

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.
Property will be sold on **‘AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS’** Basis
and will be conducted **“On Line”**

1	Name and Address of the Borrower	M/s Indison Agro Foods Limited. 310/1/2, Pathar Mundla Rd, Palda, Indore	
2	Name and address of Branch, the secured creditor	State Bank of India (Consortium leader) Stressed Assets Management Branch, Bhopal Plot No 1 First Floor, SBI Building Arera Hills Bhopal 462011 Other members are (Allabhabad Bank, ICICI and State Bank of Patiala (Now State Bank of India)	
3	Description of the immovable secured assets to be sold	1	0.740 hectare of land in Survey No 212, 229/ 2/Min-2, Patwari Halka No 64 (old 26) at Devguradiya Indore in the name of Shri Deveraj Jain S/o Shri Tilok chand Jain, 18-D, Maa Durga Nagar, Near Janki Nagar, Indore 452 001 North : Land of Gayatri Prajapat South : Land of Malviya East : Remaining land of this Survey. West : Other Land
		2	Plot No. 59, (185.87 sq mt / 2000 sq ft) Janki Nagar, Indore (M.P) in the name of Smt. Kusum Jain W/o Vijay Kumar Jain and Vijay Kumar S/o Shri Trilok chand Jain, 18-D, Maa Durga Nagar, Near Janki Nagar, Indore 452 001 North : Plot no. 56, South : Road of the colony, East : Plot no. 60 & West : Plot no. 58
		3	Plot No. 60, (232.34 sq mt / 2500 sq ft) Janki Nagar Annex, Indore (M.P) in the name of Smt. Kusum Jain W/o Vijay Kumar Jain and Shri Vijay Kumar Jain S/o Trilok chand Jain, 18-D, Maa Durga Nagar, Near Janki Nagar, Indore 452 001 North : Plot No. 55, South : Road , East : Road & West : Plot No. 59
		4	0.138 hectare (1394.05 sq mt) of land survey no 328/3/3 & 327/1 at village Palda, Indore in the name of Shri Devraj Jain S/o Shri Tilok chand Jain, 18-D, Maa Durga Nagar, Near Janki Nagar, Indore 452 001. North : Road South: Remaining land of survey no. 327 & 328/3 East : Remaining land of survey no 328/3 West : Remaining land of survey no 327
		5	Land admeasuring 5000 sq.ft (464.68 sq mt) Plot No A-12 Shriji Valley, Bicholi Mardna Indore in the name of Smt. Sangeeta Jain W/o Devraj Jain, 18-D, Maa Durga Nagar, Near Janki Nagar, Indore 452 001. North : Plot No A-11, South : Plot No. A -13, East : Plot No. B – 4 & West : Road
		6	0.645 hectare Plot, Plot at Khasra No 378/2/5 Paiki Patwari

		<p>Halka No 52, Gram Palda, Indore in the name of M/s Tara Agro Industires North : Rest land of said survey, South : Rest land of said survey, , East : Road & West : Land of Khasara No 377/3</p>
		<p>7 Plot no 241 admeasuring 1200 Sq ft (111.52 sq mt) at Rishabh Vihar Village,Mundla Nayata Indore, in the name of Shri. Mahendra Kumar Jain S/o Tilokchand Jain, 18-D, Maa Durga Nagar,Near Janki Nagar, Indore-452 001 North : Plot no. 242, South: Plot no. 240, East : Road and West : Plot No. 256</p>
		<p>8 Plot No.242 admeasuring 1200 Sq ft (111.52 sq mt) at Rishabh Vihar Village, Mundla Nayata Indore, in the name of Shri Devraj Jain S/o Shri Tilok chand Jain , 18-D, Maa Durga Nagar,Near Janki Nagar, Indore 452 001 North : Plot no. 243, South : Plot no. 241, East : Road & West : Plot no. 255</p>
		<p>9 Plot No 255 admeasuring 1200 sq. ft.(111.52 sq mt) at Rishabh Vihar Village, Mundla Nayata Indore, in the name of Shri. Vijay Kumar Jain S/o Shri. Tilokchand Jain, 18-D, Maa Durga Nagar,Near Janki Nagar, Indore 452 001 North : Plot no. 254, South : Plot No. 256, East : Plot no. 242 & West : Road</p>
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 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.
5	The secured debt for recovery of which the property is to be sold	Rs.219,06,84,216.87 (as on 30.06.2017) plus interest w.e.f 01.07.2017 and other expenses due to the Consortium led by State Bank of India Secured Creditors
6	Deposit of earnest money	For the properties : 1. Rs. 37.00 Lac, 2. Rs. 15.00 Lac, 3. Rs. 20.00 Lac, 4. Rs. 27.00 Lac, 5. Rs. 10.00 Lac, 6. Rs. 47.00 Lac, 7. Rs. 1.00 Lac, 8. Rs. 1.00 Lac, 9. Rs. 1.00 Lac,
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	For the properties : 1. Rs. 365.00 Lac, 2. Rs. 144.00 Lac, 3. Rs. 198.00 Lac, 4. Rs. 265.00 Lac, 5. Rs. 92.50 Lac, 6. Rs. 470.00 Lac, 7. Rs. 7.00 Lac, 8. Rs. 7.00 Lac, 9. Rs. 7.00 Lac, A/c No.: 30366919796 IFSC: SBIN0004293 Bank : SBI SAM Branch Bhopal Address : Plot No.1, First Floor, SBI Building, Arera Hills, Bhopal 462011 Time : 11.00 a.m to 4.00 p.m. Date : 22.02.2019

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 15th day of confirmation (14.03.2019) 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.	27.02.2019 11a.m. To 2.00 p.m. Place: State Bank Of India, SAM Branch Bhopal, Plot No.1, First Floor, SBI Building, Arera Hills Bhopal 462011 Only by e-auction through C-1 India Ltd
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 in the website of the service provider as mentioned	M/S C1 India Private Limited Uday Vihar, Phase-2, Gulf Petrochem Building, Building No. 301, Gurgaon Haryana, PIN-122015. (Contact No. 0124-4302000, 4302020, 4302021, 4302022, e-mail: support@bankeauctions.com) at the web portal : https://www.bankeauctions.com ,
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Bid increment amount for properties Nos 1 to 6 are Rs.5,00,000/- (Five Lac only) and Properties Nos 7 to 9 are Rs. 50,000/- (Fifty thousand only) Auto extension with unlimited extension of 5 minutes each Rupees
12	Date and Time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification Contact person with mobile No	15.02.2019 between 11 a.m. To 4 p.m. Shri Santhosh Kumar K Nair 9207766898 07552575211
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 intending bidder as all the relevant information and allotment of ID and Pass word by M/s C1 India Pvt Limited may be conveyed through e mail. (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 Licence/ 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 Authorised Officer of State Bank of India SAM Branch Bhopal, Plot No1, First Floor, SBI Building, Arera Hills Bhopal 462011 by 22.02.2019 before 4.00 p.m.

Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

(c) Name of Eligible Bidders will be identified by the State Bank of India SAM Branch Bhopal, to participate in online e-Auction on the portal <https://www.bankeauctions.com>, of **M/S C1 India Private Limited** who will provide User ID and Password after due verification of PAN of the Eligible Bidders

(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 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.

(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 Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(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 there-for .

(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 A/c numbers shared with the Bank. 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

e-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 it may 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.

(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 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.

(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 e- Auction will be entertained

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither the STATE BANK OF INDIA (on behalf of consortium members) nor Service Provider will be responsible for any lapses / failure (Internet Failure, power failure etc.) on the part of the bidder, in such cases. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully. As per the new Inter-operability guidelines released by Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also, the Digital Certificates that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3) / Windows Vista / Windows 7 installed in their respective PC / Laptop. In case of Windows XP service pack -3, if you get any issue you can install the SSL patch which is available at Service Providers download section of our e-Auction Portal and also at corporate website www.bankeauctions.com just below the label of "knowledge section".

Date: 24.01.2019

Place: BHOPAL

**(Santhosh Kumar K Nair)
AUTHORISED OFFICER,**

STATE BANK OF INDIA
Stressed Assets Management Branch, Bhopal
Plot No. 1 First Floor, SBI Building Arera Hills Bhopal 462011