saleTHE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON 25.09.2025 ON

"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower	**M/s Mahamaya Industries** Properitor Shri Prakashchand Mangtani 75, Industrial Area, Bargawan, Katni (MP) 483501 **Guarantor:-** Shri Inder Lal Mangtani & Shri Shankar Lal Mangtani Bangla Line, Madhav Nagar, Katni, Madhya Pradesh 483501
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Resolution Branch, Jabalpur Third Floor, SBI ZO Building Vijay Nagar, Jabalpur (M.P.) – 482002 Email – sbi.10008@sbi.co.in
3	Complete Description of the immovable secured assets to be sold.	**1 Property ID: SBIN200000872289** Property owned by: Shri Prakash Chand Mangtani S/o Late Shri Chuharmal Mangtani, all that part and parcel of the property consisting of diverted Plot bearing N.B.no 128/14, PH no 35/44 , Kh.no.69/1ka area 0.04 hect., Kh.no70/2 area 0.07 hect. Kh.no. 135/7ka area 0.01 hect., Kh.no.69/1kh area 0.11 hect., & 135/7kh area 0.01 hect. Total area 0.24 hect. (25820 sq.ft)situated at Mouza-Padwara,Ravindra Nath Tagore ward, Katni. **Boundaries:** On the North by :Proposed Kachha road, On the South by :Proposed Kachha road, On the East by :Land of Pamandas Notandas On the West by :Land of Bakhatram Ramesh Kumar kay behnoi Pali wale **2. Property ID: SBIN200000908966** Property owned by: **Shri Inderlal Mangtani S/o Late Shri Chuharmal Mangtani** all that part and parcel of the property consisting of diverted Plot bearing, PH no 35/44, N.B 128 (new 128/14), Kh.no.88/2 area 0.13 hect., & Kh.no. 89/3 area 0.01 hect. Total area 0.14 hect (15050 sq.ft) situated at Mouza- Padarwara The.-Mudwara. **Boundaries:** On the North by : Government Land, On the South by : Kachha Prastavit rasta, On the East by : Land of Shri Jhamandas On the West by : Land of Seller **Possession Status: Symbolic**
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and

		claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	**Rs. 8,31,79,024.59 plus accrued interest and other charges (Rupees Eight crore thirty one lakhs seventy nine thosuand twenty four & paisa fifty nine only) as on 29.05.2019** + Interest cost & expenses etc. w.e.f. 30.05.2019 (as per Demand Notice dated 29.05.2019).
6	Registration of intending Bidders	The intending Bidders/Purchasers are requested to get themselves registered on portal (https://baanknet.com) using their Mobile Number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider (which may take 2 working days), the intending Bidders/ purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the last date for submission of online application for BID with EMD. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
7	Deposit of earnest money	1) EMD: Rs. 11,23,000/- (Rupees Eleven Lakh Twenty Three Thousand Only) 2) EMD: Rs. 5,11,700/- (Rupees Five Lakh Eleven Thousand Seven hundred Only) EMD being the 10% of Reserve price to be remitted/ paid online through NEFT/RTGS mode only (after generation of Challan form https://baanknet.com) in bidders Global EMD Wallet. NEFT/RTGS transfer cab be done form any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. *"Interested bidder may deposit Pre-Bid EMD with eBkray (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in eBkray's (PSB Alliance) Bank account and updation of such information in the e-auction website. This may take some time as per baking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.*
8	Reserve Price of the immovable secured asset	1) Rs. 1,12,30,000/- (One Crore Twelve Lakh Thirty Thousand only)

	Account/Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	2) Rs. 51,17,000/- (Fifty Lakh Seventeen Thousand only) Bidders' own wallet Registered with M/s PSB Alliance Pvt. Ltd. On its e-auction site https://baanknet.com by means of RTGS/NEFT. Interested bidder may deposit Pre-Bid EMD with PSB Alliance before the close of e-Auction. Credit of pre-Bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance's Bank account and updation such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem.
9	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 15th 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 auction purchaser not exceeding three months from the date of auction. In default of payment of Sale/bid price or any part thereof within the periods mentioned hereinabove, the deposit (s) shall be forfeited and the property shall be resold and the defaulting bidder shall forfeit all claims to the property or any part of the sum for which it may be subsequently sold.
10	Time and place of public auction or time after which sale by any other mode shall be completed.	Date – 25.09.2025 Time - 11.00 A.M. To 4.00 P.M. With unlimited extensions of 10 minutes each.
11	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	The auction will be conducted through our e-Auction service provider M/s PSB alliance Pvt Ltd. having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near new Marine Lines, Mumbai – 400020 (Helpdesk Numbers: +91 8291220220) at the web portal https://baanknet.com. For detailed terms and conditions of the sale, please refer to the link provided in the State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions and https://baanknet.com
12	a) Bid increment amount: b) Auto extension: c) Bid currency & unit of measurement	a. Bid increment amount 1. Rs. 50,000/-(Rupees Fifty Thousand only) 2. Rs. 25,000/-(Rupees Twenty five thousand only) b. Auto extension with unlimited extension of 10 minutes of each. c. Indian Rupees (INR)

13	Date and time during which inspection of the movable and immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	18.09.2025 to 19.09.2025 (as per prior appointment) Shri Ankit Kumar Gupta, Mobile –9579221433 Shri Anil Parmar, Mobile- 8692898000
14	OTHER TERMS AND CONDITIONS	(a) The Bidders should get themselves registered on **https://baanknet.com** by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt. Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt. Ltd. at **https://baanknet.com** by means of NEFT/ RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s PSB Alliance Pvt. Ltd. is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank. 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 through Transfer/RTGS/NEFT in the following account- Account No.- 38644610491 Account Name- SARB AUCA COLLECTION A/C Bank- State Bank of India Branch- Vijay Nagar Branch Branch Code - 04677 IFSC Code- SBIN0004677 (e) 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.

		(f) 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. (g) 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. (h) 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. (i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l) 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. (m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Pvt. Ltd. The Bidder has to place a request with M/s PSB Alliance Pvt. Ltd. for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (n) 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. (o) 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) 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.

		(q) 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 and the secured creditor / Authorised officer will not be responsible for any charge, lien, encumbrance, Tax, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody in respect of the property under sale. (r) It shall be the responsibility of the successful bidder to deduct /deposit/pay the applicable GST or TDS, if any, as per prevailing provisions of the applicable laws. (s) 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 (t) 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 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. 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 auction will be entertained.
15	Details of pending litigation, if any, in respect of property proposed to be SOLD	Not Applicable
16	Statutory notice of 30/15 days to Borrower/Guarantor/Mortgagor under the Security Interest (Enforcement Rules, 2002)	This publication is also 15 days notice to Borrower/Guarantor/Mortgagor U/s 8(6) read with rule 9(1) proviso of Security Interest (Enforcement) Rules, 2002.

Date : 19.08.2025

Place: Jabalpur

Anil Parmar

Authorised Officer,
State bank of India
SARB Jabalpur