covered under Patta No.20.</p> <p>1&2 in all admeasuring an extent of 57 acres and 37 Cents or thereabouts, situated within the Sub-Registration District of Pettai and Registration District of Tirunelveli in the name of M/s Arjun Pulp and Paper India Private Ltd <u>Both Property No 1 and Property No2 is being brought for auction as single Lot No 1.</u></p>	
		<p style="text-align: center;"><u>LOT NO 2</u></p> <p style="text-align: center;"><u>(This property will be brought for sale only if Property 1 is not sold)</u></p> <p>Plant & Machinery, located in factory at S.No 19 & 20 Thuvarasi Village, Tirunelveli Taluk, Tirunelveli District as listed in Annexure 1 uploaded in the link provided in https://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others. The entire machinery has to be removed within 2months from the date of sale certificate failing which costs of Rs1Lakh per month has to be remitted to the Bank till all the Machinery as per Annexure I is removed.</p>	
		<p><u>Encumbrance known to the bank if any :</u> Rs.21,28,70,578/- (Rupees Twenty One Crores Twenty Eight Lakhs Seventy Thousand Five Hundred and Seventy Eight Only) by Commercial Taxes Department</p>	
4	Details of the encumbrances known to the secured creditor.	Nil	
5	The secured debt for recovery of which the property is to be sold	Rs.101,51,80,117/- (Rupees One Hundred One Crores Fifty One Lakhs Eighty Thousand One Hundred and Seventeen Only) as on 31.12.2025 plus unapplied/accrued interest from the date 01.01.2026 and costs thereon.	
6		LOT NO 1	LOT NO 2
	Reserve Price	Rs.13,09,00,000/- (Property No 1: Rs.4,99,00,000/- + Property No 2: Rs.8,10,00,000/-)	Rs.4,99,00,000/-
7	Earnest Money to be deposited	Rs.1,30,90,000/-	Rs.49,90,000/-
	Last Date and Time within which EMD to be remitted:	EMD: 10% of the reserve price shall be deposited to credit of Baanknet E-WALLET	
	Bank account in which the payment to be remitted	On successful bid, the remaining part of successful bid amount should be paid through RTGS/NEFT/NET BANKING/FUND TRANSFER to the A/c No.: 30319576399 IFSC: SBIN0000878 NAME:SBI SAMB CHENNAI	

		Bank : State Bank of India Address: Annasalai Branch	
8	Time and manner of payment	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, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75 % of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-auction.	
9	Time and place of public e-auction or time after which sale by any other mode shall be completed.	Lot No 1 10:00 Hrs to 16:00 Hrs. Online 28.01.2026	Lot No 2 10:00 Hrs to 16:00 Hrs. Online 29.01.2026
10	The auction will be conducted online only, through the web portal https://baanknet.com For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com & https://sbi.co.in/web/sbi-in-the-news/auction-notice/sarfaesi-and-others		
11	(i) Bid increment amount:	Lot No 1:Rs.20,00,000/- Lot No 2:Rs.10,00,000/-	
	(ii) Auto extension: times.(limited / unlimited)	Unlimited	
	(iii) Bid currency & unit of measurement	INR	
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.	14.01.2026 between 11:00 Hrs to 16.00 Hrs	
	Contact person with mobile number	Name: Manojkumar Mobile No.9805622640. Sivarama Krishnan K Mobile No.9566598186.	
13	Other conditions (a) Intending bidders shall hold a valid e-mail address and mobile number. Intending bidders shall register with the e-auction portal to create their user ids and passwords. Registration is one time activity and a bidder can participate in any number of e-auctions with one registration only. Registration involves a process of the bidder filling up an online form and then submitting KYC Documents NOTE: Registration to be completed by bidder well in advance, before e-auction date to avoid last minute issues. Contact details of Baanknet – Email:support.ebkcray@psballiance.com. Phone:-+91-8291220220 (b) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.		

	<p>(c) In case of unsuccessful/failed bid, the bidder has to give request for refund of EMD in the website and it will be refunded. Please note that the bidders will not be entitled to claim any interest, cost, expenses and any other charges.</p> <p>(d) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(e) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(f) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(g) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder/confirmation of sale, without assigning any reason.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) 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.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded from global EMD wallet to their respective A/c numbers shared with global EMD wallet. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(m) 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 e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>(o) The successful bidder shall bear all the necessary expenses like applicable GST, applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>(p) 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.</p> <p>(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(r) In case of 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 Authorised Officer shall be final. In such an eventuality, the Bank shall in its</p>
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	<p>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 Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(s) Successful auction purchaser has to deduct TDS in the name of the owner of the said property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. Sale Certificate shall be issued only on receipt of Form 26QB & Challan for having remitted the TDS.</p> <p>(t) To facilitate the auction purchaser to deduct TDS and furnish Form 26QB & Challan as above, the Authorized Officer will furnish the PAN of the owner of the property to the purchaser. As per the provisions of Section 206 AA of the Income Tax Act, 1961, in the absence of PAN of the deductee (owner of the property), purchaser would be required to deduct TDS at the higher rate prescribed under the said Section.</p> <p>(u) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.</p> <p>(v) The entire machinery has to be removed within 2months from the date of sale certificate failing which costs of Rs1Lakh per month has to be remitted to the Bank till all the Machinery as per Annexure I is removed.</p>
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Date: 02.01.2026
Place: Chennai

-SD-
Asst. General Manager &
AUTHORISED OFFICER

Annexure-1List of Plant and Machinery at **Factory Land and Building at Thuvaram, Tirunelveli:**

S.No	Description of Machinery	Qty
	COAL HANDLING SYSTEM	
1	Coal Screener - Size - 5 Mtr x 1Mtr with Belt Conveyor - 800mm,	1
2	Belt Conveyor - 800 mm Width (Coal Feed Conveyor to Crusher) - 30 Mtr Length approx	1
3	Coal Return Conveyor - 600 mm Width, Length - 27 Mtrs Approx	1
4	Conveyor Supporting Structure	1
5	Coal Crusher - Capacity - 5 TPH & Accessories	1
	PULPING SECTION	
	Pulp Line 1	
1	Raw Material Slotted Angle Conveyor - 1.25 Mtr Width & 15 Mtr Length Gearbox, Supporting structure	1
2	Hicon Pulper Machine - 6m ³ - 8m ³ without motor, Rotating Blade, Pneumatic Screw open/Close Valves & Pulper Pump & Accessories	1
3	Chest 1 & 2 - SS Tank - Dia - 4.5 Mtr, Height - 6.0 Mtr, Pump (Samturbo) - Size - 150x100, 107M ³ /Hr, 39 Mtrs Head	2
4	Agitator with drive Shaft - without motor	1
5	Pump with Pneumatic operative Valves, Flow Control Valve, dismantled electrical wires and panels	Lot
6	HD Cleaner without motor	
7	Chest 3, 4 & 5 - SS Tank - Dia - 3.8 Mtr, Height - 6.0 Mtr	3
8	Agitator without motor for Chest 3 & 4	1
9	No Agitator motor for Chest 5	1
10	Agitator without motor for Chest 6	1
11	Chest Pump (Samturbo) - Size - 180X260, 90M ³ /Hr, 18Mtrs Head without motor for Chest 3, 4 & 5	1
12	Chest 6 - SS Tank - Dia - 4.5 Mtr, Height - 6.5 Mtr with Pump	1
13	MOSCOT Pneumatic Actuators	1
	Pulp Line 2	
1	Raw Material Slot Angle Conveyor - 1.25 Mtr Width & 15 Mtr Length without motor, Gearbox	1
2	Hydra Pulper Machine - 20m ³ without motor, Rotating Blade, Pneumatic Screw open/Close Valves, Pulper Pump & Accessories, Sr No.P863964F	1
3	HD Refiner without motor	1
4	Chest 1 to 3 - SS Tank - Dia - 3.8 Mtr, Height - 6.0 Mtr with Pump & Agitator - without motor	3
5	Vibro Screener without Motor	1
6	HD Refiner without motor, Sr no.18092, cap- 0.6 m ³	1
7	HD Refiner without motor, Sr no.1001, cap -1.2 m ³	1
8	Chest 3 & 4 - SS Tank - Dia - 3.8 Mtr, Height - 6.0 Mtr with idle Pump, without Motor, Agitator	2
9	Flow Transmitter - BTG, pneumatic operated valve -wires removed	1
10	Chemical dosing Tank	1
11	Pipeline System, Pulp line Platform, Cable Tray - 45 Mtrs Length - 19.5 Mtrs Width	1 Lot
	VACUUM PUMP SECTION	
1	Vacuum Pump without motor, Sr No.4715	1

2	Vaccum Pump without motor	1
3	Vaccum Pump without motor	1
	Spare Items near Refiner (Pulp Area)	
1	Tool Stand	1
2	Motor bed	1
3	MS Tool box	5
4	MS Rolls	2
5	MS Working table with Vice	1
	Outside the building	
1	Poire Parason - without motor , Sr No.0006	1
2	Poire Pump - 34.5 KW, 270m3/hr, 22 M head	1
3	Tank - 5.40 x 1.50 x 2.20 Mtr	1
	PAPER MACHINE	
1	Vibro Screen without motor	1
2	EOT Crane - 20 Ton (10 + 10), Sr No.4126 without motor	1
3	HD Refiner without motor	1
4	Pressure fan with Agitator & without motor	2
5	Header with pump & without motor	4
6	Broke Vessel without motor & Pump	1
7	Centricleaner - Primary - 8 Cone with feed Pump & 75 KW motor	1
8	Centricleaner - Secondry - 2 Cone with feed Pump & without motor	1
9	Centricleaner - Tertiary - 1 Cone with feed Pump & without motor	1
10	Head Box - Hydraulic type head box, taper manifold, Lip adjusting jack, Pressure screen lines	1
11	Vaccum Table with Air pipeline	1
13	Pickup box, Blind Couch Roll, Oscillatory Doctor blade	2
14	Press Part with suction couch roll, doctor blades, felt roll, Pneumatic arrangement, Press Part with drive motor 250 Hp & Gearbox	1
15	MG Cylinder Hood (Wet hood & dry Hood) with Steam Circulation (Wet & Dry) fan - 2 Nos with Heat Exchanger & Ducting,	1
16	FRP Cooling tower for MG cylinder	1
17	Pope Reel - Pool lock, reel break, reel spool, control panel damaged	1
18	MG Lubricating oil System - 150 LPM, Heat Exchanger-1No, Filter - 2 Nos	1
19	Chemical Coating Section - Vessel with Agitator, No motor	1 Lot
20	Pipelines, supporting structures & others	1 Lot
	REWINDER MACHINE	
1	Rewinder Machine I without motor, No hydraulic motor, Pneumatic Break System, jumbo Roll, Back stand - 2 Nos & Accessories	1
2	Rewinder Machine II- with missing parts, without motor, control panel without electrical parts, missing machine parts and dismantle condition	1
3	Pallet packing Machine without motor in dismantle condition, Sr No.94086	1
4	Weigh Scale - 3000 Kgs	1
	BOILER SECTION	
1	M S Coal Bunker with structure	1
2	Coal Feeder - Direct Feeder & rotary recycle,	1
3	Screw Feeder- 4 inlet from bottom	1
4	Screw Feeder for Direct Feeder	1
5	Combipac Boiler - 8000 Kg/Hr, Max Pressure - 17.15 bar & Accessories, Sr No.80/17.5/41	1

6	Thermic Fluid Heater - 2000000 Kcal/Hr & Accessories, Sr No.20/114	1
7	Circulating MS Tank	1
8	Bag Filter	1
9	FD fan - without motor	1
10	Dust Scrubber	1
11	ID fan with centrifugal blower- without motor	1
12	FD fan with centrifugal - 40/13 - without motor	1
13	Boiler Feed Pump - 7.5 KW HPP	2
14	Fluid Heater Oil pump -120 m3/h with motor - 37 KW	1
15	Emergency Oil Pump with Diesel engine	1
16	Blower Fan Pump - 120 CMM without motor	1
17	Sintex Tank - 5000 Ltrs	1
18	FD Fan -TFL without motor & Scrubber Collection Tank	1
19	FD Fan -Bunker with motor & Scrubber Collection Tank	1
20	common Chimney - 30 Mtrs Height	1
21	Insulated Steam Line from boiler to paper machine - 348 Mtrs, Thermic Fluid Line - 2 Nos - 348 Mtrs, supporting structure	Lot
22	Boiler ground Floor	
a	Slotted angle rack	2
b	Air receiver tank - 600 lits	1
23	Panel Room - Panel Room - Panel for Combipac & Thermipac- MISSING PARTS, Coal Conveyor Panel-MISSING PARTS, MCC cum bag filter Control Panel - 2 Nos, Panel Desk without Computer	LOT
	Outside Near Entrance	
1	Fibre Recovery System - Scope with Scrubber - Pump, Sludge Tank, Filtrate SS Water Tank, 20 M3 fresh SS Water Tank all without pump & motor	1 Lot
	UTILITY	
	Vaccum Pump Section	
1	Vaccum Pump - Cap - 160 m3/min, Sr No.1020, 1019 - without motor	2
	COMPRESSOR	
1	Screw Compressor Sr No.752608 - Missing compressor parts only MS frame are available	1
2	Screw Compressor -Missing compressor parts only MS frame are available	2
3	Air Dryer - 448 CFM-Missing dryer parts only MS frame are available	1
4	Air receiver Tank - 2000 Ltrs	2
5	Screw Compressor - Pressure - 25 bar, Sr No.121327, 121326, 121328- Missing compressor parts only MS frame are available	3
6	40 Feet Container	2
	Water Treatment Plant	
1	Fire Hydrant Pump - 120x100, 100 m3/Hr, 13 M Head without motor	1
2	MS Tool Box -empty	1
3	MS Tank with Agitator	1
4	RO Plant - missing High pressure Pump, membrane - 3 Nos, DM water Tank MS, MCC Panel (Damaged Condition)	1
5	RRP Tanks	2
	ETP	
1	Primary Clarifier Tank & agitator without motor	1
2	Filter Press missing parts condition	1
3	Sludge Water Tank - pump without motor	1

4	MS Flash Mixer Tank	1
5	Collection Tank - Agitator without motor	1
ELECTRICAL INSTALLATION		
1	Two pole Structure with VCB (Megawin) - 800A/25KVA, 33000 Volts, Sr No.140998/11289 - without internal parts only frame is available	1
2	Generator Acoustic frame (cabin) only available	2
3	Transformer - 2500 KVA, Sr No.22302/1, 22302/2 - without coil, missing parts, dismantle condition	2
4	VCB - 22 KA, without internal parts only frame is available	1
5	SSB - 2 Panel, RTCC Panel, Capacitor panel, MCC Panel I, II, III, IV, MLSB Panel, Capacitor panel, M.V.Panel Board, VFD Drive panels - SWITCHES , CONNECTIONS, CABLES, WIRES, FLATS ARE NOT AVAILABLE	1
Items near Front Gate		
1	Aluminium Stand - 3'x4'x7'	1
2	Weigh Bridge - 60 Ton, rusted condition, without display & connection	1
Items Near Raw Material Conveyor pulp area		
1	Air Receiver Tank - 2000 Ltrs	1
2	Air Receiver Tank - 1000 Ltrs	1
3	Lathe Machine bed only	1
4	Wedge Screen filter in wooden box	1
5	Frame bed with hydraulic pac-blue painted	1
6	Filter tank unit -blue painted	1
7	MS Box bin big	2

The buildings/sheds located in the factory are not part of the plant and machinery.