

THE TERMS AND CONDITIONS OF SALE

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS (**POSSESSION - PHYSICAL**)

1	Name and address of the Borrower	<p>Regd Office- M/s Chhindwara Infrastructure Pvt. Ltd. 25/694, Shankar Nagar, Bhopal Nagpur Highway, PO. Pandhurna, District- Pandhurna, Madhya Pradesh - 480334</p> <p>Corporate Office- M/s Chhindwara Infrastructure Pvt. Ltd. A-60, Okhla Industrial Area, Phase-II, New Delhi – 110020.</p> <p>M/s Chhindwara Infrastructure Pvt. Ltd. Village - Rajana, Khasra No. 38/1, Village-Hiwarasenadwar, Bhopal – Nagpur Highway (NH-69), Tehsil & District - Pandhurna-480334,</p> <p>M/s Chhindwara Infrastructure Pvt. Ltd Kewal Industrial Estate, S. B. Marg, Lower Parel, Mumbai- 400 013.</p>														
2	Name and address of Branch, the secured creditor	<p>SBI SAMB-II, II Floor, Jawahar Vyapar Bhavan, 1 Tolstoy Marg, New Delhi 110001. Sbi.50950@sbi.co.in mob-8755910673</p>														
3	Description of the movable secured assets to be sold.	<p>Plant & Machinery (Old & Scrap) Installed and situated at Village - Rajana, Khasra No. 38/1, Village Hiwarasenadwar, Bhopal – Nagpur Highway (NH-69), Tehsil- Pandhurna, District -Pandhurna (MP) in the name of the Company.</p> <p>Details of P&M: Old & Scrap, As is where is, as is what is and whatever there is basis.</p> <table><tr><td>Sr No</td><td>Details and status of P&M are Old & Scrap. The plant was never commissioned and has been in partially erected condition for over 10 years. Current condition is poor, Old & Scrap.</td></tr><tr><td>1</td><td>Boiler: Major pressure parts installed. Boiler casing, insulation, cladding and feeders are missing. Power cables, instrumentation cables, local instruments and motors are also missing.</td></tr><tr><td>2</td><td>Turbine: Steam turbine, Gear box and generator installed but not commissioned.</td></tr><tr><td>3</td><td>Electrical System: MCC panels are in fair condition, but the condition of switchgear inside is unknown. Transformers appear tampered with and coils/windings missing. No cables, conductors, or bus ducts at the site. No motor observed.</td></tr><tr><td>4</td><td>Coal Handling System: Conveyor structures are incomplete.</td></tr><tr><td>5</td><td>Coal Crusher</td></tr><tr><td>6</td><td>Water Treatment Plant: RO Modules with 2 small tanks and 1 large water storage tank present.</td></tr></table>	Sr No	Details and status of P&M are Old & Scrap. The plant was never commissioned and has been in partially erected condition for over 10 years. Current condition is poor, Old & Scrap.	1	Boiler: Major pressure parts installed. Boiler casing, insulation, cladding and feeders are missing. Power cables, instrumentation cables, local instruments and motors are also missing.	2	Turbine: Steam turbine, Gear box and generator installed but not commissioned.	3	Electrical System: MCC panels are in fair condition, but the condition of switchgear inside is unknown. Transformers appear tampered with and coils/windings missing. No cables, conductors, or bus ducts at the site. No motor observed.	4	Coal Handling System: Conveyor structures are incomplete.	5	Coal Crusher	6	Water Treatment Plant: RO Modules with 2 small tanks and 1 large water storage tank present.
Sr No	Details and status of P&M are Old & Scrap. The plant was never commissioned and has been in partially erected condition for over 10 years. Current condition is poor, Old & Scrap.															
1	Boiler: Major pressure parts installed. Boiler casing, insulation, cladding and feeders are missing. Power cables, instrumentation cables, local instruments and motors are also missing.															
2	Turbine: Steam turbine, Gear box and generator installed but not commissioned.															
3	Electrical System: MCC panels are in fair condition, but the condition of switchgear inside is unknown. Transformers appear tampered with and coils/windings missing. No cables, conductors, or bus ducts at the site. No motor observed.															
4	Coal Handling System: Conveyor structures are incomplete.															
5	Coal Crusher															
6	Water Treatment Plant: RO Modules with 2 small tanks and 1 large water storage tank present.															

		7	Cooling Tower Pump Without motor
		8	Other Misc. (Old & Scrap items)
4	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the authorised Officer, there are no (known) encumbrance on the assets. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.	
5	The secured debt for recovery of which property is to be sold.	of Rs. 15,90,66,781.00 (Rupees Fifteen crores Ninety Lakhs sixty-six Thousand seven Hundred and Eighty-One Only) plus further interest, cost thereon as per demand notice dated 13.07.2016 due to the secured creditor from M/s Chhindwara Infrastructure Pvt. Ltd. and guarantor(s) Shri Kapil Chaudhary and Shri Mukund Chaudhary.	
6	Deposit of earnest money	EMD Rs. 57,20,000.00 (Fifty-seven lakh and twenty thousand only) being 10% of the Reserve Price to be remitted/transferred/ deposited by the bidders in his/her/their own wallet provided by M/s PSB ALLIANCE (eBKray) URL: https://ebkgray.in (New URL https://BAANKNET.com)	
7	Reserve price of the movable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Rs.5,72,00,000.00 (Rs. Five crores and seventy-two lakh only) for Old & Scrapped Plant and Machinery only. As per instructions on site https://ebkgray.in (New URL - https://BAANKNET.com) “Interested bidder may deposit Pre-Bid EMD with M/s PSB ALLIANCE before the close of e-Auction on 02.07.2025. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB ALLIANCE Bank account and updating of 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.	
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	

		after the acceptance of the offer by the Authorised Officer, failing which the amount 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	02.07.2025 (Wednesday) - New-Delhi, 12.00 AM to 4.00 P.M with auto extensions of 10 minutes each.
10	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 on the website of the service provider as mentioned above,	M/s PSB ALLIANCE (eBKRAY) https://ebkray.in new URL BAANKNET.com
11	(i) Bid increment amount. (ii) Auto Extension: time (unlimited) (iii) Bid currency & unit of measurement.	(i) Rs.1.00 lakhs (ii) Auto extension of 10 minutes each (unlimited) (iii) Indian Rupee, Rupees Lac
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. Contact person with mobile number	27.06.2025, Friday 11.00 AM TO 01:00 PM, Authorised Officer: Mr. Narender Kumar, Mobile No. 7087261921 Mr. Krishan Kumar, Mobile No. 8755910673 Mr. Sandeep Kumar Saha - 7011475445 (RA)
13	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the

		<p>intending bidder as all the relevant information and allotment of ID and Password by M/s PSB Alliance (vendor name) may be conveyed through e mail.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of identification (KYC) Viz. ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the eBKray Portal and to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tostoy Marg, New Delhi-110001 before auction date. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer agmcl3.50950@sbi.co.in</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Asset Management Branch-II to participate in online e-auction on the portal https://ebkray.in/ of PSB Alliance who will provide User ID and Password after due verification of PAN and other documents of the Eligible Bidders</p> <p>(d) 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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>
--	--	---

		<p>(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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorised Officer shall be at liberty to cancel the e-auction process/tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank/PSB Alliance. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(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.</p> <p>(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> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees/GST/ TDS etc. for transfer of the property in his/her name. (Over and above the sale price)</p>
--	--	--

		<p>(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.</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 sole discretion be entitled to call of 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) 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.</p>
14	Other Information	Original Application has been filed by the State Bank of India for recovery of dues vide OA No-301/2018 in DRT-II Mumbai, Next Date of hearing before DRT is 28.10.2025.
15	Details of pending litigation, if any, in respect of property proposed to be sold	SA No. 137/2024 has been filed by an earlier auction purchaser in DRT Jabalpur. The earlier auction had failed as the said auction purchaser had failed to pay sale price within the time period provided. On 09.01.2025 the DRT Jabalpur has dismissed the SA in favour of the Bank.

Date: 11.06.2025
Place: New Delhi

KRISHAN KUMAR
AUTHORISED OFFICER
STATE BANK OF INDIA