

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

<p>1. Name and address of the Borrower and Guarantor</p>	<p>1. M/s Baba Ramdev Solvex Private Limited Azad Nagar, 7th Line,(Borrower) Itarsi, Tehsil- Itarsi Dist. – Hoshangabad – 461111 (M.P.)</p> <p>2a. Indra Kumar Agrawal S/o Kalu Ram Agrawal 6th Line Ward No 31,(Guarantor) Tehsil- Itarsi, Dist- Hoshangabad, M.P.- 461111</p> <p>2b. Ritesh Agrawal S/o. Indra Kumar Agrawal 6th Line Ward No 31,(Guarantor) Tehsil- Itarsi, Dist- Hoshangabad, M.P.- 461111</p>
<p>2. Name and address of the Secured Creditor :</p>	<p>Corporation Bank, Itarsi Branch (1205), Near Gandhi Stadium, Itarsi – 461111 (M.P.)</p>
<p>3. Description of immovable secured assets to be sold</p> <p>1) All that part and parcel of the property: Mouja Industrial Area, Kheda Itarsi, Tehsil-Itarsi, Dist- Hoshangabad, Plot No. 38, 39, 42, & 40, 41, 54, 55 within the registration sub district Itarsi and District Hoshangabad Total area of the property: 1) 257066 Sq.ft. (5.90 Acres) Owner of the property: M/s Baba Ramdev Solvex Private Limited acting through Directors: 1. Indra Kumar Agrawal 2. Ritesh Agrawal On the North: Canal On the South: M/s Astha Trading Company & M/s M.H.C.C. Pricosting Unit On the East : M/s Astha Trading Co. & Giriraj Industry On the West : M/s Vindhya Soya Ltd.</p> <p>2) All that part and parcel of the property: Nazul Town Itarsi, Nazul Sheet No. 17, Plot No. 83, After mutation Plot No. 83/2, Ward No. 31, 6th Lane Itarsi within the registration sub district Itarsi and District Hoshangabad Total area of the property: 21ft. × 22ft. = 462 Sq.ft. Owner of the property: Indra Kumar Agrawal On the North: Road 6th Lane On the South: House of Asha Agrawal On the East : House of Madan Agrawal On the West : House of Rai Sahab</p>	
<p>4.The details of encumbrances, if any known to the Secured Creditor</p>	<p align="center">No</p>
<p>5. Last date for submission of EMD</p>	<p>On or before 28.03.2019 before 5.00 PM</p>
<p>6. Date & Time of auction</p>	<p>29.03.2019 at 11.00 am to 1.00 pm (with 10 min unlimited auto extensions) E-auction website-https://www. bankauctions.in</p>
<p>7.The secured debt for the recovery of which the immovable secured asset is to be sold (Claim Amount as per Demand Notice):</p>	<p>Rs. 2,56,35,618.68 (Rupees Two Crore Fifty Six Lakh Thirty Five Thousand Six Hundred Eighteen and Sixty Eight Paise Only)/- plus interest till the date of realization and costs, charges and expenses</p>

<p>8. Reserve price for the properties below which the immovable property may not be sold:</p>	<p>1) Rs. 2,71,37,000 (Rupees Two Crore Seventy One Lakh Thirty Seven Thousand Only) 2) Rs. 28,86,000 (Rupees Twenty Eight Lakh Eighty Six Thousand Only) Total – 3,00,23,000 (Rupees Three Crore Twenty Three Thousand Only)</p>
<p>9. The intending bidder shall deposit with the Authorised Officer an amount equivalent to 10% of reserve price by way of Earnest Money Deposit in the account of Authorised Officer, Corporation Bank, Itarsi Branch, by Demand Draft or NEFT/RTGS or through Internet payment to account No. 510101003736767 and IFSC Code-CORP0001205, simultaneously bidder has to submit the e-bid form available on website- https://www.bankauctions.in website/ before the date and time mentioned above and shall obtain written receipt thereof from the branch/Authorised Officer. The intending bidders shall mention the property Item i.e. “Mortgagor- M/s Baba Ramdev Solvex Private Limited” for which the EMD has been tendered.</p>	
<p>10. Full name and address of the bidder with their identity proof and PAN card has to be furnished while filling up the e-bid form on E-Auction Agency’s website- https://www.bankauctions.in</p>	
<p>11. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.</p>	
<p>12. In case of bidding the same shall not be less than Rs. 1,00,000 (Rupees One Lakh Only) for 1st property and Rs. 10,000.00 (Rupees Ten Thousand Only) for 2nd Property in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 1,00,000 (Rupees One Lakh Only) for 1st property and Rs. 10,000 (Rupees Ten Thousand Only) for 2nd Property.</p>	
<p>13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor. In case of single bid received, the sole bidder shall be declared as the successful bidder.</p>	
<p>13.1 Bids once made shall not be cancelled or withdrawn.</p>	
<p>14. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer/Cheque subject to realisation, immediately on the sale day or not later than next working day and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing not exceeding 3 months.</p>	
<p>14.1 In case of failure to participate in the auction by logging into the online bidding portal or in the event of failure of the successful bidder to tender 25% (15%+EMD), of the sale price as per the terms of Sale, the EMD deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically.</p>	
<p>15. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the parties (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall forfeit all claim on the property or to any part of the sum for which it may be subsequently sold.</p>	
<p>16. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful tenderer / bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.</p>	

<p>17. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.</p>
<p>18. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly</p>
<p>19. Legal charges for conveyance, stamp duty and registration charges as applicable will be borne by the successful bidder.</p>
<p>20. The Authorised Officer will deliver the property on the basis of symbolic possession taken to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.</p>
<p>21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not.</p>
<p>22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder.</p>
<p>23. If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorised Officer.</p>
<p>24. The above movable/immovable secured assets will be sold in “As is where is”, “As is What is” and “whatever there is” condition.</p>
<p>25. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.</p>
<p>26. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, all of which have to be paid / settled by the proposed purchaser out of his own sources.</p>
<p>27. The E-auction will be conducted through portal website- https://www.bankauctions.in on 29.03.2019 at 11.00 am to 1.00 pm with unlimited extension of 10 Min. The intending bidder is required to register their name at https://www.bankauctions.in and get user ID and password free of cost and get training / on-line training on E-Auction from M/s 4Closure, Hyderabad(Contact No.08142000030/66 and Tel. No.: 040-23836405), Email id: info@bankauctions.in and amaresh@bankauctions.in</p>
<p>28. To the best of Information and Knowledge of the Authorised Officer, there is no encumbrance on the property. However the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put on auction and the 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 to sell the property and the Authorised Officer has right to cancel the auction without assigning any reason. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.</p>

Place: **Bhopal**
Date : **22.02.2019**

AUTHORISED OFFICER
CORPORATION BANK

**AUCTION SALE OF IMMOVABLE ASSETS UNDER SECURITY INTEREST
(ENFORCEMENT) RULES, 2002 through E-Auction**

**E-AUCTION APPLICATION FORM
FOR THE PROPERTY**

1. Name of the Bidder (s) (in capitals) :
2. Father's/Husband's Name :
3. Date of Birth & Age :
4. Postal Address of Bidders (proof to be enclosed) :
5. Phone Nos. : Landline : Mobile :
6. E-Mail ID of Bidder/Participant :
7. Bank account details to which EMD amount is to be Refunded :
Type of Account : Saving/Current/CC
Name of A/c Holder :
Bank A/c No. :
IFSC Code No. :
Bank & Branch Name :
8. PAN Number of Bidder (copy to be enclosed) :
9. EMD remittance details :
Date of remittance details :
Name of Bank & Branch :
Account No. :
IFSC Code No. :

DECLARATION

I, _____ s/o Sri
, aged about _____ years, R/o _____ do hereby
express my interest for participation in e-auction being conducted by **Corporation Bank, Itarsi Branch (1205), Near Gandhi Stadium, Itarsi – 461111 (M.P.)** for purchase of the property and declare that I have read, understood and agree to all the terms and conditions of e-Auction sale and shall abide by them. In the event, I am not being declared as successful bidder in the e-Auction, the EMD amount paid by me may be credited to my Bank Account furnished herein above.

(Signature of the Bidder/s)

Note: 1. In case of multiple bidders, the details shall be given in a tabular form on a separate sheet.

2. Auction Application Form duly filled in may be submitted to **Corporation Bank, Itarsi Branch (1205), Near Gandhi Stadium, Itarsi – 461111 (M.P.)** by **11.03.2019 before 5:00 pm** and / or uploading the form along with scan copy of identity proof with E Auction portal as specified in the terms of sale for getting qualified to participate in the e-auction. If there are more than one property, the said requirements to be made on each property.