

STATE BANK OF INDIA

BRANCH: SARB, RAJKOT (18735)
Address of the Branch:
State Bank of India,
Stress Assets Recovery Branch (SARB)
1st Floor, SBI Gymkhana Branch,
Jawahar Road
Rajkot, Gujarat - 360001

Authorised Officer's Details:
Name: Shri Arvind Kumar Ojha
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NOTICE OF SALE THROUGH PRIVATE TREATY

**SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)**

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property under Section 13(4) of the SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. The indenting purchaser shall submit duly filled Application Form alongwith necessary enclosures as may be specified by the Bank, including acceptance of these standard terms and conditions.



3. The intending purchaser shall receive a letter from the Bank containing detailed terms and conditions of sale of property through private treaty. The intending purchaser shall be eligible to send an offer for purchase of secured assets through private treaty only after the Bank receives his/her acceptance of the detailed terms and conditions.
4. Acceptance of the offer made by a intending purchaser shall be intimated by issue a sale confirmation advice by the Bank. Thereupon, the intending purchaser will be required to deposit 25% of the sale consideration before the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
5. The purchaser has to deposit 10% of the offered amount along with the application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
6. Failure to remit the amount as required under clause (2) above, will cause forfeiture of the amount already paid, including 10% amount paid along with the application.
7. In case of non-acceptance of intending purchaser's offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
8. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer / Secured Creditor (the Bank) shall not be responsible in any way for any third-party claims / rights / dues. The Purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date. The Bank reserves the right to reject any offer without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorised Officer for further details / clarifications and for submitting their application.



11. The purchaser has to bear all stamp duty, registration fee and other expenses, taxes, duties, etc. in respect of purchase of the property.

12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE

Description of the Property	Reserve Price (below which the property will not be sold)
All that piece of parcel of Immovable Residential Property with land admeasuring 234.11 Sq. Mts. and construction thereon, comprised in leasehold plot no. 2219/C-2, situated at Krishnanagar, Hill Drive, Taluka & District Bhavnagar, Gujarat, Pin - 364002 bearing City Survey ward No. 7, sheet No. 332, survey No. 2915/A Paiki in the name of Smt. Shaliniben Subudhkumar Jain and bounded by as under:- East: Plot No. 2219/C-1 West: Plot No. 2219/C-3 North: 4.57 Mtrs wide gully South: Land of Plot No. 2219/B	Rs. 2,05,50,000.00
Total	Rs. 2,05,50,000.00

for STATE BANK OF INDIA

Date: 17.05.2025

Place: Rajkot



AUTHORISED OFFICER



Residential Property situated at Plot No. 2219/C-2, Hill Drive, at Krishnanagar
Taluka & District Bhavnagar, Gujarat, Pin - 364002



21.752700,72.146195

