TERMS AND CONDITIONS OF SALE

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	1. M/s KARMIC ENERGY PVT. LTD. (Borrower) Regd. Office: 1517, Devika Tower, Nehru Place, New Delhi-110019 2. Smt. RADHA PRAKASH (Director/ Guarantor) E-mail ID: vedganesha1985@gmail.com [current residential address not provided to the Bank] 3. M/s KARMIC BUSINESS SPECIALTIES PVT. LTD. (Corporate Guarantor) Regd. Office: 1517, Devika Tower, Nehru Place, New Delhi-110019
2	Name and address of Branch, the Secured Creditor	**State Bank of India** Stressed Assets Management Branch-I 12th Floor, STC building, Jawahar Vyapar Bhawan 1 Tolstoy Marg, Janpath, New Delhi-110001
3	Description of the movable & immovable secured assets to be sold	All the fixed assets of the Company including Plant and Machinery, Factory Land and Building situated at Mauja Chanadongri PAHAN 13/23, Khasra No.488, 498/2, Tehsil Takhatpur, District Bilaspur, Chhattisgarh adm. 4.23 Acres, in the name of Karmic Energy Pvt. Ltd. Bounded by: North-Road & Grass, East-Road & Grass, South-Land of Mahadev, West-Grass & Land of Kavita The above-mentioned secured asset to be sold in two separate lots, as under: **Lot 1:** Land & Building **Lot 2:** Plant & Machinery
4	Details of the encumbrances known to the Secured Creditor	To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. (to be borne by the successful auction purchaser, over and above the sale price).
5	The Secured Debt for recovery of which the property is to be sold	Rs.24,00,36,584/- (Rupees Twenty-Four Crores Thirty-Six Thousand Five Hundred Eighty-Four Only) as on 30.06.2018 with future interest and incidental charges (As per Demand Notice u/s 13(2) of SARFAESI Act 2002 dated 02.07.2018)

		Please note that the present outstanding Bank dues as on 07.11.2025 as per Decree Order/ RC No.113/2020 in OA No.42/2019 dated 13.03.2020 issued by DRT-I, New Delhi, less recoveries, is Rs.32,95,65,712/-.
6	Deposit of Earnest Money	EMD Amount: (1) Land & Building: Rs.15,30,000/- (2) Plant & Machinery: Rs.37, 90,000/- being the 10% of the Reserve Price, to be deposited in the wallet to be maintained by Bidders on https://baanknet.com
7	Reserve Price of the movable & immovable secured asset:	**Lot 1:** Land & Building: Rs.1,53,00,000/- **Lot 2:** Plant & Machinery: Rs.3,79,00,000/- (below which the property will not be sold)
	Bank account in which Earnest Money Deposit (EMD) is to be remitted:	Through wallet to be maintained by Bidders on https://baanknet.com
	Last Date and Time within which EMD to be remitted:	**Latest by 10:00 AM on 29.05.2026** (However, the intending bidders are advised to deposit the EMD amount well in advance to avoid any last-minute technical issues.) **Important Notes:** a) The e-auction will be held for two separate Lots constituting of Land & Building (**Lot 1**) and Plant & Machinery (**Lot 2**). b) The list of Plant & Machinery uploaded on the website https://baanknet.com is as per valuation reports obtained by the Bank in July 2025. The intending bidders to do their own physical verification at the time of pre-auction inspection and the Bank shall not be liable in any manner whatsoever in respect of availability/ non-availability of any particular item(s) as stated in the list. c) **No bid for either Lot 1 and Lot 2 or Different H1 bidders for Lot 1 and Lot 2:** i. The interdependence of Lot 1 and Lot 2 is due to physical and operational interconnection and circumstances of the secured asset, and to ensure delivery of vacant and peaceful physical possession of Lot 1 (L&B) in compliance with Rule 9(9) of the Security Interest (Enforcement) Rules 2002.

ii. In case no bid is received for Lot 2 (P&M) while bid is received for Lot 1 (L&B), then such bid for Lot 1 (L&B) shall not be accepted/confirmed since the Bank will not be able to hand over the possession of Land & Building unless Plant & Machinery is removed.

iii. In case no bid is received for Lot 1 (L&B) while bid is received for Lot 2 (P&M), then confirmation of such bid for Lot 2 (P&M) shall be at the discretion of the Authorised Officer. The H1 Bidder for Lot 2 (P&M) will be permitted 15 days' time, from the date of payment of full sale consideration to the Bank, to remove all the plant & machinery [such time period may be extended at specific request, in writing, of the H1 Bidder of Lot 2 (P&M) and solely at the discretion of the Authorised Officer of the Bank but not more than a further period of 15 days]. No further time extension shall be permitted beyond the said period of 15 days and further extended period of 15 days, if any permitted by the Authorised Officer. The removal of plant & machinery is to be undertaken by H1 Bidder of Lot 2 (P&M) at their own cost and expenses, without causing any structural damages and under the supervision of Bank's security guards.

iv. **In case Lot 1 (L&B) and Lot 2 (P&M) have different H1 Bidders (subject to confirmation by the Authorised Officer):**

A. The H1 Bidder for Lot 2 (P&M) will be permitted 15 days' time, from the date of payment of full sale consideration to the Bank, to remove all the plant & machinery [such time period may be extended at specific request, in writing, of the H1 Bidder of Lot 2 (P&M) and solely at the discretion of the Authorised Officer of the Bank but not more than a further period of 15 days]. No further time extension shall be permitted beyond the said period of 15 days and further extended period of 15 days, if any permitted by the Authorised Officer. The removal of plant & machinery is to be undertaken by H1 Bidder of Lot 2 (P&M) at their own cost and expenses, without causing any structural damages and under the supervision of Bank's security guards.

B. If the H1 Bidder of Lot 2 (P&M), during removal of plant & machinery, knowingly or unknowingly, causes any structural damage to the building, then the H1

		Bidder of Lot 2 (P&M) shall be liable for payment of cost of such damages to the Bank/H1 Bidder of Lot 1 (L&B). C. The Bank shall not be liable for any dispute or claim or loss or expenses or damages arising out of Lot 1 (L&B) and Lot 2 (P&M) being sold in separate Lots and/or due to different H1 Bidders for Lot 1 (L&B) and Lot 2 (P&M). All bidders to participate with full knowledge of these conditions.
8	Time and manner of payment	The **successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid**, immediately, i.e. **<u>on the same day or not later than next working day</u>**, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder **<u>shall be forfeited</u>**. The **<u>Balance 75%</u>** of the sale price is payable **<u>on or before the 15th day of confirmation of sale of the secured asset</u>** or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser **<u>not exceeding three months</u>** from the date of auction.
9	Time and place of public auction	**Date: 29.05.2026 (Friday)** Time: From 11:00 AM to 01:00 PM with unlimited extensions of 10 minutes each. e-Auction Portal: https://baanknet.com
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 in the website of the service provider as mentioned above	M/s PSB Alliance (BAANKNET) at the portal https://baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: (limited/ unlimited) (iii) Bid currency	**Lot 1:** Land & Building: Rs.1,00,000/- **Lot 2:** Plant & Machinery: Rs.1,00,000/- Unlimited extension of 10 minutes each. INR
12	**Date and Time** during which inspection of the movable & immovable secured assets to	**<u>Pre-Auction Inspection</u>:** Date: 16.05.2026 (Saturday)

	be sold and intending bidders should satisfy themselves about the assets and their specification.	Time: From 11:00 A.M. to 03:00 P.M. The list of Plant & Machinery uploaded on the website https://baanknet.com is as per valuation reports obtained by the Bank in July 2025. The intending bidders to do their own physical verification at the time of pre-auction inspection and the Bank shall not be liable in any manner whatsoever in respect of availability/ non-availability of any particular item(s) as stated in the list.
	Contact person with mobile number:	For inspection and/or any clarification, the intending bidders may contact: (1) Ms. Swati Bhaskar, Chief Manager & Authorised Officer, SBI, SAMB-I New Delhi, E-mail ID: team3samb1.del@sbi.co.in, Mobile: 7777019067, or Mr. Sanjay Goyal, Assistant General Manager, SBI, SAMB-I New Delhi, Mobile: 9167978261, or (2) Bank approved Resolution Agent, BRS Corporate Solutions Pvt. Ltd., on Mobile: 9871975152 or 8527196366.
13	Other conditions	(a) The intending bidder should abide by the rules of https://baanknet.com vis-à-vis the auction in respect of KYC, **Balance in their Wallet for covering the EMD Amount** etc. (b) Participation in e-auction will be allowed by https://baanknet.com Limited to those who comply with the terms of auction and fulfill the eligibility criteria therefor. Interested bidder may deposit Pre-Bid EMD to their Bidder Global EMD Wallet with https://Baanknet.com before the last date & time as mentioned at Sl. No.7 above, through Online transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in https://Baanknet.com account and updation of such information in the e-Auction website. This may take some time as per Banking process and hence bidders are advised to submit the Pre-Bid EMD amount well in advance to avoid any last-minute problem. (c) The successful bidder will be communicated suitably by https://Baanknet.com, subject to further confirmation by Bank after validation of each of the eligibility criteria/KYC details/EMD amount deposit etc. (d) 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.

(e) **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**.

(f) 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.

(g) 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.

(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) **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**.

(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) 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.

(l) The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be refunded by https://Baanknet.com. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(m) **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**.

(n) 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.

(o) 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.

(p) 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. Please note that Plant & Machinery shall attract GST at applicable rates, which shall be over & above Sale Price, and is to be borne by the Successful Bidder.

(q) In case 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.

(r) **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.**

कृते भारतीय स्टेट बैंक/For State Bank of India

मुख्य प्रबंधक एवं प्राधिकृत अधिकारी
Chief Manager & Authorised Signatory
जवाहर व्यापार भवन, बारहवाँ तल, 1, टॉलस्टॉय मार्ग, नई दिल्ली
Jawahar Vyapar Bhawan, 12th Floor, 1, Tolstoy Marg, N.D.

Date: 08.05.2026
Place: New Delhi

(Swati Bhaskar)
Authorised Officer, State Bank of India