



भारतीय स्टेट बैंक  
State Bank of India

SME Umbergaon-63764  
At - Plot No- 58, GIDC, Umbergaon Dist. Valsad, Gujarat – 396171  
[e mail-sbi.63764@sbi.co.in](mailto:e mail-sbi.63764@sbi.co.in)

Annexure-15

Appendix – IV-A

[See Proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **20.06.2025**, for recovery of **Rs. 1,75,39,078/- (Rupees One crore Seventy Five lakhs Thirty nine thousand and seventy eight rupees only)** due to the secured creditor from Shri Harshit J. Prajapati. The reserve price will be **Rs.3,30,50,700.00 (Rupees Three Crore Thirty Lakhs Fifty Thousand And Seven Hundred)** and the earnest money deposit will be **Rs. 33,05,070/- (Rupees Thirty-Three Lakhs Five Thousand And Seventy)**

(short description of the immovable property)

**Commercial Property:** All the piece and parcel of immovable property bearing Old Survey No. 125 + 126, New Survey No. 717, Khata No. 580, at Village Rentlav, Taluka Pardi, adm 1647.00 sq.mts Owners: Shri Harshit Jayantilal Prajapati.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website [www.sbi.co.in](http://www.sbi.co.in).

Date: 16.05.2025  
Place: Umbergaon

  
(Sanjay Kumar Mahapatra)  
Authorized Officer



**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	Shri Harshit J. Prajapati <b>Address:</b> 408 Vishamo Building Near Post Office Rentlav Udvada Valsad Gujarat-396185
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA – SME UMBERGAON BRANCH (63764)</b>
3	Description of the immovable secured assets to be sold	<b>Commercial Property:</b> All the piece and parcel of immovable property bearing Old Survey No. 125 + 126, New Survey No. 717, Khata No. 580, at Village Rentlav, Taluka Pardi, adm 1647.00 sq. mts Owners: Shri Harshit Jayantilal Prajapati
4	Details of the encumbrances known to the secured creditor.	No encumbrances known to the secured creditor
5	The secured debt for recovery of which the property is to be sold	<b>1,75,39,078 (Rupees One crore Seventy Five lakhs Thirty nine thousand and seventy eight rupees only)</b> plus accrued interest and costs there on. demand notice dated 19.10.2024.
6	Deposit of earnest money	<b>EMD Rs.33,05,070/- (Rupees Thirty Three Lakhs Five Thousand And Seventy)</b> being the 10% of Reserve price to be remitted by RTGS/NEFT to the Bank account or Demand Draft drawn in favor of SBI SME Umbergaon Branch (63764) drawn on any Nationalised or Scheduled Bank
7	Reserve price of the immovable secured assets:  Bank account in which EMD to be remitted.	<b>Rs.3,30,50,700/- (Rupees Three Crore Thirty Lakhs Fifty Thousand And Seven Hundred Only)</b>  STATE BANK OF INDIA – SME Umbergaon A/C NO -4897932637649 IFSC: SBIN0063764 (Cheques/DD/Bankers Cheque will also be accepted)  EMD amount as mentioned above shall be paid online through NEFT/ RTGS mode only (After generation of Challan from (www.Ebkray.in) 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



	Last Date and Time within which EMD to be remitted: Rs. 33,05,070/-	e-auction. The Earnest Money Deposited shall not bear any interest.  20.06.2025, 02.00 PM
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 auction or time after which sale by any other mode shall be completed	Date: 20.06.2025 Time 11.00 AM to 04.00 PM with auto extension of ten (10) minutes from last highest bid till sale is completed.  Online Mode at <a href="https://ebkray.in">https://ebkray.in</a>
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.	The auction will be conducted through our e-Auction service provider <u>PSB ALLIANCE</u> ) at the web portal <a href="https://EBKRAY.IN/">https://EBKRAY.IN/</a> and <a href="https://baanknet.com">https://baanknet.com</a>  PSB Alliance eAuction Portal and e- Bikray.in For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website <a href="https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions">https://bank.sbi/web/sbi-in-the-news/auction-notices/bank-e-auctions</a> .
11	(i) Bid increment amount:  (ii) Auto extension: _____ times. (limited / unlimited)  (iii) Bid currency & unit of measurement	i. Rs. 1,00,000.00 (Rs. One Lac Only)  ii. 10 minutes, Unlimited  iii. Bid currency in Indian Rupees



12	<p>Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>12.06.2025 between 2.30 PM to 04.30 PM</p> <p>Bhavik Surati-Mobile: 8511107346</p>
13	Other conditions	<p>(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 may be conveyed through email).</p> <p>(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</p> <p>(i) Proof of Identification (KYC) Viz. ID card/Driving License/Passport etc.,</p> <p>(ii) Current Address -proof of communication,</p> <p>(iii) PAN card of the bidder,</p> <p>(iv) Valid e-mail ID,</p> <p>(v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India SME Umbergaon Branch (63764), Plot No-58, GIDC, Umbergaon Dist. Valsad, Gujarat-396171 by 19.06.2025 (date) 04.00 P.M. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, SME Umbergaon Branch to participate in online e-Auction on the portal PSB Alliance e-Auction Portal and e- Bikray.in M/s PSB alliance will provide User ID and Password after due verification of PAN of the Eligible Bidders</p> <p>(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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</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.

(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.

(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.

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.

(h) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) 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.

(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(l) The EMD of the unsuccessful bidder conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. 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>(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 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 etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(q) In case of 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 authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of 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.</p> <p>(r) 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> <p>(s) The sale certificate shall be issued after receipt</p>
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		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 auction will be entertained.
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Date: 16.05.2025  
Place: Umbergaon

  
(Sanjay Mahapatra)  
Authorized Officer  
State Bank of India

