

M/s Chhindwara Infrastructure Pvt. Ltd. Village - Rajana, Khasra No. 38/1, Village- Hiwarasenadwar, Bhopal - Nagpur Highway (NH- 69), Tehsil & District - Pandhurna-480334,	Corporate Office- M/s Chhindwara Infrastructure Pvt. Ltd. A-60, Okhla Industrial Area, Phase-II, New Delhi - 110020.
Regd Office-M/s Chhindwara Infrastructure Pvt. Ltd. 25/694, Shankar Nagar, Bhopal Nagpur Highway, PO. Pandhurna, District- Pandhurna, Madhya Pradesh - 480334,	M/s Chhindwara Infrastructure Pvt. Ltd Kewal Industrial Estate, S. B. Marg, Lower Parel, Mumbai- 400 013.
Shri Kapil Chaudhary 6, Fern Lane, Inside DLF Farms, Chhattarpur Village, New Delhi - 110074.	M/s Chhindwara Infrastructure Pvt. Ltd., PHD House, 4/2, Siri Institutional Area, August Kranti Marg, New Delhi, Delhi- 110016 mukund1971@gmail.com

No: SAMB-II/CLO-III/2026-27/250

Date: 04.08.2026

[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) 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 physical 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 **27.08.2026**, for recovery of Rs. 63,42,24,805/- (Sixty three crore forty two lakh twenty four thousand eight hundred five only) as on 31.07.2026, plus further interest at contractual rate and all other misc. expenses, charges, costs etc. incurred or to be incurred as applicable, due to the secured creditor from M/s Chhindwara Infrastructure Pvt Ltd and Gurantor Shri Kapil Chaudhary., Regd off. 25/694, Shanker Nagar, Bhopal Nagpur Highway, PO. Padhurna Dist. Pandhurna Madhya Pradesh-480334. The reserve price will be Rs. 8,48,00,000/- (Rs. Eight crores forty-eight lakh only) and the Earnest Money Deposit will be Rs 84,80,000/- (Rs. Eighty four lakh eighty thousand only).

DESCRIPTION OF THE IMMOVABLE PROPERTY

Commercial Building of Chhindwara Infrastructure Pvt Ltd at

1. Khasra Nos 1335/1 (Area 2.19 Acres), 1336/4 (Area 2.42 Acres), 1336/5 (Area 1.44 Acres), 1336/6 (Area 2.08 Acres), 1337/1 (Area 1.08 Acres), 1338/1 (Area 1.15 Acres), 1338/3 (Area 1.74 Acres), 1343/1 (Area 0.18 Acres), 1343/7 (Area 0.83 Acres), situated at Mouza Rajna Village Rajna Tah Pandhurna Dist Chhindwara Madhya Pradesh in the name of CLC Textile Park Pvt Ltd. Admeasuring 13.11 acres (leased by CLC Textile Park Pvt Ltd to Chhindwara Infrastructure Pvt Ltd

Boundaries:-

North :- Plot No 1336/1, 1336/2 & 1336/3

South:- Patrikar Petrol Pump and Plot No 1338/4, 1337/2 and 1343/4

East:- Plot No 37, 34/1 and 35/2

West:- Plot No 1332 and 1334

2. Survey No 35/1 (Area 0.08 Acres) and 38/1 (Area 1.43 Acres) Mouza Hiwarasenadwar Dist Chhindwara Madhya Pradesh in the name of CLC Textile Park Pvt Ltd. Admeasuring 1.51 acres (leased by CLC Textile Park Pvt Ltd to Chhindwara Infrastructure Pvt Ltd)

Boundaries:-

Survey no.35/1

North:- Land of Survey no.34/2

South -Land of Survey no.35/5

East :- Land of Survey no.35/8

West:- Land of Survey no.34/1

Survey no.38/1

North:- Land of Survey no.38/3

South -Land of Survey no.39

East :- Land of Survey no.37

West:- Pandhurna, Road.

Known encumbrances: Dues of Rs.26.20 lakh (and any further charges, if any) as per letter No 8133 dated 02.09.2019 issued from SDM Revenue Pandhurna Dist Chhindwara Madhya Pradesh.

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

Dated: 04.08.2026

Place: Pandhurna

Authorised Officer

