

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

PROPERTY WILL BE SOLD ON 24.08.2020
“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

1.	Name and address of the Borrower	M/s Power Televenture Private Limited B-29, Second Floor, Kasturba Nagar Bhopal (M.P.) - 462024. and also D-254 Rajat Vihar Colony Hoshangabad Raod, Bhopal (M.P.)								
2.	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch, Bhopal Plot No.1 First Floor, SBI Building Anera Hills Bhopal (M.P.) – 462011								
3.	Description of the immovable secured assets to be sold.	<table border="1"> <tr> <td data-bbox="598 694 655 1111">(i)</td> <td data-bbox="655 694 1489 1111">House Property situated at Survey No./Plot No. 50, Shree Golden City, Phase-II, Near Bhabha Institute, Ward No. 53, Ph.No.42, Village – Jatkhedi, Tehsil – Huzur Distt.- Bhopal. Area of the Plot is 310.80 sqmtr. (3344 sq.ft) in the name of Shri Assem Kumar Singh S/o Shri Yadunath Singh and Smt. Deepa Singh W/o Shri Aseem Kumar Singh. Bounded (as per Title Deed): East by: Colony Road West by: Land of other person North by: Plot No. 51 (Phase- II) South by: Plot No. 49 (Phase- II)</td> </tr> <tr> <td data-bbox="598 1111 655 1527">(ii)</td> <td data-bbox="655 1111 1489 1527">Flat No. 637/638, 6th Floor, Type KL, Block No. 10, Swastik Grand, Jatkhedi, Hoshangabad Road, Bhopal Distt.- Bhopal. Survey No./Plot No.: part of Khasra No.46/1 ka, Build up area 83.60 sqmtr. (899 sqft.) in the name of company M/s Power Televenture Private Limited Director – Shri Aseem Kumar Singh S/o Shri Yadunath Singh. Bounded (as per Title Deed): East by: Open below West by: Open below North by: Open below South by: Flat No.636</td> </tr> <tr> <td data-bbox="598 1527 655 1912">(iii)</td> <td data-bbox="655 1527 1489 1912">Residential Plot, Survey No./Plot No: HIG A/63, Village/Town/City: Dr. Shyama Prasad Mukherjee Nagar, Vidisha, Distt. – Vidisha(M.P.) - 462049, Total area- 217.80 sq.mtr. or 2343.53 sq.ft. in the name of Shri Aseem Kumar Singh S/o Late Shri Yadunath Singh. Bounded (as per Title Deed): East by: Plot No. H.I.G. A/64 West by: Plot No. H.I.G. A/62 North by: 9.00 Mt. Wide Road South by: H.I.G.Duplex- A/69-70</td> </tr> <tr> <td data-bbox="598 1912 655 2056">(iv)</td> <td data-bbox="655 1912 1489 2056">Flat No. 506-B, 6th Floor, Shekhar Planet situated at Plot No. B-5, PU-4, Scheme No. 54, Near Bombay Hospital, Indore (M.P.) Super Built up area is 152.10 sq.mtr.(1636.68 sq.ft.) in the name of Shri Aseem Kumar Singh S/o Late Shri Yadunath</td> </tr> </table>	(i)	House Property situated at Survey No./Plot No. 50, Shree Golden City, Phase-II, Near Bhabha Institute, Ward No. 53, Ph.No.42, Village – Jatkhedi, Tehsil – Huzur Distt.- Bhopal. Area of the Plot is 310.80 sqmtr. (3344 sq.ft) in the name of Shri Assem Kumar Singh S/o Shri Yadunath Singh and Smt. Deepa Singh W/o Shri Aseem Kumar Singh. Bounded (as per Title Deed): East by: Colony Road West by: Land of other person North by: Plot No. 51 (Phase- II) South by: Plot No. 49 (Phase- II)	(ii)	Flat No. 637/638, 6 th Floor, Type KL, Block No. 10, Swastik Grand, Jatkhedi, Hoshangabad Road, Bhopal Distt.- Bhopal. Survey No./Plot No.: part of Khasra No.46/1 ka, Build up area 83.60 sqmtr. (899 sqft.) in the name of company M/s Power Televenture Private Limited Director – Shri Aseem Kumar Singh S/o Shri Yadunath Singh. Bounded (as per Title Deed): East by: Open below West by: Open below North by: Open below South by: Flat No.636	(iii)	Residential Plot, Survey No./Plot No: HIG A/63, Village/Town/City: Dr. Shyama Prasad Mukherjee Nagar, Vidisha, Distt. – Vidisha(M.P.) - 462049, Total area- 217.80 sq.mtr. or 2343.53 sq.ft. in the name of Shri Aseem Kumar Singh S/o Late Shri Yadunath Singh. Bounded (as per Title Deed): East by: Plot No. H.I.G. A/64 West by: Plot No. H.I.G. A/62 North by: 9.00 Mt. Wide Road South by: H.I.G.Duplex- A/69-70	(iv)	Flat No. 506-B, 6 th Floor, Shekhar Planet situated at Plot No. B-5, PU-4, Scheme No. 54, Near Bombay Hospital, Indore (M.P.) Super Built up area is 152.10 sq.mtr.(1636.68 sq.ft.) in the name of Shri Aseem Kumar Singh S/o Late Shri Yadunath
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		<p>Singh and Smt. Deepa Singh W/o Shri Aseem Kumar Singh.</p> <p>Bounded (as per Title Deed): East by: Stairs & Common passage West by: Plot No. 5-A North by: Flat No.505/B South by: 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 enquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ in all respect 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.
5.	The secured debt for recovery of which the property is to be sold	Rs.15,46,80,288.72 (Rupees Fifteen Crore Fourty Six Lakh Eighty Thousand Two Hundred Eighty Eight and paise Seventy Two only) as on 30.11.2018 and further interest from 01.12.2018, cost, expenses etc as well as Rs.2024585.00 (Rupees Twenty Lakh Twenty Four Thousand Five Hundred Eighty Five only) as on 04.08.2020 and further interest from 05.08.2020, cost, expenses etc. of the first charge on the property No. (iii).
6.	Deposit of earnest money	<p>EMD: For the properties:</p> <p>i. Rs. 28,50,000/- ii. Rs. 2,67,500/- iii. Rs. 3,30,000/- iv. Rs. 7,00,000/-</p> <p>being the 10% of Reserve Price to be remitted by RTGS/NEFT to the Bank account or Demand Draft draw in favour of SBI account (M/s Power Televenture Private Limited) Name of the Branch (SAMB Bhopal) drawn on any Nationalised or Scheduled Bank.</p>

7.	<p>Reserve Price of the Immovable Secured assets</p> <p>Bank account in which EMD to be remitted.</p> <p>Last Date and Time within which EMD to be remitted:</p>	<p>i. Rs. 2,85,00,000/- ii. Rs. 26,75,000/- iii. Rs. 33,00,000/- iv. Rs. 70,00,000/-</p> <p>A/c No.: 30366919796 A/c Name : SAMB Collection Account IFSC: SBIN0004293 Bank : SBI Branch SAM Branch Bhopal Address : Plot No.1, First Floor, SBI Building, Arera Hills, Bhopal 462011</p> <p>Time : 11.00 a.m to 5.00 p.m. Date : 21.08.2020</p>
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 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 auction or time after which sale by any other mode shall be completed.	Date – 24.08.2020 and Time - 11a.m. to 2.00 p.m. through online. 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 Udyog Vihar, Phase-2, Gulf Petrochem Building, Building No. 301, Gurgaon Haryana, PIN-122015. (Contact No. 0124-4302000, 4302020, 4302021, 4302022, Danish Khan - 9826804343 e-mail: support@bankeauctions.com) at the web portal : https://www.bankeauctions.com
11.	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>(i) Bid increment amount for properties Nos. 1. Rs. 1,00,000/- (Rupees One Lakh Only) 2. Rs. 50,000/- (Rupees Fifty Thousand Only) 3. Rs. 50,000/- (Rupees Fifty Thousand Only) 4. Rs. 50,000/- (Rupees Fifty Thousand Only)</p> <p>(ii) Auto extension with unlimited extension of 5 minutes of each bid received at last minute.</p> <p>(iii) Rupees</p>

12.	Date and time during which inspection the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	18.08.2020 between 11 a.m. To 4 p.m. (for Bhopal & Vidisha Properties) 19.08.2020 between 11 a.m. to 4 p.m. (for Indore Properties) properties No. 1 & 2 are in Physical possession and Properties No. 3 & 4 are in symbolic possession and inspection of the properties under symbolic possession would be possible from outside and the bidder has to make their own due diligence regarding properties.
13.	Other conditions	<p>(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.</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 Authorised Officer of State Bank Of India, SAM Branch Bhopal, Plot No. 1, First Floor, SBI Building, Arera Hills Bhopal 462011 by 21.08.2020 upto 5.00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, SAM Branch Bhopal, Plot No1, First Floor, SBI Building, Arera Hills Bhopal to participate in online e-auction on the portal https://www.bankeauctions.com of M/S C1 India Private Limited will provide User ID and Password after due verification of PAN 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</p>

		<p>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. 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 etc. for transfer of the property in his/her name.</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 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>(r) 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>
	<p>Statutory Notice of 15 days under proviso of Rule 9(1) of Security Interest (Enforcement) Rules, 2002</p>	<p>This publication is also 15 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.</p>

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither the **STATE BANK OF INDIA** 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: 05.08.2020

Place: Bhopal

(Hari Singh Dalodia)
AUTHORISED OFFICER
STATE BANK OF INDIA

Stressed Assets Management Branch, Bhopal
Plot No. 1 First Floor, SBI Building Arera Hills
Bhopal (M.P.) - 462011