

**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	M/s Chhindwara Infrastructure Pvt Ltd. Regd. Office: 25/694, Shankar Nagar, Nagpur Bhopal Highway, PO. Pandhurna, - 480334, Madhya Pradesh.																						
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch-II 11 <sup>th</sup> Floor, Jawahar Vyapaar Bhawan, STC Building, Janpath, 1 Tolstoy Marg, New Delhi-110001																						
3	Description of the movable secured assets to be sold.	<p><b>Plant &amp; Machinery</b> (Old &amp; Scrap) Installed and situated at Village - Rajana, Khasra No. 38/1, Village - Hiwarasenadwar, Bhopal – Nagpur Highway (NH-69), Tehsil- Pandhurna - 480334, District -Chhindwara (MP) in the name of the Company.</p> <p>List of P&amp;M (Old &amp; Scrap) As is where is, as is what is and whatever there is basis.</p> <table border="1" data-bbox="716 1045 1377 1885"> <thead> <tr> <th data-bbox="716 1045 792 1115">Sr No</th> <th data-bbox="792 1045 1377 1115">Description [List of P&amp;M (Old &amp; Scrap)]</th> </tr> </thead> <tbody> <tr> <td data-bbox="716 1115 792 1241">1</td> <td data-bbox="792 1115 1377 1241">FBC Boiler with accessories’ – The boiler structure, boiler drum IBD CBD valves, APH tubes with Economizer, PSH and SSH (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1241 792 1398">2</td> <td data-bbox="792 1241 1377 1398">TG set 10MW capacity –Make Simens with no full accessories and supportive system like Oil Filtration unit, Condenser, TG Cooling system, Triveny Gear Box, A.C. Generator TD Power Systems (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1398 792 1434">3</td> <td data-bbox="792 1398 1377 1434">Fuel handling System (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1434 792 1470">4</td> <td data-bbox="792 1434 1377 1470">Water treatment Plant (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1470 792 1526">5</td> <td data-bbox="792 1470 1377 1526">ESP without accessories. Chimney (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1526 792 1562">6</td> <td data-bbox="792 1526 1377 1562">Ash Handling System – Nil</td> </tr> <tr> <td data-bbox="716 1562 792 1598">7</td> <td data-bbox="792 1562 1377 1598">Cooling Tower (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1598 792 1692">8</td> <td data-bbox="792 1598 1377 1692">EOT Crane in the Turbine House – Capacity 15/3 MT –with no motor (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1692 792 1787">9</td> <td data-bbox="792 1692 1377 1787">Piping System – Steam Pipelines, Condensed Pipelines, PRDS, Air and Water Pipelines (Old &amp; Scrap)</td> </tr> <tr> <td data-bbox="716 1787 792 1885">10</td> <td data-bbox="792 1787 1377 1885">Transformer – 12.5 MVA – and auxiliary Transformer 2.5 MVA Make Transformer Ltd., (Old &amp; Scrap)</td> </tr> </tbody> </table>	Sr No	Description [List of P&M (Old & Scrap)]	1	FBC Boiler with accessories’ – The boiler structure, boiler drum IBD CBD valves, APH tubes with Economizer, PSH and SSH (Old & Scrap)	2	TG set 10MW capacity –Make Simens with no full accessories and supportive system like Oil Filtration unit, Condenser, TG Cooling system, Triveny Gear Box, A.C. Generator TD Power Systems (Old & Scrap)	3	Fuel handling System (Old & Scrap)	4	Water treatment Plant (Old & Scrap)	5	ESP without accessories. Chimney (Old & Scrap)	6	Ash Handling System – Nil	7	Cooling Tower (Old & Scrap)	8	EOT Crane in the Turbine House – Capacity 15/3 MT –with no motor (Old & Scrap)	9	Piping System – Steam Pipelines, Condensed Pipelines, PRDS, Air and Water Pipelines (Old & Scrap)	10	Transformer – 12.5 MVA – and auxiliary Transformer 2.5 MVA Make Transformer Ltd., (Old & Scrap)
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4.	Details of the encumbrances known to the secured creditor.	To the best of knowledge and information of the authorised Officer, there are no (known) encumbrance on the assets. However, the intending bidders should make their own independent inquiries regarding the encumbrances, assets put on auction and claims/rights/dues/affecting the assets, prior to submitting their bid. In this regard, the e-auction notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
5.	The secured debt for recovery of which the property is to be sold	<b>Rs.15,90,66,781.00</b> (Rupees Fifteen crores ninety lakhs sixty-six thousand seven hundred and eighty-one only)- plus further interest together with incidental expenses, cost, charges, etc. owed by M/s Chhindwara Infrastructure Pvt Ltd. (Demand Notice Date: 13.07.2016)
6	Deposit of earnest money	<b>EMD Rs.65,00,000.00</b> (Rupees Sixty-Five Lakhs Only) being 10% of the Reserve Price to be transferred/ deposited by the bidders in his/her/their own wallet provided by M/s MSTC Ltd. <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> <a href="https://ibapi.in">https://ibapi.in</a>
7	Reserve price of the movable secured assets:  Bank account in which EMD to be remitted.  Last Date and Time within which EMD to be remitted:	<b>Rs. 6,50,00,000.00</b> (Rupees Six Crores Fifty Lakhs Only) for Old & Scrapped <b>Plant and Machinery only</b> .  EMD Amount Rs. 0.65 Crore (Rs. Sixty Five Lakhs only) 10% of reserve price to be transferred/deposited by bidder in his/her/their own wallet registered with M/s MSTC Ltd., on its e-auction site <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> as per the guidelines available in the website. Kindly note to initiate registration process at the MSTC site, well within time.  <b>Refer to <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a></b> Note: "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 receipt of payment in MSTC's Bank account and updating 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 15 <sup>th</sup> 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 ninety days 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: <b>08.10.2024</b> Time: <b>12:00 Noon to 4:00 PM</b> (With unlimited extension of 10 minutes each)  Place: Online
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 on the website of the service provider as mentioned above	M/s MSTC Ltd. <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>
11	(i) Bid increment amount:  (ii) Auto extension: times. (limited / unlimited)  (iii) Bid currency & unit of measurement	Rs.1,00,000.00 (Rs. One Lac Only)  Unlimited extensions of 10 Minutes each  Indian Rupees (INR)
12	Date and Time during which inspection of the movable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.  Contact person with mobile number	Date: <b>27.09.2024</b> Time: <b>10.00 AM to 1:00 PM</b>  Sujeet Kumar (Authorised Officer) SBI Mobile No. 7017350652 e-mail: <a href="mailto:agmcl4.50950@sbi.co.in">agmcl4.50950@sbi.co.in</a> <a href="mailto:sbi.50950@sbi.co.in">sbi.50950@sbi.co.in</a>  &

		<p>Super Professional Services LLP.  (Resolution/Recovery Agent)  e-mail: spsllp2015@gmail.com  Shri Rai Singh Yadav – 9891772878  Shri Sandeep Kumar Saha – 7011475445</p>
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 Password by M/s MSTC Ltd (vendor name) 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 mstc site and to the Authorised Officer of State Bank of India, SAMB-II, Jawahar Vyapar Bhavan, STC Building, Janpath, 1, Tolstoy Marg, New Delhi-110001 before auction date. Scanned copies of the original of these documents can also be submitted to e-mail id of the Authorised Officer.</p>
		<p>(c) Names of Eligible Bidders will be identified by the State Bank of India Stressed Asset Management Branch-II (Branch Name) to participate in online e-auction on the portal <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> (name of the portal) M/s MSTC Ltd. (name of the vendor) 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 &amp; 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 correspondences regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder 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</p>
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		<p>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, GST etc. for transfer of the property/Plant and Machinery in his/her name. (Over and above the sale price)</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 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>(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 auction will be entertained.</p>
14	Details of pending litigation if any, in respect of property proposed to be sold.	<p>Original Application No.301/2018 has been filed by SBI against the Borrower/Guarantors before DRT, Mumbai for recovery.</p> <p>Securitisation Application No.137/2024 has been filed on 08.02.2024 before DRT, Jabalpur and no stay has been granted by the DRT, Jabalpur.</p>

Authorised Officer  
State Bank of India

Place: New Delhi  
Date: 18.09.2024