



STATE BANK OF INDIA

Stressed Assets Management Branch: 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 G.Nageswara Rao ; Mob: 9704557261

Authorised 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	<u>M/s U V Cotton & Oil Industries Pvt. Ltd (Borrower)</u> [Earlier U V Cotton & Oil industrie(Partnership Firm)] 8-B, National Highway, Near Gomata Chowkadi, B/H Bapa Sitaram Madhuli, At.Gomta,Taluka- Gondal, Dist. Rajkot,Gujarat-360311	
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Management Branch, 4 th floor, old LHO Building, Lal Darwaja, Bhadra, Ahmedabad, -380 001	
3	Description of the immovable secured assets to be sold (scan here for Direct Link to E-auction website) 	Property ID No SBIN000186770001 21.886240, 70.722074 	Details of property/ies <u>Factory Land & Building</u> bearing Survey Numbers(S) 255/p4/p-1 and 255/p4/p-2, situated at U V Cotton & Oil Industries, behind Bapa Sitaram Madhi Gomta Chowkdi, National Highway 27 (Rajkot-Virpur) at Gomta, Gomta, Tal-Gondal, Dist-Rajkot,Gujarat-360311 (Semi Urban) admeasuring Total area: 17,705 Sq. Mtrs. Property in joint name of all erstwhile Partners of U V Cotton & Oil Industries.
4	Details of the encumbrances known to the secured creditor.	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	Rs.37,57,65,863.65 (Rupees thirty seven crore fifty seven lakhs sixty five thousand eight hundred sixty three and sixty five paise only) as on 13.08.2025 and plus interest, expenses	

	is to be sold	& costs etc. thereon and less recoveries thereafter if any					
6	Deposit of earnest money	<table><tr><td>Property ID No</td><td>EMD (Rs.)</td></tr><tr><td>SBIN000186770001</td><td>58,00,000/-</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/ on its e-auction site By means of RTGS/NEFT.	Property ID No	EMD (Rs.)	SBIN000186770001	58,00,000/-	
Property ID No	EMD (Rs.)						
SBIN000186770001	58,00,000/-						
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>SBIN000186770001</td><td>5,80,00,000/-</td></tr></table> https://baanknet.com/eauction-psb/x-login Interested bidder may deposit Pre-Bid EMD with Baanknet before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in baanknet'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 baanknet portal in Help menu.	Property ID No	Reserve Price (Rs.)	SBIN000186770001	5,80,00,000/-	
Property ID No	Reserve Price (Rs.)						
SBIN000186770001	5,80,00,000/-						
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 09.09.2025 from 11.00 a.m. to 4.00 p.m. 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.,	Baanknet web Portal https://baanknet.com/eauction-psb/x-login 'Click here for register'->https://baanknet.com/eauction-psb/x-login>bUYER Registration. Buyer's manual>https://baanknet.com/eauction-psb/x-login>Help>User manual For any assistance email with bidder registration number					

	are available in the website of the service provider as mentioned above.	Or Call Helpdesk Number: +91 8291220220 Mail id: support.BAANKNET@psballiance.com						
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>SBIN000186770001</td><td>50,000/-</td></tr></table> (ii) Unlimited. (iii) Indian Rupees (INR) .	Property ID No	Bid Increase amount in multiple of (Rs.)	SBIN000186770001	50,000/-		
Property ID No	Bid Increase amount in multiple of (Rs.)							
SBIN000186770001	50,000/-							
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></td><td>02.09.2025</td></tr><tr><td>SBIN000186770001</td><td>12:00 noon to 01:00 p.m</td></tr></table> Name: Gaurang Anand Mobile No. 7600038903 Name: G. Nageswara Rao Mobile No. 9704557261	Property ID No	Date and time of public inspection		02.09.2025	SBIN000186770001	12:00 noon to 01:00 p.m
Property ID No	Date and time of public inspection							
	02.09.2025							
SBIN000186770001	12:00 noon to 01:00 p.m							
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 fee as per the practice followed by https:// baanknet.com portal well before the auction date. The registration process takes minimum of two working days. (Registration process is details on the above web site). (b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with portal at https://baanknet.com By means of NEFT/RTGS transfer from his bank account. (c) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with https://baanknet.com portal is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (d)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 border="1" data-bbox="560 286 1497 801"> <tr> <td>Account Number</td><td>:</td><td>31666015329</td></tr> <tr> <td>Account Name</td><td>:</td><td>Stressed Assets Management Branch Ahmedabad Recovery Account</td></tr> <tr> <td>Bank Name</td><td>:</td><td>State Bank of India</td></tr> <tr> <td>Branch Name</td><td>:</td><td>Commercial Branch, Ahmedabad</td></tr> <tr> <td>Branch Code</td><td>:</td><td>06926</td></tr> <tr> <td>IFS Code</td><td>:</td><td>SBIN0006926</td></tr> <tr> <td>Address</td><td>:</td><td>Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad</td></tr> </table> (e) 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. (f) 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. (g) 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. (h)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. (i)The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (j)The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. (k)The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l)The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding	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
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																					

		any change in the bid shall be entertained. (m)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). (n)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. (o)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 it may be subsequently sold. (p)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. (q)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. (r)In case of any dispute arises as to the validity of the bid 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 Authorized 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 authorized officer of the concerned bank branch only. (s)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). (t)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 a change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained. (u)The bidders are advised to in their own interest to satisfy
--	--	--

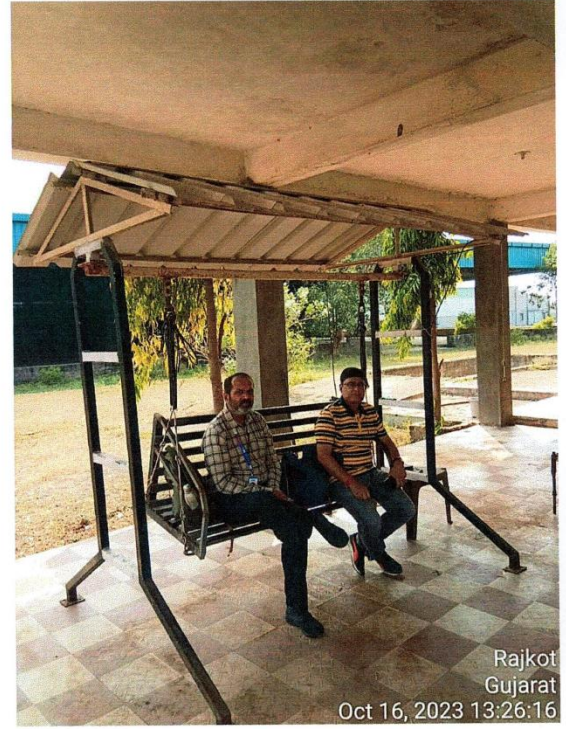
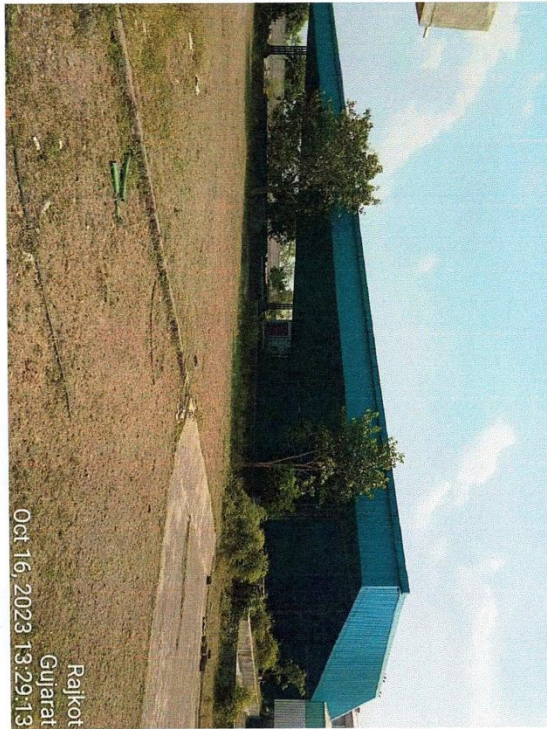
		themselves with the title and correctness of other details pertaining to the property. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by the Authorized Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances, or any other ground whatsoever (v) 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. (w) QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com portal only. (x) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.
14	Details of pending litigation, if any, in respect of property proposed to be sold	Not known

Date: 18.08.2025
Place: Ahmedabad

Authorised officer
State Bank of India

Photographs of Factory at Gomta,Taluka-Gondal,Dist-Rajkot,Gujarat





USP OF AUCTIONABLE PROPERTY

Factory Land & Building , Shed,Godown, Big Office, Staff Quarters : Total Land 17705 Sq.Mtrs.

Factory Land & Building bearing Survey Numbers(S) 255/p4/p-1 and 255/p4/p-2, situated at U V Cotton & Oil Industries, behind Bapa Sitaram Madhi Gomta Chowkdi, National Highway 27 (Rajkot-Virpur) at Gomta, Gomta, Gondal – 360311 (Semi Urban) admeasuring Total Area: 17705 Sq. mts. Property in joint name of all erstwhile Partners of U V Cotton & Oil Industries.

Name of the Project/Unit	M/s.U V Cotton & Oil Industries Pvt Ltd.
Location	Behind Bapa Sitaram Madhi Gomta Chowkdi, National Highway 27 (Rajkot-Porbandar) at Gomta Village,Gondal Taluka, Rajkot
Nearby Location	Opp. Prashant Hotel, Rajkot-Porbandar National Highway-
Auction Price	Rs 5.80 Cr
Auction Date &Time	09.09.2025 from 11:00 AM to 4:00 PM
Public inspection &Time	02.09.2025 from 12:00 noon to 1.00 PM
Paper Publication / Terms & Conditions, please read Newspaper	Financial Express (entire Gujarat) and Gujarat Samachar ((Rajkot Edition) dated 24.08.2025.

Bank website www.sbi.co.in	E-auction website https://baanknet.com	Property Location:	Property Photo	Property Video
	