



STATE BANK OF INDIA

Stressed Assets Management Branch: State Bank of India, 4th Floor, Old LHO Building, Lal Darwaja, Ahmedabad-380001

Phone: 079-26580795 / 079-26581081 e-mail: sbi.04199@sbi.co.in
team3samb.ahm@sbi.co.in

Dealing Officer: Shri Ronak Parmar; Mob: 7600050349

Authorized Officer's name: Shri Gaurang Anand; Mob: 7600038903

Property will be sold on "AS IS WHERE IS, AS IS WHAT IS & WHATEVER THERE IS" basis

1	Name and address of the Borrower	M/s B Nanji Enterprises Ltd (Borrower) Moorti Bunglows -5, Ashoknagar, B/h Sundarvan, Satellite, Ahmedabad-380015 Gujarat Mail: bnanji@hotmail.com	
2	Name and address of Branch, the secured creditor.	STATE BANK OF INDIA Stressed Assets Management Branch, State Bank of India, 4 th Floor, Old LHO Building, Lal Darwaja, Ahmedabad-380001	
3	Description of the immovable secured assets to be sold. E-auction website 	Property ID No	Details of property
		SBIN000270120001 Location: RP9W+M7V Mahemdabad Gujarat 	All that piece or parcel of Immovable Property 38 open Plots bearing Survey Number(s): Plot Nos.11 to 22, 24 to 28, And 32,33,35 to 50, A1, A2 and D, situated at Non agriculture land located at Mouje: Mahemdabad, Taluka: Mahemdabad, Dist: Kheda, Survey/ Block No. 867,868 to 895 paiki sub plot No. D,A-1+A-2, 11 to 22, 24 to 28, 32, 33 & 35 to 50, total land admeasuring 181994 sq. mtrs., Situated at Navgujarat Industrial Estate Pvt Ltd. lane next to Navjivan Society, Behind Mahemdavad Railway Station, Mahemdavad-387130 standing in the name of borrower i.e B. Nanji Enterprises Ltd.
		Above property is in Symbolic Possession of the Bank under SARFAESI Act. Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.	
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 advised to the Bank. 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. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.	

5	The secured debt for recovery of which the property is to be sold	Rs. 32,22,47,306.64 (Rs. Thirty-Two Crore Twenty Two lac Forty Seven Thousand Three Hundred Six and Paisa Sixty Four only) as on 31.07.2025 plus interest, expenses & costs thereon Less: Recoveries thereafter if any.				
6	Deposit of earnest money	<table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN000270120001</td><td>2,65,00,000/-</td></tr></table> Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by https://baanknet.com/eauction-psb/x-login on its e-auction site. By means of RTGS/NEFT.	Property ID No	EMD (Rs.)	SBIN000270120001	2,65,00,000/-
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SBIN000270120001	2,65,00,000/-					
7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	<table><tr><td>Property ID No</td><td>Reserve Price (Rs.)</td></tr><tr><td>SBIN000270120001</td><td>26,50,00,000/-</td></tr></table> Bidders own wallet Registered with https://baanknet.com/eauction-psb/x-login on its e-auction site https://baanknet.com/eauction-psb/x-login Interested bidder may deposit Pre-Bid EMD with before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in eBkay's Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem. Date: 25.08.2025 Time: Upto 11.00 a.m.	Property ID No	Reserve Price (Rs.)	SBIN000270120001	26,50,00,000/-
Property ID No	Reserve Price (Rs.)					
SBIN000270120001	26,50,00,000/-					
8	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.				
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal on <u>25.08.2025</u> from <u>11.00 am to 16.00 pm</u> with unlimited extensions of 10 Minutes each.				
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.	https://baanknet.com/eauction-psb/x-login at the web portal https://baanknet.com/eauction-psb/x-login 'Click here for register'-> https://baanknet.com/eauction-psb/x-login/bidder-registration For any assistance email support.baanknet@psballiance.com with bidder registration number Or Call +91 8291220220				

11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement.	(i) <table><tr><td>Property ID No</td><td>Bid Increase amount in multiple of (Rs.)</td></tr><tr><td>SBIN000270120001</td><td>1,00,000/-</td></tr></table> (ii) Unlimited. (iii) Indian Rupees (INR)	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN000270120001	1,00,000/-										
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12	Date and Time during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number.	<table><tr><td>Property ID No</td><td>Date and time of public inspection</td></tr><tr><td>SBIN000270120001</td><td>18.08.2025</td></tr><tr><td>At Mahemdabad - Kheda (Gujarat)</td><td>11.00 a.m. to 12.00 p.m</td></tr></table> Name: Ronak A Parmar Mobile No. 7600050349	Property ID No	Date and time of public inspection	SBIN000270120001	18.08.2025	At Mahemdabad - Kheda (Gujarat)	11.00 a.m. to 12.00 p.m								
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13	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/x-login By providing requisite KYC documents and registration fees by means of NEFT/RTGS transfer from his bank account. (b) Interested bidder may deposit Pre-Bid EMD with eBkay before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in eBkay's Bank account and updating of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem. (c) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount i.e. 25% of sale price to be paid immediately i.e. on the same or not later than next working day, as the case may be. <table><tr><td>Account Number</td><td>: 31666015329</td></tr><tr><td>Account Name</td><td>: Stressed Assets Management Branch Ahmedabad Recovery Account</td></tr><tr><td>Bank Name</td><td>: State Bank of India</td></tr><tr><td>Branch Name</td><td>: Commercial Branch Ahmedabad</td></tr><tr><td>Branch Code</td><td>: 06926</td></tr><tr><td>IFS Code</td><td>: SBIN0006926</td></tr><tr><td>Address</td><td>: Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad</td></tr></table>	Account Number	: 31666015329	Account Name	: Stressed Assets Management Branch Ahmedabad Recovery Account	Bank Name	: State Bank of India	Branch Name	: Commercial Branch Ahmedabad	Branch Code	: 06926	IFS Code	: SBIN0006926	Address	: Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad
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		(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 bidder for any interruption or delay in access to 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 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 correspondence regarding any change in the bid shall be entertained. (l) 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). (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 e-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, GST rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) 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.
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		(r) Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the reserve price as per provision of SARFAESI rule 9 (2). (s) 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 e-Auction will be entertained. (t) It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194/A. If the aggregate of the sum credited or paid for such consideration is Rs. 50.00 lacs or more, TDS shall be filed online by filling Form 26QB & TDS Certificate to be issued in Form 16B. The purchaser has to produce the proof of having deposited this Income Tax into the Government Account within 15 days of e-auction.
14	Details of Pending litigations if any in respect of property proposed to be sold	To the best of knowledge and information of the Authorised Officer, there is no litigation except SA/98/2019 & SA/370/2022 filed by borrower in DRT I, Ahmedabad advised to the Bank. Further in future if any Securitisation Application is filed then the bidder has to deposit the sale price as per the rule 9 of SARFAESI Rules 2002 and no extension /deviation for payment of sale price shall be granted on the ground of aforesaid Securitisation Application and non-payment of the sale price as per rule 9 shall lead to forfeiture as mentioned on rule 9 of SARFAESI Rules.

Date: 04.08.2025
Place: Ahmedabad

(Gaurang B Anand)
Authorised Officer
State Bank of India