

Appendix – IV-A [See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and also with proviso of Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged /charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank Of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **30.05.2022** for recovery of dues mentioned in Coloum "D" due to State Bank of India, Secured Creditors from below mentioned Borrower and Guarantors

Sr. No. (A)	Name of Borrower (B)	Name of Guarantor(s) (C)	Outstanding Dues for Recovery of which property(ies) is/are being sold (D)
1.	M/s Ganpat Pannalal	1. Shri Mritunjay Agrawal S/o Late Shri Eknath Agrawal 2. Smt. Abha Devi Agrawal W/o Shri Gopal Das Agrawal 3. Shri Vishwanath Agrawal S/o Late Shri Eknath Agrawal 4. Shri Gopal Das Agrawal S/o Badri Prasad 5. Late Shri Eknath Agrawal S/o Shri Badri Prasad (Since deceased, represented through his legal representative) 6. Shri Vivek Agrawal S/o Shri Gopal Das Agrawal 7. Smt. Ragini Bansal W/o Shrinivas Bansal 8. Smt. Shiva Bansal D/o Shrinivas Bansal, W/o Brijesh Bagdi 9. Saurabh Bansal S/o Shrinivas Bansal 10. Siddarth Bansal S/o Shrinivas Bansal 11. M/s Narmada Ginning & Pressing Factory, Harda	₹ 11,90,78,293.22 as on 01.11.2021. + Interest w.e.f. 02.11.2021 + Expenses and costs, charges etc. Demand Notice date 01.11.2021

Details of properties

The reserve price and the earnest money deposit will be as displayed in the table below:

Sr. No. (E)	Name of Mortgagor/ title deed holders (F)	Description of Properties for e-Auction (G)	Reserve Price / Earnest Money Deposit (EMD)/Bid Increment Amount (H)
1.	Shri Vivek Agrawal s/o Shri Gopaldas Agrawal	Diverted Open Land Bearing Khasra Nos. Part of 109/1, 110, & 109/2 PH No -10, Ward No -02, Khedipura, Khirkiya, Harda, Area 1.428 Hect, belonging to Shri Vivek Agrawal s/o Shri Gopaldas Agrawal Boundaries (As per Title Deed) North: Khal Road; South: Road, East: Land of Vivek Kumar; West : Road	Reserve Price (₹) 2,24,90,000/- Earnest MoneyDeposit (EMD) 10% of reserve Price i.e. ₹ 22,49,000/- Bid Increment Amount ₹ 1,00,000/-
2.	Shri Vishwanath Agrawal s/o Shri Eknath Agrawal.	Diverted Open Land Bearing Khasra Nos. Part of 109/1(New Kh No - 109/3), PH No -10, Ward No -02, Khedipura, Khirkiya, Harda, Area 1.388 Hect, belonging to Shri Vishwanath Agrawal s/o Shri Eknath Agrawal. Boundaries (As per Title Deed) North : Sukha Khal (Nala); South : Road, East : Land of Vishwanath and Vivek Kumar; West : Land of Vivek	Reserve Price (₹) 2,18,60,000/- Earnest MoneyDeposit (EMD) 10% of reserve Price i.e. ₹ 21,86,000/- Bid Increment Amount ₹ 1,00,000/-
3.	M/s Narmada Ginning & Pressing Factory, Harda	Diverted Open Land Bearing Khasra Nos. Part of 104 (New Kh No-104/1) & 108/1, PH No -10, Ward No -02, Khedipura, Khirkiya, Harda, Area 1.720 Hect, belonging to M/s Narmada Ginning & Pressing Factory, Harda Boundaries (As per Title Deed) North : Survey No 111; South : Road, East : Survey no 178/2 & 108/1; West : Survey no 109, 110	Reserve Price (₹) 3,75,21,000/- Earnest MoneyDeposit (EMD) 10% of reserve Price i.e. ₹ 37,52,100/- Bid Increment Amount ₹ 1,00,000/-
4.	Mrs Ragini w/o Shrinivas Bansal, Ms Shiva Bansal, Sourabh Bansal and Siddhrath Bansal	Diverted Open Land Bearing Khasra Nos. Part of 24/1 (New Kh No - 24/1/1), PH No -30, Ward No -06, Rajeev Gandhi Ward, Seoni Malwa, Hoshangabad Area 1.304 Hect, belonging to Mrs Ragini w/o Shrinivas Bansal, Ms Shiva Bansal, Sourabh Bansal and Siddhrath Bansal Boundaries (As per Title Deed) North : Land of Chetram Kushwah; South : Land of Gopaldas East : Land of Manish Kumar; West : Kandeli River	Reserve Price (₹) 2,07,72,720/- Earnest MoneyDeposit (EMD) 10% of reserve Price i.e. ₹ 20,77,272/- Bid Increment Amount ₹ 1,00,000/-
5.	Shri Gopal Das Agrawal s/o Sh Badri Prasad Agrawal, Harda.	Diverted Open Land Bearing Khasra Nos. 24/6 (New Kh No - 24/6/1), PH No -30, Ward No -06, Rajeev Gandhi Ward, Seoni Malwa, Hoshangabad Area 1.304 Hect, belonging to Shri Gopal Das Agrawal s/o Sh Badri Prasad Agrawal, Harda. Boundaries (As per Title Deed) North: Land of Rakesh Kumar and others; South : Land of Hanuman Prasad East : Land of Manish Kumar; West : Kandeli River	Reserve Price (₹) 2,07,72,720/- Earnest MoneyDeposit (EMD) 10% of reserve Price i.e. ₹ 20,77,272/- Bid Increment Amount ₹ 1,00,000/-
6.	Shri Eknath Agrawal S/o Shri Badri Prasad Agrawal	Residential Building at khasra no 116/3, Ph no 10, village-Kul Harda, Distt. – Harda, Area 490.00 sq mt. belonging to Shri Eknath Agrawal S/o Shri Badri Prasad Agrawal Boundaries (As per Title Deed) North: Road; South: Land of Gurudev Parisar, East : Land of Harvansh Singh; West : Bungalow of Arjun Singh	Reserve Price (₹) 1,01,43,000/- Earnest MoneyDeposit (EMD) 10% of reserve Price i.e. ₹ 10,14,300/- Bid Increment Amount ₹ 1,00,000/-

Date & Time of e-auction for all above properties

Date: 30.05.2022 Time: from 11.00 a.m. to 2.00 p.m. (3 hrs.) with unlimited extension of 10 minutes each

Date and time for inspection of property:

(1) Seoni Malwa: 20.05.2022 Time 10 AM to 1 PM (2) Harda : 20.05.2022 Time 2 PM to 4 PM

(3) Khirkiya : 21.05.2022 Time 10 AM to 1 PM

Intending Bidder/purchaser will be required 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.

There is no encumbrance known to authorised officer, However, the intending bidder should make their own enquiry and due diligences regarding the encumbrance upon the property from respective offices/ department.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured creditors website <https://www.sbi.co.in> and <https://ibapi.in>

STATUTORY NOTICE OF 15 DAYS UNDER RULE 9(1)

This publication is also 15 days notice to Borrower/guarantor/mortgagor as required under proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.

Date : 11.05.2022

Place: Bhopal

AUTHORISED OFFICER