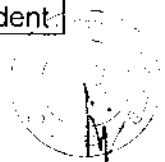


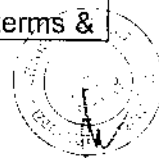
THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.**Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis**

1	Name and address of the Borrower	1. M/s Radius Water Limited Regd. Office: Shivnath River, Road No.3 Borai Industrial Growth Centre, Village – Rasmada Durg (C.G.) – 491009 Other Address:- 57-58, Vardhman Nagar, City- Rajnandgaon, Distt , Rajnandgaon State- Chattisgarh, Pin: 491441 2. Radius Corporation Limited (Corporate Guarantor & Mortgagor) Registered Address: 3, Latakunj Zaobawadi Thakurdwar, Chrni Road Mumbai (MH) – 400002 Other Address: 57-58, Vardhman Nagar City- Rajnandgaon, Distt Rajnandgaon, State : Chattisgarh Pin: 491441
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch Plot No.1 First Floor, SBI Building Arera Hills Bhopal (M.P.) – 462011
3	Description of the immovable secured assets to be sold.	Property belongs to Radius Corporation Limited (formerly known as Kailash Construction Company) (A) All that part and parcel of the property consisting of Land & Residential Building 24 Executive flats on Kh. No. 106/5, Ph. No. 36, (Utility Park), Land Area – 0.40 acre (0.162 hect.), Kourinbhata, Rajnandgaon, Tehsil & Distt. – Rajnandgaon (C.G.) – 491441. Bounded (as per Title Deed dated 26.10.1995) On the North by: Part of Kh No.106/4 On the South by: Kh. No. 106/2 On the East by: Kh.No. 102 On the West by: Public Road (B) All that part and parcel of the property consisting of Open plot of Land (Diverted as Residential plot) bearing Kh.No.106/4, Ph. No. 36, (utility Park), Area - 0.40 acre (0.162 hect.), Kourinbhata, Rajnandgaon Tehsil & Distt. – Rajnandgaon (C.G.) – 491441. Bounded (as per Title Deed dt 20.10.1995) On the North by: Part of Kh No.103/7 On the South by: Kh. No. 106/5 On the East by: Kh.No. 102 On the West by: Public Road
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. 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 Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
5	The secured debt for recovery of which the property is to be sold.	Rs. 14,95,00,792.97 (Rs. Fourteen Crore Ninty Five Lakh Seven Hundred Ninty Two and Paise Ninty Seven only) as on 23.09.2021 + Interest cost & expenses w.e.f. 24.09.2021 (as per Demand Notice dated 23.09.2021) (less subsequent credit, if any) due to the secured creditor from M/s Radius Water Limited, Guarantor Radius Corporation Ltd., Shri Kailash Soni S/o Late Shri Gulab Chand Soni, Smt. Bharti Soni W/o Shri Kailash Soni, Shri Kailash Soni known Legal heirs of Smt. Bidami Devi Soni and Miss Prithvi Prana Soni D/o Shri Kailash Soni.
6	Deposit of earnest money	EMD for the properties Rs. 50,90,000/- (Fifty Lakh and Ninty Thousand Only.) being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.
7	i. Reserve Price of the immovable secured asset. ii. Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	i.Rs. 5,09,000,00.00 (Rs. Five Crore Nine Lakhs Only) ii. Account/ Wallet in which EMD to be remitted: Bidder's own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT. Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of pre-Bid EMD shall be given to the bidder only after of receipt of payment in MSTC's Bank account and updation 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, 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 e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date – 22.01.2024 11.00 A.M. To 4.00 P.M with unlimited extension of 10 minutes each.

10	The e-auction will be conducted through the Bank's approved service provider.	M/s. MSTC Ltd at the web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	(i) Rs. 1,00,000/- (Rupees One Lakh Only) (ii) Auto extension with unlimited extension of 10 minutes of each. (iii) Indian Rupees
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	Date of time for inspection: 20.01.2024 between 11 a.m. To 4 p.m. Contact person: Mr Pankaj Kumar (Assistant General manager & Authorized Officer). Mob. 9406116234 , Ms Abhilasha Bhangre Mob 8149332477
13	Other condition	<p>(a). The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC. Ltd well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b). The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC Ltd at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT/ RTGS transfer from his bank account.</p> <p>(c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. MSTC Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.</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 &</p>



		<p>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 correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. 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, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the</p>
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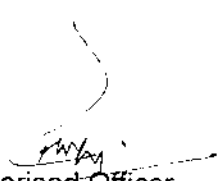
		<p>concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p> <p>(s) 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>(t) 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	Details of pending litigation, if any, in respect of property proposed to be sold	Not Known.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidder's 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 etc. whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date: 02.01.2024

Place: Bhopal


 Authorised Officer
 STATE BANK OF INDIA

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

