

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

**PROPERTY WILL BE SOLD ON 07.08.2020
“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS**

1	Name and address of the Borrower	M/s Pooja Soya Industries Limited 201 Banshi Plaza, 581- M.G. Road Indore (MP)								
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 Arera Hills Bhopal 462011								
3	Description of the movable and immovable secured assets to be sold.	<table border="1"> <tr> <td data-bbox="699 595 754 875">i</td> <td data-bbox="762 595 1457 875">Leased hold land at plot No. 01 to 6 and 13 to 18, Sector C, Industrial Area, Ratlam, admeasuring area of 18,972 Sq. Meter together with all constructions thereon factory assets and plant and machinery with fixtures and fittings therein present and future in the name of M/s Pooja Soya Industries Pvt. Ltd. Boundaries:- East- Plot No. 7 &12, West- Road, North- Road & South- Road</td> </tr> <tr> <td data-bbox="699 887 754 1122">ii</td> <td data-bbox="762 887 1457 1122">Part No. (Plot No.) 56, Park Avenue, Survey No. 361, 366, 368 & 369, Village Khajrani, Behind Hotel Shrimaya Residency, Indore. Owner: Shri Rajendra Manglani and Smt. Sonia Manglani. Sealable Area 510 Sq.Meter. Boundaries:-_East: Other Land, West: Common Road, North: Part No. 57, South: Part No. 55</td> </tr> <tr> <td data-bbox="699 1133 754 1368">iii</td> <td data-bbox="762 1133 1457 1368">Residential flat No. 201 at Banshi Plaza, 581, MG Road, Indore in the name of Shri Dhanesh Manglani. Super built up area 1000 Sq. Ft. Boundaries East: R.S. Bhandari Road, West: Flat No. 202 then bungalow of Shri Banshidhar Narayanji, North: Maya Mansion, South: Office of Banshi Plaza then M.G. Road Indore</td> </tr> <tr> <td data-bbox="699 1379 754 1615">iv</td> <td data-bbox="762 1379 1457 1615">Residential flat No. 202 Banshi Plaza, 581, MG Road, Indore. Owner Shri Nandlal Manglani, Super built up area 812 Sq. Ft.. Boundaries:-East: Flat NO. 201 and R.S. Bhandari Road, West: Bungalow of Family of Shri Banshidhar Narayan Ji ,North: Maya Mansion, South: Commercial Flat and M.G.Road Indore</td> </tr> </table>	i	Leased hold land at plot No. 01 to 6 and 13 to 18, Sector C, Industrial Area, Ratlam, admeasuring area of 18,972 Sq. Meter together with all constructions thereon factory assets and plant and machinery with fixtures and fittings therein present and future in the name of M/s Pooja Soya Industries Pvt. Ltd. Boundaries:- East- Plot No. 7 &12, West- Road, North- Road & South- Road	ii	Part No. (Plot No.) 56, Park Avenue, Survey No. 361, 366, 368 & 369, Village Khajrani, Behind Hotel Shrimaya Residency, Indore. Owner: Shri Rajendra Manglani and Smt. Sonia Manglani. Sealable Area 510 Sq.Meter. Boundaries:-_East: Other Land, West: Common Road, North: Part No. 57, South: Part No. 55	iii	Residential flat No. 201 at Banshi Plaza, 581, MG Road, Indore in the name of Shri Dhanesh Manglani. Super built up area 1000 Sq. Ft. Boundaries East: R.S. Bhandari Road, West: Flat No. 202 then bungalow of Shri Banshidhar Narayanji, North: Maya Mansion, South: Office of Banshi Plaza then M.G. Road Indore	iv	Residential flat No. 202 Banshi Plaza, 581, MG Road, Indore. Owner Shri Nandlal Manglani, Super built up area 812 Sq. Ft.. Boundaries:-East: Flat NO. 201 and R.S. Bhandari Road, West: Bungalow of Family of Shri Banshidhar Narayan Ji ,North: Maya Mansion, South: Commercial Flat and M.G.Road Indore
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4	Details of the encumbrances known to the secured creditor.	<p>Authorized officer has been informed by General Manager, District Trade & Industry Centre (जिला ऐवम उधोग केंद्र) that Remaining leased rent of land (as on 01.03.2020) is Rs. 45059/- and Maintenance Charges of Rs. 16,91,938/- are due for properties No. 1. To the best of the knowledge and information of there is no other encumbrances dues on these properties.</p> <p>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.</p>								

5	The secured debt for recovery of which the property is to be sold	Rs.31,24,16,322.15 (Rupees Thirty one crore twenty four lac sixteen thousand three hundred twenty two and paisa fifteen only) as on 30.11.2016 and further interest from 01.12.2016 at contractual rate + costs + other legally recoverable dues, etc thereon
6	Deposit of earnest money	EMD: For the properties : i. Rs. 67,20,000.00 ii. Rs. 12,40,000.00. iii. Rs. 4,00,000.00 iv. Rs 3,30,000.00 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 Pooja Soya Industries Private Limited, Name of the Branch drawn on any Nationalised or Scheduled Bank payable at Bhopal
7	Reserve Price of the movable/immovable secured assets Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	i. Rs. 6,72,00,000.00 ii. Rs. 1,24,00,000.00 iii. Rs. 40,00,000.00 iv. Rs 33,00,000.00 A/c No.: 30366919796 IFSC: SBIN0004293 Bank : SBI SAM Branch Bhopal Address : Plot No.1, First Floor, SBI Building, Arera Hills, Bhopal 462011 Time : Up to 4.00 p.m. Date : 05.08.2020
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.	07.08.2020 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 above	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 e-mail: support@bankeauctions.com) at the web portal : https://www.bankeauctions.com
11	(i) Bid increment amount:	(i) Bid increment amount for properties Nos. 1. Rs.3,00,000/- (Rupees Five Lacs only)

	<p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency & unit of measurement</p>	<p>2. Rs.2,00,000/- (Rupees Two Lacs only)</p> <p>3. Rs. 1,00,000/- (Rupees one Lacs only)</p> <p>4. Rs. 1,00,000/- (Rupees one Lacs only)</p> <p>(ii) Auto extension with unlimited extension of 5 minutes each</p> <p>(iii) Rupees</p>
12	<p>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</p>	<p>29.07.2020 between 12 a.m. To 4 p.m. {for property mentioned in (i)}</p> <p>31.07.2020 between 12 a.m. to 4 p.m. {for property mentioned in (ii), (iii) & (iv)}</p> <p>Contact person- Mr. Manish Lilhore, Manager Mobile No.-9425014221</p>
13	<p>Other conditions</p>	<p>(a) The property No. (i) is lease hold property, therefore only lease hold rights will be transferred in the name of successful bidder.</p> <p>(b) The property No. (iii) and (iv) are ad-joint flat. It is advised to bid on both the assets simultaneously.</p> <p>(c) With reference to property no. (iv) D.M. Indore has ordered for Physical Possession. However, DRT Jabalpur has granted stay for execution of D.M. order.</p> <p>(d) 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>(e) 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 No1, First Floor, SBI Building, Arera Hills Bhopal 462011 by 05.08.2020 before 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>(f) 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>

(g) 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.

(h) 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.

(i) 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.

(j) 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.

(k) 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.

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

(m) 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.

(n) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(o) 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) 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).

(q) 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.

(r) 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.

(s) 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. **1% TDS is also applicable for transaction amount of Rs. 50.00 Lakhs and above.**

(t) 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.

(u) 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.

(v) 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.

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: 18.07.2020

Place: BHOPAL

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