

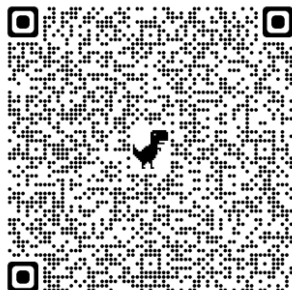
**STATE BANK OF INDIA**



Stressed Assets Management Branch:, 4th floor, Old LHO Building,
Lal Darwaja , Ahmedabad-380 001, 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	M/s. RAJ INTERNATIONAL LTD 1) Reg Off- 601, Corporate Avenue,Sona Wala Road, Goregaon (East),Mumbai, Mumbai City,Maharastra State-400063. 2) A-1803, Samarpan,Kanakia spaces, Opp.Magathane Tel. Exchange, Bus stop, Western Express Highway, Borivali (E) Mumbai-400101 3) 501, Trade Centre, Behind Ashoka Tower, Ring Road, Surat 395002.	
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 , Ahmedabad-380 001.	
3	Description of the immovable secured assets to be sold. (scan here for Direct Link to E-auction website) 	1) SBIN100000286867 Property Location: 5QFX+J6Q Surat, Gujarat Ghod - Dod Road, Union Point, Surat 	Commercial Property: Showroom (Shop type), House No. 3 as per sale deed, A- Block, 2nd floor at Union Point, Surat. All right title and interest in 2 nd floor Super Built up area admeasuring 3055.00 sq. fts equivalent to 283.92 sq.mts its carpet area admeasuring 1833.00 square fts equivalent 170.35 square meters of House number 3 at Union Point,constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at Ghod Dod Road, Athwalines, Surat belonging to M/s Raj Infraspac Gujarat Pvt. Ltd under our Physical Possession.
		2) SBIN100000286374 Property Location: 5QFX+J6Q Surat, Gujarat Ghod - Dod Road, Union Point, Surat	Commercial Property: Showroom (Shop type), House No. 4 as per sale deed, front side, A- Block, 4th floor at Union Point, Surat. All right title and interest in 4 th floor Super Built up area admeasuring 2570.00 sq. fts equivalent to 238.85 sq.mts its carpet area admeasuring 1542.00 square fts equivalent 143.31 square meters constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at Ghod Dod Road, Athwalines, Surat belonging to M/s Raj

					Infraspace Gujarat Pvt. Ltd under our Physical Possession.
		<p>3) SBIN100000286476</p> <p>Property Location:</p> <p>5QFX+J6Q, Surat, Gujarat</p> <p>Ghod - Dod Road, Union Point, Surat</p> 			<p>Commercial Property : Showroom (Shop type), House No. 3 as per sale deed, back side, B- Block, 4th floor at Union Point, Surat, All right title and interest in 4th floor its carpet area admeasuring 1143.00 square fts equivalent 106.2268 square meters together with undivided proportionate share admeasuring 79.67 sq.mts and 26.5568 sq.mts of 'B' Block behind the House No.3 towards from Eastern side at union point constructed on the bearing City Survey Nondh Nos. 2322, 2323 and 2325/A T. P. Scheme No. 5 (Athwa-Umra) F. P. No. 110/A Part at Ghod Dod Road, Athwalines, Surat belonging to M/s Raj Infraspace Gujarat Pvt. Ltd under our Physical Possession.</p>
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 is to be sold	Rs.409,53,00,521.69 (Rupees Four hundred nine crore fifty-three lakhs five hundred twenty one and sixty nine paise only)] as on 13.08.2025 plus interest, cost, expenses, etc. thereon and less recovery thereafter if any due to the secured creditor.			
6	Deposit of earnest money	Lot No	Property ID	EMD (Rs.)	
		1	SBIN100000286867	13,10,000/-	
		2	SBIN100000286374	10,00,000/-	

		3	SBIN100000286476	6,60,000/-	
		<p>Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by ebkgray on its e-auction site.</p> <p>By means of RTGS/NEFT.</p>			
7	Reserve price of the movable/immovable secured assets:	Lot No	Property ID	Reserve Price (Rs.)	
		1	SBIN100000286867	1,31,00,000/-	
		2	SBIN100000286374	1,00,00,000/-	
		3	SBIN100000286476	66,00,000/-	
	Account / Wallet in which EMD to be remitted	<p>Bidders own wallet Registered with Baanknet on its e-auction site 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 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..</p>			
	Last Date and Time within which EMD to be remitted:	09.09.2025 at 3:00 pm			
8	Time and manner of payment	<p>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 Authorized 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.</p>			
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>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.</p>			
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.	<p>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 Or Call Helpdesk Number: +91 8291220220</p>			
11	(i) Bid increment amount:	(i)			

	(ii) Auto extension: unlimited times. (limited / unlimited) (iii) Bid currency & unit of measurement	(ii) Unlimited.													
		<table><tr><th>Lot No</th><th>Property ID</th><th>Bid Increase amount in multiple of (Rs.)</th></tr><tr><td>1</td><td>SBIN100000286867</td><td>50,000/</td></tr><tr><td>2</td><td>SBIN100000286374</td><td>50,000/-</td></tr><tr><td>3</td><td>SBIN100000286476</td><td>50,000/-</td></tr></table>	Lot No	Property ID	Bid Increase amount in multiple of (Rs.)	1	SBIN100000286867	50,000/	2	SBIN100000286374	50,000/-	3	SBIN100000286476	50,000/-	
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2	SBIN100000286374	50,000/-													
3	SBIN100000286476	50,000/-													
		(iii) Indian Rupees (INR)													
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><th>Property ID</th><th>Date and time of public inspection</th></tr><tr><td>SBIN100000286867</td><td>30.08.2025 time 11 AM to 1 PM</td></tr><tr><td>SBIN100000286374</td><td>30.08.2025 time 11 AM to 1 PM</td></tr><tr><td>SBIN100000286476</td><td>30.08.2025 time 11 AM to 1 PM</td></tr></table>	Property ID	Date and time of public inspection	SBIN100000286867	30.08.2025 time 11 AM to 1 PM	SBIN100000286374	30.08.2025 time 11 AM to 1 PM	SBIN100000286476	30.08.2025 time 11 AM to 1 PM	Name: G. Nageswara Rao Mobile No. 9704557261				
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13	Other conditions	<p>(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 detailed on the above website) transfer from his bank account.</p> <p>(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.</p> <p>(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</p> <p>(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.</p> <table><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></table>		Account Number	:	31666015329	Account Name	:	Stressed Assets Management Branch Ahmedabad Recovery Account	Bank Name	:	State Bank of India			
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Bank Name	:	State Bank of India													

Branch Name	:	Commercial Branch Ahmedabad
	:	06926
	:	SBIN0006926
	:	Paramsidhi Complex, Opp. VS Hospital, Ellisbridge, Ahmedabad
<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 bidder for any interruption or delay in access to 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 defaulting bidder.</p> <p>(i) The decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</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 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.</p> <p>(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> <p>(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.</p> <p>(q) 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>(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.</p> <p>(s) 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.</p> <p>(t) 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</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 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.</p> <p>(v) Above all the properties are in Physical Possession of the Bank under SARFAESI Act.</p> <p>(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.</p> <p>(x) Any decision of the authorized officer with respect to the selection of bidders will be final and binding on all bidders.</p>
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**



1) COMMERCIAL PROPERTY SHOP TYPE HOUSE NO 3 IN SECOND FLOOR, UNION POINT, SURAT



2) COMMERCIAL PROPERTY SHOP TYPE HOUSE NO 4 IN FOURTH FLOOR



3) COMMERCIAL PROPERTY HOUSE NO 3 BACK SIDE FOURTH FLOOR , UNION POINT , SURAT



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USP OF AUCTIONABLE PROPERTIES

Commercial Property: Showroom (Shop type), House No. 3 as per sale deed, A- Block, 2nd floor at Union Point, Surat.

Property (Type)	Commercial Office
Total Carpet Area	1833 Sq. fts
Super Built up Area	3055 Sq. fts
Location	Ghod Dod Road, Athwalines, Union Point, Surat
Nearby property	Ghod- Dod Road, Union Point, Surat
Auction Price	Rs. 1.31 Cr
Auction Date	09.09.2025 from 11 AM to 4 PM
Public inspection	30.08.2025 from 11 AM to 1 PM
Paper Publication	Financial Express in English in entire Gujarat State on 24.08.2025 Gujarat Samachar in Gujarati in Surat edition on 24.08.2025.

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

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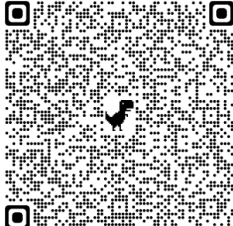


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USP OF AUCTIONABLE PROPERTIES

Commercial Property: Showroom (Shop type), House No. 4 as per sale deed, A- Block, 4th floor at Union Point, Surat.

Property (Type)	Commercial Office
Total Carpet Area	1542 Sq. fts
Super Built up Area	2570 Sq. fts
Location	Ghod Dod Road, Athwalines, Union Point, Surat
Nearby property	Ghod- Dod Road, Union Point, Surat
Auction Price	Rs. 1.00Cr
Auction Date	09.09.2025 from 11 AM to 4 PM
Public inspection	30.08.2025 from 11 AM to 1 PM
Paper Publication	Financial Express in English in entire Gujarat State on 24.08.2025 Gujarat Samachar in Gujarati in Surat edition on 24.08.2025.

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USP OF AUCTIONABLE PROPERTIES

Commercial Property: Showroom (Shop type), House No. 3 as per sale deed, Back side, B- Block, 4th floor at Union Point, Surat.

Property (Type)	Commercial Office
Total Carpet Area	1143 Sq. fts
Location	Ghod Dod Road, Athwalines, Union Point, Surat
Nearby property	Ghod- Dod Road, Union Point, Surat
Auction Price	Rs. 0.66 Cr
Auction Date	09.09.2025 from 11 AM to 4 PM
Public inspection	30.08.2025 from 11 AM to 1 PM
Paper Publication	Financial Express in English in entire Gujarat State on 24.08.2025 Gujarat Samachar in Gujarati in Surat edition on 24.08.2025.

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