

**STATE BANK OF INDIA**

Stressed Assets Management Branch: 4<sup>th</sup> Floor, Old LHO Building, Lal Darwaja, Bhadra ,Ahmedabad-380001, Phone : 079-26581081, Fax: 079-26581137, E - mail: [team2samb.ahm@sbi.co.in](mailto:team2samb.ahm@sbi.co.in)

Authorised Officer's Name: Shri Kumar B Rajesh Mob :9824275526,  
Dealing Officer: S Naresh Babu Ph-9440780127

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

1	Name and address of the Borrower	<b><u>M/s Tube Products Incorporate (Borrower)</u></b>  Registered Office: Level-2, Kalpataru Synergy,Opp. Grand Hyatt, Santacruz (E), Mumbai – 400 055	
2	Name and address of Branch, the secured creditor	<b>STATE BANK OF INDIA</b> Stressed Assets Management Branch: 4 <sup>th</sup> Floor, Old LHO Building, Lal Darwaja, Bhadra ,Ahmedabad-380001	
3	Description of the movable & immovable secured assets to be sold.	<b>Property ID No</b>	<b>Details of property/ies</b>
		<b>SBINLOT1456A456B</b>	<b>Lot (1):</b> Plot no. 456/A, Revenue Survey no.1155/p, 1156/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 6650.67 sq. mtrs.) and Plot no. 456/B, Revenue Survey no.1155/p, 1156/p, 1157/p, 968/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 3311.25 sq.mtrs.) belonging to M/s Tube Products Incorporate.  <b>(Physical Possession) (Leasehold Property)</b>
		<b>SBINLOT2458</b>	<b>Lot (2):</b> Plot no.458, Revenue Survey no.1154/p,1151/p,GIDC,Por Ramangamdi, Vadodara (admeasuring 9200.00 sq.mtrs.)  belonging to M/s Tube Products Incorporate.  <b>(Physical Possession) (Leasehold Property)</b>

	<b>SBINLOT3460</b>	<p><b>Lot (3):</b> Plot no.460, Revenue Survey no.1151/p,1152/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 10050.00 sq.mtrs.) belonging to M/s Tube Products Incorporate.</p> <p><b>(Physical Possession) (Leasehold Property)</b></p>
	<b>SBINLOT4462B462C</b>	<p><b>Lot (4):</b> Plot no.462/B, Revenue Survey no.1145/p,1146/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 5385.00 sq.mtrs.) and Plot no. 462/C, Revenue Survey no.1145/p,1146/p,1147/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 5589.00 sq.mtrs.) belonging to M/s Tube Products Incorporate.</p> <p><b>(Physical Possession) (Leasehold Property)</b></p>
	<b>SBINIP0003697</b>	<p><b>Lot (5): (Combined Lot) Factory Land and Building:</b> Plot No 460, 462B &amp; 462C, Plot No.456A &amp; 456B, Plot No.458 at GIDC, Por, Vadodara. Total area of the land 40,185.92 Sq Mts. belonging to M/s Tube Products Incorporate. <b>(Physical Possession) (Leasehold Property)</b></p> <p><b>Details:</b></p> <p>Plot no.460, Revenue Survey no.1151/p,1152/p, GIDC, Por Ramangamdi, Vadodara(admeasuring 10050.00 sq.mtrs.).</p> <p>Plot no.462/B, Revenue Survey no.1145/p,1146/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 5385.00 sq.mtrs.).</p>

		<p>Plot no. 462/C, Revenue Survey no.1145/p,1146/p,1147/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 5589.00 sq.mtrs.).</p> <p>Plot no.458, Revenue Survey no.1154/p,1151/p,GIDC, Por Ramangamdi, Vadodara (admeasuring 9200.00 sq.mtrs.)</p> <p>Plot no. 456/A, Revenue Survey no.1155/p,1156/p,GIDC, Por Ramangamdi, Vadodara (admeasuring 6650.67 sq. mtrs.)</p> <p>Plot no. 456/B, Revenue Survey no.1155/p,1156/p,1157/p,968/p, GIDC, Por Ramangamdi, Vadodara (admeasuring 3311.25 sq.mtrs.).</p>
		<p><b>Note:</b></p> <p><b>(i) If bids received for Lot No. (1), (2), (3), (4) &amp; (5) then priority will be given to higher side i.e. bid for Lot No. (5) on one side and bid for Lot No. (1), (2),(3) &amp; (4) collectively on the other side.</b></p>
4	Details of the encumbrances known to the secured creditor.	<p>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.</p> <p>There is a notice Dt 20.04.2022 issued by GIDC Vadodara for dues.</p>
5	The secured debt for recovery of which the property is to be sold	<p><b>Rs. 92,10,47,825.24 (Rupees Ninety-Two Crore Ten Lacs Fourty Seven Thousand Eight Hundred Twenty Five and Twenty Four Paise only) as on 29.02.2024 and interest, expenses &amp; costs thereon and thereafter of SBI, as per to pay vide demand Notice dated 29.02.2024 less : Recoveries, if any, thereafter.</b></p>

6	Deposit of earnest money	Property ID No	EMD (Rs.)
		<b>SBINLOT1456A456B</b>	82,40,000/-
		<b>SBINLOT2458</b>	1,10,90,000/-
		<b>SBINLOT3460</b>	81,30,000/-
		<b>SBINLOT4462B462C</b>	94,30,000/-
		<b>SBINIP0003697</b>	3,68,90,000/-
Being the 10% of Reserve price to be transferred / deposited by bidder in his / her /their own Wallet provided by ebkay on its e-auction site			
By means of RTGS/NEFT.			
7	Reserve price of the movable / immovable secured assets: Account / Wallet in which EMD to be remitted. <b>Last Date and Time</b> within which EMD to be remitted:	Property ID No	Reserve Price (Rs.)
		<b>SBINLOT1456A456B</b>	8,24,00,000/-
		<b>SBINLOT2458</b>	11,09,00,000/-
		<b>SBINLOT3460</b>	8,13,00,000/-
		<b>SBINLOT4462B462C</b>	9,43,00,000/-
		<b>SBINIP0003697</b>	36,89,00,000/-
Bidders own wallet Registered with <a href="https://baanknet.com">https://baanknet.com</a> on its e-auction site <a href="https://baanknet.com">https://baanknet.com</a> by means of RTGS/NEFT.			
Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in <a href="https://baanknet.com">https://baanknet.com</a> 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 <b>online</b> at the web portal on <b>04.07.2025</b> from 11.00 A.M. to 4.00 P.M. with unlimited extensions of 10 Minutes each.	
10	The e-Auction will be conducted through the Bank's approved service provider. E-Auction tender	web portal <a href="https://baanknet.com">https://baanknet.com</a>  Call Helpdesk Number  • <b>+91 8291220220</b>	

	documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	<ul style="list-style-type: none"> <li><a href="mailto:support.ebkray@psballiance.com">support.ebkray@psballiance.com</a></li> </ul>												
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p>(i)</p> <table border="1"> <thead> <tr> <th>Property ID No</th> <th>Bid Increase amount in multiple of (Rs.)</th> </tr> </thead> <tbody> <tr> <td><b>SBINLOT1456A456B</b></td> <td><b>10,000/-</b></td> </tr> <tr> <td><b>SBINLOT2458</b></td> <td><b>10,000/-</b></td> </tr> <tr> <td><b>SBINLOT3460</b></td> <td><b>10,000/-</b></td> </tr> <tr> <td><b>SBINLOT4462B462C</b></td> <td><b>10,000/-</b></td> </tr> <tr> <td><b>SBINIP0003697</b></td> <td><b>10,000/-</b></td> </tr> </tbody> </table> <p>(ii) Unlimited.</p> <p>(iii) Indian Rupees (INR)</p>	Property ID No	Bid Increase amount in multiple of (Rs.)	<b>SBINLOT1456A456B</b>	<b>10,000/-</b>	<b>SBINLOT2458</b>	<b>10,000/-</b>	<b>SBINLOT3460</b>	<b>10,000/-</b>	<b>SBINLOT4462B462C</b>	<b>10,000/-</b>	<b>SBINIP0003697</b>	<b>10,000/-</b>
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12	<p><b>Date and Time</b> during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number.</p>	<table border="1"> <thead> <tr> <th>Property ID No</th> <th>Date and time of public inspection</th> </tr> </thead> <tbody> <tr> <td><b>SBINLOT1456A456B</b></td> <td>24.06.2025 11.30 AM to 1.30 PM</td> </tr> <tr> <td><b>SBINLOT2458</b></td> <td>24.06.2025 11.30 AM to 1.30 PM</td> </tr> <tr> <td><b>SBINLOT3460</b></td> <td>24.06.2025 11.30 AM to 1.30 PM</td> </tr> <tr> <td><b>SBINLOT4462B462C</b></td> <td>24.06.2025 11.30 AM to 1.30 PM</td> </tr> <tr> <td><b>SBINIP0003697</b></td> <td>24.06.2025 11.30 AM to 1.30 PM</td> </tr> </tbody> </table> <p>Name: Kumar B Rajesh Mob :9824275526, S Naresh babu 9440780127</p>	Property ID No	Date and time of public inspection	<b>SBINLOT1456A456B</b>	24.06.2025 11.30 AM to 1.30 PM	<b>SBINLOT2458</b>	24.06.2025 11.30 AM to 1.30 PM	<b>SBINLOT3460</b>	24.06.2025 11.30 AM to 1.30 PM	<b>SBINLOT4462B462C</b>	24.06.2025 11.30 AM to 1.30 PM	<b>SBINIP0003697</b>	24.06.2025 11.30 AM to 1.30 PM
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13	Other conditions	<p>(a) The Bidders should get themselves registered on <a href="https://baanknet.com">https://baanknet.com</a> By providing requisite KYC documents and registration fee as per the practice followed by Ebkray portal well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with portal at <a href="https://baanknet.com">https://baanknet.com</a> 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 <a href="https://baanknet.com">https://baanknet.com</a> portal is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised 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> <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 &amp; 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) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p>
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- (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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (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.
- (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).
- (n) 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.
- (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 may it be subsequently sold.
- (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.
- (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.
- (r) 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 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>(s) Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more than the reserve price as per provision of SARFAESI rule 9 (2).</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) Applicable GST all other dues will be borne by successful buyer over and above bid amount.</p> <p>(v) 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 ebkay Portal only.</p> <p>(w) Authorised officer and secured creditor shall not be responsible for any demarcation related and other litigations.</p> <p>(x) Authorised officer/secured creditor shall not be liable for Govt scheme with regard to property.</p> <p>(y) Bidder may make physical/ independent enquiry to ensure property location, GIDC legal issued and other details before bidding.</p>
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Date: 17.06.2025  
Place: Ahmedabad

(Kumar B Rajesh)  
Authorised Officer  
State Bank of India

**USP OF AUCTIONABLE PROPERTIES**

**M/s TUBE PRODUCTS INCORPORATE**

**E-AUCTION OF FACTORY LAND AND BUILDING**

**Factory Land and Building at GIDC Por, Vadodara :**

<b>Property Details</b>	<b>Factory Land and Building:</b> Plot No 460, 462B & 462C, Plot No.456 A & B, Plot No.458 at GIDC, Por, Vadodara. Total area of the land 40,185.92 Sq Mts. <b>(Physical Possession)</b>  <b>(Near to Ahmedabad-Mumbai Highway)</b>												
<b>Total Area</b>	<b><u>40,185.92 Sq. Mtr</u></b>												
<b>Boundaries</b>	North : Adjoining Open Lands South : Approach Road& Plot No 461,449 & 462/A East : Plot 455-B West : Adjoining Open Lands &Plot No 462/A												
<b>Location</b>	<b><u>GIDC Por, Vadodara</u></b>												
<b>Nearby Industries</b>	<b><u>SIMEM INDIA PVT LTD</u></b>												
<b>Auction Price</b>	<b><u>Auction Date: 04.07.2025 11.00 AM to 04.00 PM</u></b> <table border="1"><thead><tr><th>Property ID</th><th>Reserve Price (Rs)</th></tr></thead><tbody><tr><td><b>SBINLOT1456A456B</b></td><td>8,24,00,000/-</td></tr><tr><td><b>SBINLOT2458</b></td><td>11,09,00,000/-</td></tr><tr><td><b>SBINLOT3460</b></td><td>8,13,00,000/-</td></tr><tr><td><b>SBINLOT4462B462C</b></td><td>9,43,00,000/-</td></tr><tr><td><b>SBINIP0003697</b></td><td>36,89,00,000/-</td></tr></tbody></table>	Property ID	Reserve Price (Rs)	<b>SBINLOT1456A456B</b>	8,24,00,000/-	<b>SBINLOT2458</b>	11,09,00,000/-	<b>SBINLOT3460</b>	8,13,00,000/-	<b>SBINLOT4462B462C</b>	9,43,00,000/-	<b>SBINIP0003697</b>	36,89,00,000/-
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<b>Bank website</b>	<b>E-auction website</b>	<b>Property Location:</b>	<b>Buyer Manual</b>	<b>Videos</b>
				

**Factory Land and Building at GIDC Por, Vadodara:**



