

### STATE BANK OF INDIA

Stressed Assets Management Branch: 4<sup>th</sup> Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad- 380001, Phone: 079-26580795 / 26581206 E -mail: <u>sbi.04199@sbi.co.in</u>, <u>team4samb.ahm@sbi.co.in</u> Authorised Officer's Name: Shri Prakash Maurya; Mo: 9532041245 Dealing Officer Name: Shubhash Ram Vishnoi; Mo : 8290315894

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

1	Name and address	Miki Maize Milling Private Limited. (Borrower)	
	of the Borrower	Plot no 59, GIDC Kansari, Khambhat, Anand, State: Gujarat, India, Pin: 388630	
2	Name and address of Branch, the secured creditor		
3	Description of the	Property ID No	Details of property/ies
	movable immovable secured assets to be sold.SBIN77787730790 (Lot No. 1)Plant and Machineries of Miki Maize Milling Private in the factory premis 52,53,54,59, GIDC Cam		Plant and Machineries owned by M/s Miki Maize Milling Private Limited lying in the factory premises Plot No 52,53,54,59, GIDC Cambay Industrial estate, Cambay, Anand, Gujarat. (Physical Possession)
		SBIN77787694886 (Lot No. 2)Factory Land & Building:All Piece and Parcel of Factory Buildings bearing Plot No. 52, S at Block survey No 50/P & 5 GIDC Cambay Industrial Cambay, Anand, admeasuring area 1254.20 Sq Mtrs owned I Miki Maize Milling Private L Boundaries: North - 60Ft. Wide South- Plot No. 59, East- Plot West- Plot No.53	
			All Piece and Parcel of Factory land & Buildings bearing Plot No. 53, Situated at Block survey No 49/P,50/P & 51/P of GIDC Cambay Industrial estate, Cambay, Anand , Admeasuring total area 1254.20 Sq Mtrs. owned by M/s Miki Maize Milling Private Limited. Boundaries: North - 60Ft. Wide Road, South - Plot No. 58, East - Plot No.52,



	West Dist No 54
	West - Plot No.54
	All Piece and Parcel of Factory land & Buildings bearing Plot No. 54, Situated at Block survey No 49/P,50/P of GIDC Cambay Industrial estate, Cambay, Anand , Admeasuring total area 1254.20 Sq Mtrs. owned by M/s Miki Maize Milling Private Limited. Boundaries: North - 60Ft. Wide Road, South - Plot No.57, East- Plot No.53, West- Plot No.55
	All Piece and Parcel of Factory land & Buildings bearing Plot No. 59, Situated at Block survey No 49/P,50/P of GIDC Cambay Industrial estate, Cambay, Anand , Admeasuring total area 1254.20 Sq Mtrs. owned by M/s Miki Maize Milling Private Limited. Boundaries: North - 60Ft. Wide Road, South - 60Ft. Wide Road, East- Plot No.60, West- Plot No.58
	(Physical Possession)
SBIN28102024 (Lot No. 3)	(Physical Possession) Plant and Machineries owned by M/s Miki Maize Milling Private Limited lying in the factory premises Plot No 52,53,54,59, GIDC Cambay Industrial estate, Cambay, Anand, Gujarat. (Physical Possession)
	Plant and Machineries owned by M/s Miki Maize Milling Private Limited lying in the factory premises Plot No 52,53,54,59, GIDC Cambay Industrial estate, Cambay, Anand, Gujarat.
	Plant and Machineries owned by M/s Miki Maize Milling Private Limited lying in the factory premises Plot No 52,53,54,59, GIDC Cambay Industrial estate, Cambay, Anand, Gujarat. (Physical Possession)



		of GIDC	urvey No 49/P,50/P & 51/P Cambay Industrial estate,
		area 1254. Miki Maize Boundaries	Anand , Admeasuring total 20 Sq Mtrs. owned by M/s e Milling Private Limited. :: North - 60Ft. Wide Road, t No. 58, East - Plot No.52, No.54
		Buildings b at Block su Cambay II Anand , 1254.20 So Maize M Boundaries	nd Parcel of Factory land & earing Plot No. 54, Situated rvey No 49/P,50/P of GIDC ndustrial estate, Cambay, Admeasuring total area q Mtrs. owned by M/s Miki filling Private Limited. :: North - 60Ft. Wide Road, ot No.57, East- Plot No.53, No.55
		Buildings b at Block su Cambay lu Anand , 1254.20 So Maize M Boundaries South - 60	nd Parcel of Factory land & earing Plot No. 59, Situated rvey No 49/P,50/P of GIDC ndustrial estate, Cambay, Admeasuring total area q Mtrs. owned by M/s Miki filling Private Limited. :: North - 60Ft. Wide Road, PFt. Wide Road, East- Plot est- Plot No.58 (Physical n)
4	Details of the encumbrances known to the secured creditor.	The intending bidders should main inquiries regarding the encumbrance auction and claims/ rights/ dues/ af submitting their bid. The e-Auction constitute and will not be deemed to or any representation of the bank. The all the existing and future encume unknown to the bank. The Authoris shall not be responsible in any wa rights/ dues.	es, title of property/ies put on fecting the property, prior to on advertisement does not o constitute any commitment he property is being sold with brances whether known or ed Officer/ Secured Creditor y for any third party claims/
5	The secured debt for recovery of which the property is to be sold	Rs. 20,72,36,218.86 (Rupees Twee thirty-six Thousand two hundred six only) as on 31.03.2024 and thereon and thereafter of SBI, as per dated 08.04.2024 less : Recoveries,	eighteen and paisa eighty interest, expenses & costs or to pay vide demand Notice



6	Deposit of earnest	Property ID No	EMD (Rs.)
0	money	SBIN77787730790 (Lot No. 1)	<b>76,00,000/-</b>
		SBIN77787694886 (Lot No. 2)	96,40,000/-
		SBIN28102024 (Lot No. 3)	1,72,40,000/-
		OBIN20102024 (LOT NO. 3)	1,72,40,0007-
		Being the 10% of Reserve price to bidder in his / her / their <u>https://baanknet.com</u> on its e-ar RTGS/NEFT.	own Wallet provided by
7	Reserve price of	Property ID No	Reserve Price (Rs.)
	the movable /	SBIN77787730790 (Lot No. 1)	7,60,00,000/-
	immovable	SBIN77787694886 (Lot No. 2)	9,64,00,000/-
	secured assets:	SBIN28102024 (Lot No. 3)	17,24,00,000/-
8	Account / Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Bidders own wallet Registered with auction site <u>https://baanknet.com.</u> Interested bidder may deposit Pre- before the close of e-Auction. Cre- given to the bidder only after receip Bank account and updating of such website. This may take some time hence bidders, in their own interes pre-bid EMD amount well in adva problem. Bidders are requested BAANKNET portal in Help menu.	e-Bid EMD with BAANKNET edit of Pre-bid EMD shall be at of payment in BAANKNET's in information in the e-auction as per banking process and st, are advised to submit the nce to avoid any last-minute to visit user manual on
8	Time and manner of payment	The successful bidder shall depo adjusting the EMD already paid, in day or not later than next working d the acceptance of the offer by the A the earnest money deposited by the Balance 75% of the sale price is p day of confirmation of sale of the se period as may be agreed upon in Creditor and the e-Auction purchase from the date of e-Auction.	mmediately, i.e. on the same lay, as the case may be, after uthorised Officer, failing which bidder shall be forfeited. The ayable on or before the 15th cured asset or such extended writing between the Secured
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 w 11.00 A.M. to 4.00 P.M. with unlim each.	ited extensions of 10 Minutes
10	The e-Auction will be conducted through the Bank's approved service provider. E-Auction tender	Baanknet web Portal – <u>https://baank</u> For any assistance, contact detail under - • <u>support.baanknet@psballianc</u> • +91 82912 20220	s of e-auction portal are as
	documents containing e-		



	Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.		
11	(i) Bid increment amount:	(i)	
	amount.	Property ID No	Bid Increase amount in multiple of (Rs.)
		SBIN77787730790 (Lot No. 1)	25,000/-
		SBIN77787694886 (Lot No. 2)	25,000/-
		SBIN28102024 (Lot No. 3)	25,000/-
	(ii) Auto extension: times. (limited / unlimited) (iii) Bid currency & unit of measurement	(ii) Unlimited. (iii) Indian Rupees (INR)	
12	Date and Time during which	Property ID No	Date and time of public inspection
	inspection of the	SBIN77787730790 (Lot No. 1)	20.06.2025
	movable /		01:00 P.M. to 02.30 P.M.
	immovable assets to be sold and	SBIN77787694886 (Lot No. 2)	20.06.2025 01:00 P.M. to 02.30 P.M.
	intending bidders	SBIN28102024 (Lot No. 3)	20.06.2025
	should satisfy themselves about		01:00 P.M. to 02.30 P.M.
	the assets and their specification. Contact person	Name: Shri Prakash Maurya Mobile No.: 9532041245	
	with mobile	Shubhash Ram Vish	inoi
	number.	8290315894	



13	Other conditions	<ul> <li>(a) The Bidders should get themselves registered on <u>https://baanknet.com</u> By providing requisite KYC documents and registration fees By means of NEFT/RTGS transfer from his bank account.</li> <li>(b) 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.</li> <li>(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.</li> </ul>	
		Account Number	:31666015329
			Stressed Assets Management Branch
		Account Name	:Ahmedabad Recovery Account
		Bank Name	:State Bank of India
		Branch Name	:Commercial Branch Ahmedabad
		Branch Code	:06926
		IFS Code	:SBIN0006926
		Address	4 <sup>th</sup> Floor, Old LHO Building, Lal Darwaja,
		Address	Bhadra, Anmedabad- 380001
		<ul> <li>Address : Bhadra, Ahmedabad- 380001</li> <li>(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.</li> <li>(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.</li> <li>(f) 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.</li> <li>(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.</li> <li>(h) The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</li> <li>(i) The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the</li> </ul>	



(K)	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 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. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The
(m	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). 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
(n)	the secured creditor. 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.
	The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST etc. for transfer of the property in his/her name.
	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 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 afficer of the concerned bank branch only
(r)	officer of the concerned bank branch only. 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.
(s)	Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the
(t)	reserve price as per provision of SARFAESI rule 9 (2).
kae.	in Form 16B. The purchaser has to produce the proof of



		<ul> <li>having deposited this Income Tax into the Government Account within 15 days of e-auction.</li> <li>(u) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. 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.</li> </ul>
		<ul> <li>(v) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</li> <li>(w) It is to be noted that Land and Building as well as Plant and Machinery have been put to sale as composite at Lot No 3 and Plant and Machinery separately at Lot No 1 and Factory Land &amp; Building separately at Lot No 2. Thus, it is made clear that preference and priority will be given to the bidders for Lot No 3 and property under Lot No 1 &amp; Lot No. 2 will be sold only in case of no bids are received for lot no 3.</li> <li>(x) Property at Lot No. 2 will only be sold in case of Sale of Property at Lot No. 1 is successful.</li> <li>(y) 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 web Portal only.</li> </ul>
14.	Details of pending litigation, if any, in respect of property proposed to be sold	Not Known. 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.

Date : 12.06.2025 Place : Ahmedabad (Shri Prakash Maurya) Authorised Officer State Bank of India



#### **USP OF AUCTIONABLE PROPERTIES**

### MIKI MAIZE MILLING PRIVATE LIMITED

#### E-AUCTION OF P&M, FACTORY LAND AND BUILDING

### <u>P&M and Factory / Land & Building at GIDC Cambay Industrial estate, Cambay,</u> <u>Anand, Gujarat</u>

Factory	Food Processing unit at GIDC Cambay	
(Type)		
Total Area	5016.80 Sq. Mtr	
Boundaries	Plot No. 52-	
	North- 60Ft. Wide Road, South- Plot No. 59, East- Plot No.51, West -Plot	
	No.53	
	Plot No 53-	
	North- 60Ft. Road, South-Plot No. 58, East- Plot No.52, West -Plot No.54	
	Plot no 54 –	
	North - 60Ft. Road, South-Plot No.57, East- Plot No.53, West- Plot No.55	
	Plot no 59 –	
	North -60Ft. Road, South-60Ft.Road, East-Plot No.60, West- Plot No.58	
Location	GIDC Cambay Industrial estate	
Nearby	Various Rice and Pulse Mills and other industrial units at GIDC Cambay.	
Industries		
Auction	Plant and Machineries – Rs. 7.60 Cr.	
Price	Factory Land and Building – Rs. 9.64 Cr.	
	Factory L&B and Plant and Machineries (Combined Lot) – Rs.17.24 Cr.	

Bank website	E-auction website	(Lot 1/2/3)
www.sbi.co.in	https://baanknet.com	Property Location: GIDC
		Factory
(Lot-1)	(Lot -2)	(Lot -3)
Photos & Video: Plant and	Photos & Video: Factory land	Photos & Video: P & M
Machinery	building	and Factory land building



# PHOTOGRAPHS

### Factory situated at GIDC Cambay: -



Image-1 (Factory)

Image – 2 (Factory)





## Image 3 – (Plant & Machinery)



Image 4 – (Plant & Machinery)



