

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR. PROPERTY WILL BE SOLD ON 26.02.2024
“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS**

1	Name and address of the Borrower(s)/ Guarantor(s)	M/s Kamla Infratradecomm Pvt. Ltd. Through Director.- Shri Balkrishna Shivhare S/o Lt Arjunlal Shivhare & Director Shri Praveen Shivhare S/o Balkrishna Shivhare Old Surahi Bar, Jinsi Nala No. 1, Opposite Sudarshan Hotel, Gwalior (M.P.) Also at – Ward No. 19, Adjoining Kamla Tower, Infront of Bank of Baroda, A B Road, Shivpuri, Dist Shivpuri (M.P.) Name Of Guarantor – Shri Balkrishna Shivhare S/o Late Arjunlal Shivhare and Praveen Shivhare S/o Shri Balkrishna Shivhare. 2. Guarantor Shri Gagan Shivhare S/o Balkrishna Shivhare 3. Smt. Kamla Devi Shivhare W/o Balkrishna Shivhare
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Resolution Branch, Jabalpur Third Floor, SBI AO Building Vijay Nagar, Jabalpur (M.P.) – 482002
3	Description of the immovable secured assets to be sold.	<p>1. Property at part of Land Survey No. 302, 303, 344 and 348 Village Chhavani, A B Road, Gurunanak Chouraha, Jhansi Tiraha, Ward No. 18, Adarsh Colony, Tehsil and Dist Shivpuri (M.P.), Total Area 780 sqft. stand in the name of Shri Balkrishna Shivhare S/o Late Arjunlal Shivhare and Gagan Shivhare S/o Shri Balkrishna Shivhare vide sale deed No. 697 on Book No. A1 Volume No. 4115, Page from 5 to 11 dated 25.05.2010.</p> <p>Bounded By-</p> <p>North:- Land of Seller</p> <p>South:- Plot of Shri Jain Sahab</p> <p>East:- Plot of Smt. Kamla Devi Shivhare</p> <p>West:- A B Road N H 3</p> <p>2. Property at part of Land Survey No. 302, 303, 344 and 348 Village Chhavani, A B Road, Gurunanak Chouraha, Jhansi Tiraha, Ward No. 18, Adarsh Colony, Tehsil and Dist Shivpuri (M.P.), Total Area 2269.37 sqft. stand in the name of Smt. Kamla Devi Shivhare W/o Shri Balkrishna Shivhare vide sale deed No. 698 on Book No. A1 Volume No. 4115, Page from 12 to 18 dated 25.05.2010</p> <p>Bounded By-</p> <p>North:- Land of Seller</p> <p>South:- Plot of Shri Jain Sahab</p> <p>East:- Road</p> <p>West:- Plot of Shri Balkrishna Shivhare and Gagan Shivhare</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 known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ 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. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	Rs. 3,02,26,927.96 (Rupees Three Crore Two lakh Twenty six thousand Nine Hundred Twenty seven and paisa Ninty six Only) as on 13.04.2023 plus interest and charges from 14.04.2023 (as per Demand Notice dated 20.04.2023).
6	Deposit of earnest money Last Date and Time within which EMD to be remitted:	EMD: Rs.35,90,000.00 Intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
7	Reserve Price of the immovable secured asset : Bank account in which EMD to be remitted	Rs. 3,59,00,000.00 Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through electronic mode i.e. NEFT/Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
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, failing which the earnest money deposited by the bidder shall be forfeited.

		Account details for depositing 25% of sale price and Balance amount on being declared successful bidder: Account no: 38644610491 IFSC: SBIN0004677 Account Name: SARB AUCA Collection account Branch: SBI, Krishi Upaj Mandi Branch, Vijay Nagar, Jabalpur
9	Time and place of public auction or time after which sale by any other mode shall be completed.	Date – 26.02.2024 Time 11.00 A.M. To 3.00 P.M. The Sale will be done by the undersigned through e-auction platform provided at the website https://www.mstcecommerce.com on the date and time mentioned above.
10	The e-auction will be conducted through the Bank's approved service provider. <u>E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.</u>	<u>Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C.Bose Road, Kolkata – 700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage portal. https://www.sbi.co.in, https://ibapi.in The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bidding –IBAPI portal (https://www.ibapi.in).</u>
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Bid increment amount for property: Rs. 25,000/- (Rupees Ten Thousand Only) (ii) Auto extension with unlimited extension of 10 minutes of each. (iii) In Rupees
12	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	16.02.2024 between 11 a.m. To 2 p.m. Pramod Kumar Borkar - Mob No. 9522084662
13	OTHER TERMS AND CONDITIONS:	1. The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.js 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). The Sale will be done by the undersigned through e-auction platform provided at the website https://www.mstcecommerce.com on the date and time mentioned above. The intending Bidders/Purchasers are

		<p>requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.</p> <p>2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/RTGS Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.</p> <p>3. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage portal. https://www.sbi.co.in, https://ibapi.in The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-B- क्रय IBAPI portal (https://www.ibapi.in).</p> <p>4. The bid price to be submitted shall be above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will</p>
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		<p>be given in case of receipt of bid in last 10 minutes. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.</p> <ol style="list-style-type: none"> 5. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. 6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (https://www.mstcauction.com), details of which are available on the e-Auction portal. 7. 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. 8. 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. 9. 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. 10. 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. 11. 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. 12. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 13. 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. 14. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 15. 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.
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		full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
xiv	Statutory Notice of 30 days under proviso of Rule 9(1) of Security Interest (Enforcement) Rules, 2002	This publication is also 30 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.

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.

Date: 19.01.2024

Place: Jabalpur

(Brajesh Dwivedi)
 Authorised Officer
 Stressed Assets Resolution Branch, Jabalpur
 Third Floor, SBI ZO Building
 Vijay Nagar, Jabalpur (M.P.) – 482002