

TERMS & CONDITIONS OF E-AUCTION

PROPERTY WILL BE SOLD ON 05.02.2021
“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS

i	Name and address of the Borrower	M/s Pooja Soya Industries Pvt. Limited. 201, Bansi Plaza, 581 M.G. Road Indore
ii	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch, Bhopal Plot No.1 First Floor, SBI Building Arera Hills Bhopal (M.P.) – 462011

iii. Description of the immovable secured assets to be sold, Reserve price of the immovable secured assets, Bid increment amount & Auto extension:

Sr No.	Description of Property/ies	Reserve Price / Earnest Money Deposit (EMD) / Bid Increment Amount	Date & Time of e-Auction
1	Leased hold land at plot No. 01 to 6 and 13 to 18, Sector C, Industrial Area, Ratlam, admeasuring area of 18972 Sq. Meter together with all constructions thereon factory assets and plant and machinery with fixtures and fittings therein present and future in the name of M/s Pooja Soya Industries Pvt. Ltd. Boundaries:- East- Plot No. 7 &12, West-Road, North- Road & South- Road	Reserve Price (Rs) 5,55,00,000/- Earnest Money Deposit (EMD) 10% of reserve Price i.e. Rs. 55,50,000/- Bid Increment Amount Rs. 1,00,000/-	Date : 05.02.2021 Time: 3 hrs. from 11.00 a.m. to 2.00 p.m. with unlimited extension of 10 minutes each
2	Residential flat No. 201 at Bansi Plaza, 581, MG Road, Indore in the name of Shri Dhanesh Manglani. Super built up area 1000 Sq. Ft. and Residential flat No. 202 Bansi Plaza, 581, MG Road, Indore. Owner Shri Nandlal Manglani, Super built up area 812 Sq. Ft.. (Both the flats are adjoint) Boundaries of flat no. 201:- East: R.S.Bhandari Road, West: Flat No. 202 then bungalow of Shri Banshidhar Narayanji, North: Maya Mansion, South: Office of Bansi Plaza then M.G. Road Indore Boundaries of flat No. 202: East: Flat No. 201 and R.S. Bhandari Road, West: Bungalow of Family of Shri Banshidhar Narayan Ji , North: Maya Mansion, South: Commercial Flat and M.G.Road Indore	Reserve Price (Rs) 65,00,000/- Earnest Money Deposit (EMD) 10% of reserve Price i.e. 6,50,000/- Bid Increment Amount Rs. 50,000/-	
	Description of the Plant and Machinery to be sold	(i) G.I.C. Flat bottom silo with heat & temperature control & Air respiration system. (ii) Redler conveyor with dump hopper, pre-cleaner feeding belt elevator, Seed precleaners, cyclones, blowers, dust torary value, Belt Elevator, Radler conveyor, Radier conveyor, etc. (iii) M.S. Fabricated Conical Bottom Daybin Solo, Dump Hopper, Belt Elevator, Vibrating Deck Seed	

- cleaners , Self supported Belt Elevator, Radier Conveyor, Belt Elevator, Seed Creckers, Cookers, Radler Conveyor and Flaker No. 1
- (iv) Other Flakers No. 2,3,4,5 &6, Radler Conveyor, Expander feeding elevator, Expander top Cross Radler, Expander Extruder, Expander Drier & Cooler, MCC Panel etc.
- (v) Distillation Unit Items;
- (vi) Machineries at Meal Conditioning Section.
- (vii) Oil Storage Tanks.
- (viii) Boiler House Unit,
- (ix) Electrical Installation Units,
- (x) Water recycling plant

Note:-The detail list of plant & machineries is available with branch, therefore, we advise the intendent bidder to verify the list of plant and machinery before submitting the bid.

iv. Details of the encumbrances known to the secured creditor.

As per the letter of M.P.K.V.N. there is a land rent of Rs. 45,059/- and Settlement fee of Rs. 16,91,938/ are due pending for the properties No.1 other than above to the best of knowledge and information of the Authorised Officer no encumbrance on the property/ies./ Assets. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies / Assets 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 consortium Bank. The Authorised officer / secured creditor shall not be responsible in any way for any third party claims / rights / dues. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.

v. The secured debt for recovery of which the property is to be sold

Rs.31,24,16,322.15 (Rupees Thirty one crore twenty four lac sixteen thousand three hundred twenty two and paisa fifteen only)as on 30.11.2016 with unapplied & accrued interest + charges and other expenses due from 01.12.2016 to the State Bank of India Secured Creditors

vi. Deposit of earnest money

Lot/ Property Sr. No.	EMD Amount
1	Rs. 55,50,000.00
2	Rs. 6,50,000.00

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. (Bidders may give offers either for one or for all the properties.) 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 (>=EMD amount) at the time of bidding.

Vii. Reserve Price of the immovable secured asset :

Lot/ Property Sr. No.	Reserve Price
1	Rs. 5,55,00,000.00
2	Rs. 65,00,000.00

Bank account in which EMD to be remitted

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.msstcecommerce.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.	
Vii.i	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, failing which the earnest money deposited by the bidder shall be forfeited.	
ix.	<u>Time and place of public auction or time after which sale by any other mode shall be completed.</u> Date: 05.02.2021 Time: 11:00 am to 2:00 pm 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.	
x.	<u>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 in the website of the service provider as mentioned above</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-भारत –IBAPI portal (https://www.ibapi.in).	
xi.	(xi) Bid increment amount: (xii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	(i) Bid increment amount for Property No.1: Rs. 1,00,000/- (Rupees One Lakh Only) Property No. 2: Rs. 50,000/- (Rupees fifty thousand only) ii) Auto extension with unlimited extension of 10 minutes of each. (iii) Rupees
Xii.	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	Date:02.02.2021 For Ratlam Date:29.01.2021 for Indore <u>Time: 1:00 Pm to 03:00 Pm</u> Manish Lilhore:- 9425014221
xiii	Statutory Notice of 15 days under proviso of Rule 9(1) of Security Interest (Enforcement) Rules, 2002	This publication is also 15 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.

OTHER TERMS AND CONDITIONS –

(1) 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 will be conveyed by <https://www.mstcauction.com> through e-mail). 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 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. Bidders may give offers either for one or for all the properties. 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. In case of offers for more than one property bidders will have to deposit EMD for each property.

(2) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 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.

(3) Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our eAuction 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 Banks 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-बुक –IBAPI portal (<https://www.ibapi.in>).

(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 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.

- 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 eAuction 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.
- 16) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- 17) 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.
- 18) 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.
- 19) 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.
- 20) 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. The successful bidder shall be liable to pay TDS and other applicable taxes as per prevailing provisions.
- 21) 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 off 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.
- 22) 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.
- 23) The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, during pendency of execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or 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.

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: 19.01.2021

Place: BHOPAL

(Authorised Officer)

STATE BANK OF INDIA
Stressed Assets Management Branch, Bhopal