

Appendix-IV-A

[ See provisio to rule 8(6) ]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank of India, Stressed Assets Management Branch, Plot no 1, First floor, Bhopal, will be sold on "As is where is", "As is what is" and "Whatever there is" on **27.02.2019**, for recovery of **Rs. 15,96,37,619.00** (Rs. Fifteen crore ninety six lakhs thirty seven thousand six hundred nineteen only) as on 31.08.2015 + interest, cost and expenses w.e.f 01.09.2015( as per Demand notice dated 09.10.2015) due to the State Bank of India, Stressed Assets Management Branch, Bhopal, from

**Borrower : M/s Sarvottam Fuels and Minerals India Private Ltd**

Address: 1 MLA Quatars, Infront of Indian Air Line Office, Above J&K Bank, T.T. Nagar, Bhopal and

**(1) Mr. Narendra Prajapati S/o Lt Shri Motilal Prajapati (Guarantor),**

**(2) Ms. Abhilasha Prajapati D/o Shri Narendra Prajapati (Guarantor)**

**(3) Mr. Jitendra Prajapati S/o Lt Shri Motilal Prajapati (Guarantor)**

**(4) Mr. Arpan Prajapati S/o Shri Narendra Prajapati (Guarantor)**

All R/o : 63, Shubham House, Nanakheda, Link Road, Ujjain (M.P.)

**(5) Mr. Radheshyam Prajapati S/o Shri Gargam Prajapati (Guarantor)**

151, T-2, Geeta Apartment, Sarvadharm Colony, A-Sector, Kolar Road, Bhopal (M.P.)

**(6) Mr Arvind Vyas S/o Shri Roop Narayan Vyas (Guarantor)** E-4/23, Arera Colony, Bhopal (M.P.)

**(7) M/s Soham Enterprises (Guarantor)** E-4/23, Arera Colony, Bhopal (M.P.)

The reserve price and Earnest Money Deposit will be as per table given below:

Name of Title Deed Holders	Description of Property/ies	Reserve Price / Earnet Money Deposit (EMD) / Bid Increment Amount	Date & Time of e-Auction
<b>M/s Soham Enterprises</b>	Diverted free hold land situated at Khasra no 68/1, Rakba 0.080 hectares, Khasra no 68/2 Rakba 0.197 hectare and Khasra no 68/3 Rakba 0.090 hectare situated at Village Hinotia Alam, Patwari Halka No 28, Tehsil Huzur, District Bhopal. (M.P.) <b>Boundaries of Khasra no 68/1 &amp; 68/3</b> East : Land of khasra No 66, West: Boundaries of village Gehunkheda, North: Land of Khasra no 67 South: Land of Khasra no 69 <b>Boundaries of Khasra no 68/2</b> East : Land of Khasra no 66 West: Boundaries of village Gehunkheda. North: Land of Khasra no 67 South: Land of Khasra no 69	<b>Reserve Price (Rs)</b> <b>2,60,00,000/-</b> <b>Earnest Money Deposit (EMD) 10% of reserve Price i.e.</b> <b>26,00,000/-</b> <b>Bid Increment Amount</b> <b>Rs. 2,00,000/-</b>	<b>Date :</b> <b>27-02-2019</b> <b>Time:</b> <b>3 hrs.</b> <b>from</b> <b>11.00 a.m.</b> <b>to 2.00 p.m.</b> <b>with unlimited extension of 5 minutes each</b>
<b>Shri Radheshyam Prajapati &amp; Arpan Prajapati</b>	Plot no 6,7,8 & 9 part of Khasra no 46/5/1 Quality Homes situated at Village Banjari, Kolar Road, Bhopal admeasuring 817.38 Sq mt with <b>Boundaries</b> : East: Road, West : Land of Ram Jan Kalyan Society, North : Boundary wall and Beema Kunj, South: Plot no 5	<b>Reserve Price (Rs)</b> <b>1,65,00,000/-</b> <b>Earnest Money Deposit (EMD) 10% of reserve Price i.e.</b> <b>16,50,000/-</b> <b>Bid Increment Amount</b> <b>Rs. 2,00,000/-</b>	<b>Date and time for submission of request letter of participation / KYC Documents/ Proof of EMD etc.</b> <b>On or before 22.02.2019 upto 5.00 p.m.</b>
<b>Shri Jitendra Prajapati S/o Shri Motilal Prajapati</b>	Diverted Plot Khasra No. 68/4 Rakba 0.116 hectare, New Municipal Ward No. 48, Patwari Halka No. 63, Near Hotel Mittal Avenue Village Nanakheda, Tehsil & Distt-Ujjain with <b>Boundaries</b> : East :Road West :Land of Nagarji, North :Khasra No. 67/3 & 67/4 Mittal Avenue, South :Khasra No. 68/5	<b>Reserve Price (Rs)</b> <b>2,53,00,000/-</b> <b>Earnest Money Deposit (EMD) 10% of reserve Price i.e.</b> <b>25,30,000/-</b> <b>Bid Increment Amount</b> <b>Rs. 2,00,000/-</b>	

As the State Bank of India has taken only symbolic possession of the properties it shall be the responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid.

**Terms and Conditions of the E-auction are as under:**

- E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "Whatever there is" basis and will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/S C1 India Pvt Ltd at the web portal <https://www.bankeauctions.com>. E-Auction Tender Document containing online e-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites <https://www.bankeauctions.com>.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS in the Account No: 30366919796, Account Name: SAMB Collection Account, Name of beneficiary: State Bank of India A/c, Branch: SAMB Branch, Bhopal, IFSC Code: SBIN0004293 or by way of demand draft drawn in favour of State Bank of India A/c, SAMB Branch, Bhopal drawn on any Nationalized or Scheduled Bank.
- Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by M/s C1 India Private Ltd. may be conveyed through e- mail).
- The intending bidder should submit the evidence for 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. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of STATE BANK OF INDIA, SAMB Branch, Plot no 01, Arera Hills, Bhopal by 5:00 pm on 22.02.2019. Scanned copies of the original of these documents can also be submitted to e-mail ID of Authorized officer.
- Names of the Eligible Bidders, will be identified by the STATE BANK OF INDIA, SAMB Branch Bhopal to participate in online e-auction on the portal <https://www.bankeauctions.com>. C1 India Pvt Ltd will provide User ID & Password after due verification of PAN of the Eligible Bidders. Interested bidders may contact on 9111444797, 9826804343 (mobile numbers) and [mpcg@c1india.com](mailto:mpcg@c1india.com) (e-mail) for any query regarding the auction.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter- se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Private Ltd, prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Private Ltd will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
- The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

**Date 11.02.2019, Place: Bhopal**

Authorised Officer