

Appendix - IV-A

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

[See Proviso to Rule 8 (6) and Rule 6 (2)]

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) 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 movable & immovable property mortgaged/ charged to the Secured Creditor (State Bank of India), the physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, on 25.11.2025, will be sold on "**As is Where is**", "**As is What is**" and "**Whatever there is**" basis on **29.05.2026 (Friday)**, for recovery of 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), due to the Secured Creditor from **M/s KARMIC ENERGY PVT. LTD. (Borrower)**, Regd. Office: 1517, Devika Tower, Nehru Place, New Delhi-110019 and the Guarantors, **(1) Smt. RADHA PRAKASH (Director/ Guarantor)** E-mail ID: vedganesha1985@gmail.com [current residential address not provided to the Bank], and **(2) M/s KARMIC BUSINESS SPECIALTIES PVT. LTD. (Corporate Guarantor)** at Regd. Office: 1517, Devika Tower, Nehru Place, New Delhi-110019.

The description of movable & immovable property (Secured Asset), Reserve Price, Earnest Money Deposit (EMD) to be deposited, Bid increment amount, e-Auction Timings are as follows:

Sl. No.	Description of the Property	Date & Time of e-Auction	Reserve Price, EMD, Bid Increment Amount
1.	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	Date: 29.05.2026 (Friday) Time: From 11:00 AM to 01:00 PM (with unlimited extensions of 10 minutes each.)	Reserve Price: 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) EMD Amount: 10% of the Reserve Price: Land & Building: Rs.15,30,000/- Plant & Machinery: Rs.37, 90,000/- Bid Increment Amount: Land & Building: Rs.1,00,000/- Plant & Machinery: Rs.1,00,000/-

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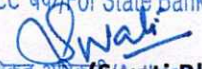
Terms & Conditions:

- i. The e-Auction will be conducted on "***As is Where is***", "***As is What is***" and "***Whatever there is***" basis through e-Auction Service Provider, M/s PSB Alliance (BAANKNET), on its online portal <https://baanknet.com>.
- ii. **EMD Remittance:** The intending bidders have to get themselves registered on the website <https://baanknet.com> well before the e-auction date and deposit the EMD amount in their wallet maintained on portal <https://baanknet.com> through their bank account. The intending bidders are advised to deposit the EMD amount well in advance to avoid any last-minute technical issues.
- iii. **Pre-Auction Inspection:** On 16.05.2026 (Saturday) from 11:00 A.M. to 03:00 P.M.
- iv. 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.
- v. **No bid for either Lot 1 and Lot 2 or Different H1 bidders for Lot 1 and Lot 2:** Please refer to detailed Terms & Conditions for the same.
- vi. **Known Encumbrances:** 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.
- vii. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank.
- viii. The successful bidder shall deposit **25% of sale price**, after adjusting the EMD amount 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 EMD 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 auction purchaser **not exceeding three months** from the date of auction.
- ix. The Authorised Officer/ Secured Creditors shall not be responsible in any way for any third-party claims/ rights/ dues.
- x. The successful bidder has to bear all the statutory dues, if any, and also applicable tax liabilities related to the auction purchase.
- xi. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Income Tax/GST regulations, wherever applicable. 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.
- xii. In addition to the above, the terms of service of e-Auction Service Provider, M/s PSB Alliance (BAANKNET), will have to be complied with by the Bidders.

Date: 08.05.2026

Place: New Delhi

कृते भारतीय स्टेट बैंक / For State Bank of India


प्राधिकृत अधिकारी (Swati Bhaskar)
समावृत्त अगति प्रबंधन शाखा-1/SAMB-1
Chief Manager & Authorized Officer
under SARFAESI Act 2002
... 12th Floor, 1, Tolstoy Marg, N.D.

