



# STATE BANK OF INDIA

Stressed Assets Management Branch: 4<sup>th</sup> Floor, State Bank of India, Old LHO Building.

Mail Id : [team2samb.ahm@sbi.co.in](mailto:team2samb.ahm@sbi.co.in) & [sbi.04199@sbi.co.in](mailto:sbi.04199@sbi.co.in)

Authorized Officer: Shri Rajesh B Kumar; Mobile No: 9824275526

Dealing Officer : Shekhar R Srivastava; Mobile No: 7600037735

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR**

**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	<b>M/s. SAPANA COOL PRODUCT PRIVATE LIMITED</b> <b>Regd. Add.</b> - Survey No. 232/1, Near Railway Crossing, Opp. Bharat petrol pump, Derdi Road, Village Moti Kunkavav, Ta-Moti Kunkava ,Dist Amreli, Gujarat.-365450		
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA</b> Stressed Assets Management Branch, 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001.		
3	Description of the immovable secured assets to be sold.	<b>Lot No</b>	<b>Property ID</b>	<b>Details of property/ies</b>
		1	SBIN20005 0774157	Factory Land & Buildings with Plant & Machineries bearing Survey Number: Revenue Survey No.-232 paiki 1, situated at Vadiya, Kunkavav Road, At - Moti Kunkavav, Vadiya Kunkavav, 365450, Admeasuring Total Area: 9713.00 Sq. Mtr. In the name of M/s. Sapana Cool Products Pvt Ltd.
		2	SBIN20005 0769189	Residential Plot bearing Survey Number: City Survey No.- 457 and No.- 459 paiki, situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area: 425.43 Sq. Mtr., in the name of Shri. Atulkumar Maneklal Jayswal.
				<p style="text-align: center;"><b>&amp;</b></p> Residential Plot bearing Survey Number: City Survey No.-457 & 459 paiki situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area : 497.48 Sq. Mtr. in the name of Smt. Sudhaben Vipulkumar Jayswal
		3	SBIN20050 769277	<p style="text-align: center;"><b>&amp;</b></p> Residential Plot bearing Survey Number: City Survey No.-457 & 459 paiki, situated at Kalal Street, Moti Kunkavav, Kunkavav, 365450, (Rural), Admeasuring Total Area: 427.48 Sq. Mtr in the name of Shri Rajendrakumar Maneklal Jayswal
Factory land and Building bearing survey No 1295/ plot no 1 Known as Ashapura Ice and cold Storage at Bander road Mangrol, Tal Manglrol Dist Junagardh admeasuring total area 517.28 sq.mtrs in the name of Rahulkumar Rasiklal Jayswal.				
			<p style="text-align: center;"><b>&amp;</b></p> Factory land and Building bearing survey No 1295p plot no 1 Known as Chamunda Ice Factory at Bander road Mangrol, Tal Manglrol Dist Junagardh admeasuring total area 756.30.in the name of Rahulkumar Rasiklal Jayswal.	
		Above all the properties are in physical possession of the Bank under SARFAESI Act.		

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 properties are 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.11,83,40,430.53 as on 03.12.2023 + interest thereon + expenses & costs as per demand Notice dated 04.12.2023 issued under section 13(2) of SARFAESI Act 2002. Less : Recoveries thereafter if any														
6	Deposit of earnest money	<table><tr><th>Lot No</th><th>Property ID</th><th>EMD (Rs.)</th></tr><tr><td>1</td><td>SBIN200050774157</td><td>1,09,40,000/-</td></tr><tr><td>2</td><td>SBIN200050769189</td><td>10,80,000/-</td></tr><tr><td>3</td><td>SBIN20050769277</td><td>27,80,000/-</td></tr></table>	Lot No	Property ID	EMD (Rs.)	1	SBIN200050774157	1,09,40,000/-	2	SBIN200050769189	10,80,000/-	3	SBIN20050769277	27,80,000/-	Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by https://baanket.com// on its e-auction site By means of RTGS/NEFT	
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7	Reserve price of the immovable secured assets:  Account / Wallet in which EMD to be remitted	<table><tr><th>Lot No</th><th>Property ID</th><th>Reserve Price (Rs.)</th></tr><tr><td>1</td><td>SBIN200050774157</td><td>10,94,00,000/-</td></tr><tr><td>2</td><td>SBIN200050769189</td><td>1,08,00,000/-</td></tr><tr><td>3</td><td>SBIN20050769277</td><td>2,78,00,000/-</td></tr></table>	Lot No	Property ID	Reserve Price (Rs.)	1	SBIN200050774157	10,94,00,000/-	2	SBIN200050769189	1,08,00,000/-	3	SBIN20050769277	2,78,00,000/-	Interested bidder may deposit Pre-Bid EMD with <a href="http://baanknet.com">http://baanknet.com</a> before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment inBANNKNET'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. Bidders are requested to visit user manual on <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> portal in Help menu.	
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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 15 <sup>th</sup> 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.														
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held <b>online</b> at the web portal on 08.07.2025 from 11:00 am to 03:00 pm 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.	BAANKNET web Portal <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a> 'Click here for register'-> <a href="https://baanknet.com/eauction-psb/x-login&gt;bUYER">https://baanknet.com/eauction-psb/x-login&gt;bUYER</a> Registration. Buyer's manual> <a href="https://baanknet.com/eauction-psb/x-login&gt;Help&gt;User manual">https://baanknet.com/eauction-psb/x-login&gt;Help&gt;User manual</a> For any assistance email on <a href="mailto:support.BAANKNET@psballiance.com">support.BAANKNET@psballiance.com</a> with bidder registration number Or Call Helpdesk Number: +91 8291220220														

11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<table><tr><th>Lot No</th><th>Property ID</th><th>Bid Increase amount in multiple of (Rs.)</th></tr><tr><td>1</td><td>SBIN200050774157</td><td>10,000/-</td></tr><tr><td>2</td><td>SBIN200050769189</td><td>10,000/-</td></tr><tr><td>3</td><td>SBIN20050769277</td><td>10,000/-</td></tr></table> (ii) Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further Indian Rupees (iii) Indian Rupees (INR)			Lot No	Property ID	Bid Increase amount in multiple of (Rs.)	1	SBIN200050774157	10,000/-	2	SBIN200050769189	10,000/-	3	SBIN20050769277	10,000/-		
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12	<b>Date and Time</b> 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><th>Lot No</th><th>Property ID</th><th>Date and time of public inspection</th></tr><tr><td>1</td><td>SBIN200050774157</td><td>30.06.2025 Time 12.00 pm to 01.00 pm</td></tr><tr><td>2</td><td>SBIN200050769189</td><td>30.06.2025 Time 01.30 pm to 02.30 pm</td></tr><tr><td>3</td><td>SBIN20050769277</td><td>01.07.2025 Time 10.00 am to 11.00 am</td></tr></table> Shri Rajesh B Kumar (Authorized Officer): Mobile No: 9824275526 Shekhar R Srivastava (Case Officer) Mobile No. 7600037735	Lot No	Property ID	Date and time of public inspection	1	SBIN200050774157	30.06.2025 Time 12.00 pm to 01.00 pm	2	SBIN200050769189	30.06.2025 Time 01.30 pm to 02.30 pm	3	SBIN20050769277	01.07.2025 Time 10.00 am to 11.00 am				
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13	Other conditions	<p>(i) The Bidders should get themselves registered on PSB Alliance Pvt Limited <a href="https://www.Baanknet.in">https://www.Baanknet.in</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date. (The registration process is detailed on the above website).</p> <p>(ii) The intending bidders should transfer his EMD amount by means of challan generated on his bidder account maintained with PSB Alliance Pvt Limited at <a href="https://www.Baanknet.in">https://www.Baanknet.in</a> by means of NEFT / RTGS transfer from his bank account.</p> <p>(iii) The intending bidders should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with PSB Alliance Pvt Limited is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(iv) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e., 25% of the sale price to be paid immediately i.e., on same day or not later than the next working day as the case may be</p> <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>: 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001</td></tr></table> <p>(e) During e-Auction, if no bid is received within the specified time,</p>			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	: 4th Floor, Old SBI LHO Building, Lal Darwaja, Bhadra, Ahmedabad, Pin- 380001
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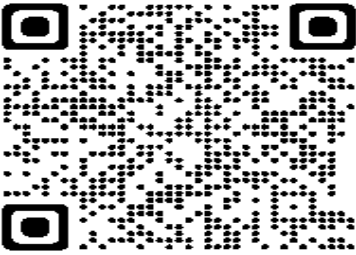
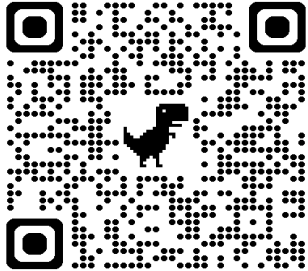
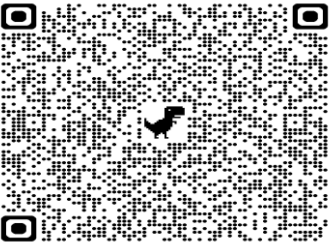
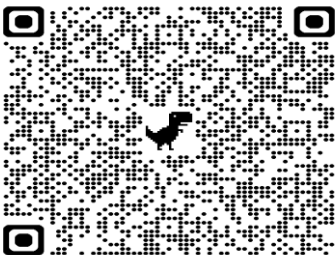
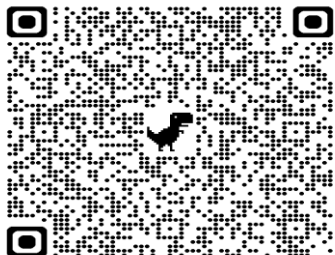
		<p>State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.</p> <p>(f) The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction. 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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with PSB Alliance Pvt Limited. The bidder has to place a request with PSB Alliance Pvt Limited for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(m) The Authorized Officer is not bound to accept the highest offer and the Authorized 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.</p> <p>(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.</p> <p>(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> <p>(p) The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder.</p> <p>(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</p>
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		<p>concerned Authorised officer of the concerned bank branch only.</p> <p>(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 Page 5 of 5 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.</p> <p>(s) The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</p> <p>(t) The auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property &amp; remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB &amp; Challan for having remitted the TDS of 1% of Sale Price. The purchaser has to produce the proof of having deposited this Income Tax into the Government Account within 15 days of e-auction.</p> <p>(u) The Certificate of Sale will be issued in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). (v) This sale will attract the provision of sec.194-IA of the Income Tax Act.</p> <p>(v) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</p> <p>(w) The QR code for location/property video is provided only for indicative location and condition of the property. Bidders should ascertain the property location and condition by documents and by physical visit.</p> <p>(x) Disposal of any material lying at the site will solely be the responsibility of the successful bidder, and at their own cost.</p> <p>(y) Applicable GST / TDS &amp; other taxes/dues will be borne by successful buyer over and above bid amount. Authorized officer and secured creditor shall not be responsible for any demarcation related and other litigations. Authorized officer/secured creditor shall not be liable for Govt scheme with regard to property.</p> <p>(z) Bidder may make physical/ independent enquiry to ensure property location, GIDC legal issued and other details before bidding.</p>
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**Date :18.06.2025**  
**Place: Ahmedabad**

**(Rajesh B Kumar)**  
**AUTHORISED OFFICER**  
**STATE BANK OF INDIA**

**QR code of Auction & Properties**

<b>Bank website</b>  <a href="http://www.sbi.co.in">www.sbi.co.in</a>		<b>E-auction website</b>  <a href="https://baanknet.com/eauction-psb/x-login">https://baanknet.com/eauction-psb/x-login</a>	
			
<b>Property Location</b>  <b>Property No.01</b>	<b>Property Location</b>  <b>Property No.02</b>	<b>Property Location</b>  <b>Property No.03</b>	
			
<b>Photographs &amp; Video</b> <b>Property No.01</b>	<b>Photographs &amp; Video</b> <b>Property No.02</b>	<b>Photographs &amp; Video</b> <b>Property No.03</b>	
