

**State Bank of India****Stressed Assets Recovery Branch (SARB) (18735)**1st Floor, SBI Gymkhana Road Branch, Jawahar Road,
Rajkot, Gujarat - 360 001**Phone No. 0281-2991380****E-mail: sbi.18735@sbi.co.in**

Property will be sold on 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' basis

1	Name of the Borrower	M/s SHRI AMBAR COTTON INDUSTRIES																																
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA Stressed Assets Recovery Branch, 1 st Floor, SBI Gymkhana Road Branch, Jawahar Road, Rajkot, Gujarat - 360 001																																
3	Description of the immovable secured assets to be sold.	Plant and Machineries : <table><tr><th>Sr. No.</th><th>Particulars</th><th>Quantity</th></tr><tr><td>1.</td><td>Double Roller Cotton Gin Machines- Model Jumbo type Jadhao make</td><td>23</td></tr><tr><td>2</td><td>Cotton conveyor / belt, elevator, etc. with Cotton seed conveyor - / belt, elevator & misc. items etc</td><td>Set</td></tr><tr><td>3</td><td>Hydraulic Cotton Press with hydraulic power system</td><td>1</td></tr><tr><td>4</td><td>Electric weigh bridge</td><td>1</td></tr><tr><td>5</td><td>Electrical main/ sub panel boards and distribution with transformer switches, starter, cabling wire with misc. material etc. with standard accessories and fittings etc. part dismantle / loose condition</td><td>-</td></tr><tr><td>5.</td><td>Oil Expellers, indigenous make, without electric drive, with standard accessories and fittings</td><td>3</td></tr><tr><td>6.</td><td>O/H Screw Conveyor , U/G Conveyor , Radile conveyor</td><td>-</td></tr><tr><td>7.</td><td>MS Oil Storage Tank – 2 , MS Neutraliser with structure, Filter with, piping, pumping, fitting oil storage / handling system</td><td>-</td></tr><tr><td>8</td><td>Other misc. items</td><td></td></tr></table> Factory Land & Building: Factory (Industrial) Land & Bldg. Situated at Rev. Survey No. 40p2, Sukhpur-Nonghanvadar Road, Samadhiyala Village, Tal. Palitana Dist. Bhavnagar, Land Area: 11817.23 Sq Mts i.e. 14133.407 Sq. Yard with construction. under Physical Possession of Bank w.e.f. 27/08/2023 ASSET ID: SBIN200016035123 (Note : The Plant and Machineries and Factory Land and Building will be sold/auctioned in Single Lot on combined reserve price)			Sr. No.	Particulars	Quantity	1.	Double Roller Cotton Gin Machines- Model Jumbo type Jadhao make	23	2	Cotton conveyor / belt, elevator, etc. with Cotton seed conveyor - / belt, elevator & misc. items etc	Set	3	Hydraulic Cotton Press with hydraulic power system	1	4	Electric weigh bridge	1	5	Electrical main/ sub panel boards and distribution with transformer switches, starter, cabling wire with misc. material etc. with standard accessories and fittings etc. part dismantle / loose condition	-	5.	Oil Expellers, indigenous make, without electric drive, with standard accessories and fittings	3	6.	O/H Screw Conveyor , U/G Conveyor , Radile conveyor	-	7.	MS Oil Storage Tank – 2 , MS Neutraliser with structure, Filter with, piping, pumping, fitting oil storage / handling system	-	8	Other misc. items	
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	Name of Title Holder	M/s Shri Ambar Cotton Industries																																
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. However, 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	<u>DUES</u> : Rs. 4,51,08,436.45 as per Demand Notice of State Bank of India dated 13-04-2021 under section 13(2) of SARFAESI Act 2002 plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any	
6	Deposit of earnest money	Property ID	EMD amount (in Lacs)
		Plant and Machineries	3,64,000.00
		Factory Land and Building	12,50,000.00
		SBIN200016035123	16,14,000.00
		(Combined EMD Amt.)	
		To be remitted by RTGS / NEFT to baanknet.com wallet account of the Bidder to be opened with PSB Alliance Pvt Ltd by the bidder himself/herself	
7	Reserve price of the Movable and Immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Property ID	EMD amount (in Lacs)
		Plant and Machineries	36,40,000.00
		Factory Land and Building	1,25,00,000.00
		SBIN200016035123	1,61,40,000.00
		(Combined Reserve Price)	
		EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (https://baanknet.com) in bidders Global EMD Wallet). NEFT/ RTGS transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. Interested bidder may deposit Pre-Bid EMD with https://baanknet.com (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Baanknet (PSB Alliance) Bank account and updation 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	
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 https://baanknet.com (login: https://baanknet.com) on 24.07.2025 from 11.00 A.M. to 04.00 P.M. with unlimited extensions of 10 Minutes each	
10	The e-Auction will be conducted through the Bank's approved service provider.	The auction will be conducted through our e- Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai- 400020 (Helpdesk Numbers:+918291220220) at the web portal https://baanknet.com	

	e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://bank.sbi/web/sbi-in-the-news/auction-notice/bank-e-auctions								
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	<table><tr><td>Property ID.</td><td colspan="2">Increment amount (Rs)</td></tr><tr><td>SBIN200016035123</td><td colspan="2">50,000.00 (10000+40000)</td></tr></table> Unlimited INR			Property ID.	Increment amount (Rs)		SBIN200016035123	50,000.00 (10000+40000)	
Property ID.	Increment amount (Rs)									
SBIN200016035123	50,000.00 (10000+40000)									
12	Date and Time during which inspection of the movable/ 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</td><td>Date</td><td>Time</td></tr><tr><td>SBIN200016035123</td><td>18.07.2025</td><td>11:30 AM to 14:00 PM</td></tr></table> Bheema Ram Jeenger Mobile No. 7412044544 (Authorised Officer)			Property ID	Date	Time	SBIN200016035123	18.07.2025	11:30 AM to 14:00 PM
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13	Other conditions	Other conditions: (a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by M/s PSB Alliance Private Limited may be conveyed through e-mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/ Driving Licence/Passport etc., (ii) Current Address - proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v) contact number (mobile/ Land Line) of the bidder etc., to be uploaded on e-Bkay site. “Interested bidder may deposit Pre-Bid EMD with e-Bkay before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in Bank account and updation 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. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer sbi.18735@sbi.co.in . (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch (SARB) Rajkot Branch to participate in online e- Auction on the portal https://baanknet.com M/s PSB Alliance Private Limited will provide User ID and Password after due verification of PAN of the Eligible Bidders. (d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other								

	<p>than those already agreed to before start of e-Auction.</p> <p>(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.</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 & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(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 the defaulting bidder.</p> <p>(i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) 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>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) 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>(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).</p> <p>(n) 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 through Transfer / RTGS / NEFT in the following account. STATE BANK OF INDIA, SARB- NO LIEN ACCOUNT ACCOUNT NO. 36056537114 IFSC : SBIN0060318</p> <p>(o) 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.</p> <p>(p) 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> <p>(q) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, GST, fees etc. for transfer of the property in his/her name.</p> <p>(r) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, GST, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(s) In case of any dispute arises as to the validity of the bid (s), amount of bid,</p>
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		<p>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.</p> <p>(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 change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.</p> <p>(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 Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.</p>
14	Details of pending litigation, if any in respect of property proposed to be sold	SA 429/2021 has been filed by borrower in DRT II Ahmedabad on 24/10/2023. Further in future if any Other litigation 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 nonpayment of the sale price as per rule 9 shall lead to forfeiture as mentioned on rule 9 of SARFAESI Rules.

Date : 03.07.2025
Place : Rajkot

**AUTHORISED OFFICER
STATE BANK OF INDIA**

USP OF AUCTIONABLE PROPERTIES

Name of Borrower/unit: M/s SHRI AMBAR COTTON INDUSTRIES

For – Plant and Machineries with Factory Land & Building

Description		Details		
Flat / Independent House		Plant and Machineries with Factory Land & Building: Factory (Industrial) Land & Bldg. Situated at Rev. Survey No. 40p2, Sukhpur-Nonghanvadar Road, Samadhiyala Village, Tal. Palitana Dist. Bhavnagar, Land Area: 11817.23 Sq Mts i.e. 14133.407 Sq. Yard with construction ASSET ID: SBIN200016035123, under Physical Possession of Bank w.e.f. 27/08/2023 (Note : The Plant and Machineries and Factory Land and Building will be sold/auctioned in Single Lot)		
Area (For Plot Mention total Area)		Land Area: 11,817.23 Sq Mts i.e. 14,133.407 Sq. Yard with construction thereon		
Boundaries (Plot / Independent House)		East : Land of Rameshbhai Laljibhai Mulani, West:Land of Mohanbhai Arjanbhai, North :Land of Jagdishbhai Rameshbhai, South :Sukhpur road and land of S. No. 40		
Additional Amenities		Parking- Available Water supply- Available		
Nearby Facilities		Bhavnagar-Rajkot Highway 15 Kms		
Connectivity		Bhavnagar-Rajkot Highway 15 Kms		
Auction Price		Property ID		Amount (in Lacs)
		Plant and Machineries		36.40
		Factory Land and Building		125.00
		SBIN200016035123 (Combined Reserve Price)		161.40
		EMD : Rs.16.14 lakhs		
Bank website https://bank.sbi	E-auction website https://baanknet.com	Property Location:	Photos/Videos of Property	
				